



## Section 1. Project Summary

<b>Project Name:</b>	441 & 467 Prospect Avenue Rezoning
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Contact Person for this Application:		
Name	Phone	Email
Steven Sinacori	2128222212	steven.sinacori@akerman.com

Applicant(s)		
Organization	First Name	Last Name
Arrow Linen Supply Co., Inc.	John	Magliocco

Site Data	
Street Address: <b>441 &amp; 467 Prospect Avenue</b>	City Council District(s): <b>39</b>
Community District(s): <b>7</b>	Zoning Sectional Map Number(s): <b>16d</b>
Existing Zoning District(s): <b>R5B</b>	Special District(s): <b>n/a</b>

### LIST ALL ACTIONS BY THEIR ACTION CODE

*For applications seeking more than one type of action, each action must be listed separately.*

Action code*	If Follow-up action, indicate previous approval Action code	Is applicant solely a public agency?	Application number	Data to differentiate multiple actions of same type
ZM		No	240280ZMK	
ZR		No	240281ZRK	ZR: MIH only
ZS		No	240282ZSK	

\*See instructions for list of all action types and their appropriate codes.

Does this project require a legal instrument to be recorded against the subject property? No

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

**NOTICE:** THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.



Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

## Land Use Application

Project ID number  
**2021K0375**

Package Submission Date  
**6/17/2024**

Certain projects are subject to requirements to submit a Racial Equity Report on Housing and Opportunity under Local Law 78 of 2021. Does this apply to this project?

**Yes** \_\_\_\_\_

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## Land Use Application

## Section 2. Applicants

APPLICANTS						
Organization	First Name	Last Name	Address	City	State	Zip Code
Arrow Linen Supply Co., Inc.	John	Magliocco	467 Prospect Avenue	Brooklyn	NY	11215

APPLICANT REPRESENTATIVE(S)						
First Name	Last Name	Organization	Address	City	State	Zip Code
Gerry	Caliendo	Caliendo Architects	138-72 Queens Blvd	Briarwood	NY	11435
Steve	Sinacori	Akerman LLP	1251 Avenue of the Americas, 37th Floor	New York	NY	10020
Philip	Habib	Philip Habib & Associates	432 Park Avenue South 6th Fl	New York	NY	10016

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### Section 3. Environmental Review

Discuss with CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) lead agency before completing.

- 1. Who is the LEAD AGENCY (responsible for the CEQR)? DCP
  - 2. CEQR NUMBER tbd
  - 3. Indicate CEQR Process type: Unlisted
- Type II Category: \_\_\_\_\_ Date of Determination: \_\_\_\_\_

### Section 4. Project Area and Development Site Data & Geography

#### PROPOSED PROJECT AREA

The *proposed Project Area* is the entirety of all land parcels that are affected by all actions being sought.

Do **ALL** actions being sought apply to:

- the whole City? No
- the entirety of one or more Borough(s)? No
- Borough(s): \_\_\_\_\_
- the entirety of one or more Community District(s)? No
- Community District(s) \_\_\_\_\_
- Land or land underwater that is not associated with a tax block or lot? No

Description of the geographic boundaries (especially for non-tax lots or irregular sites) by cross streets, bounding streets, dimensions, etc.



**Section 4.** (continued)

Existing zoning districts/special district:   R5B  

Select all that apply to any portion of the **proposed Project Area**:

Located within the State Designated Coastal Zone Management (CZM) Area   No  

Located within a Historic District   No  

Historic District Name: \_\_\_\_\_

**DEVELOPMENT SITE**

*The **Development Site** is the specific parcel(s) that the applicant is seeking to develop. The Project Area and Development Site can be the same parcels of land or different, depending on the actions being sought. For instance, a special district may be mapped over a portion of a neighborhood (project area), but only certain parcels within it may be proposed for immediate development by the applicant (development site).*

Does the application result in the development of 500,000+ zoning square feet of floor area?   No  

If yes, development size: \_\_\_\_\_

Is the **Development Site** a (New York City or Other) Landmark or within a Historic District?   No  

Indicate Landmark or Historic District Name: \_\_\_\_\_



## Land Use Application

### Section 4. (continued)

Fill in the table below for all tax lots that are within the **proposed Project Area**.

User Input Borough	User Input Tax Block	User Input Tax Lot	Development Site?	Partial Lot?	Validated Borough	Validated Block	Validated Lot	BBL Validated	BBL Validated Date
Brooklyn	01113	0073	Yes	No	Brooklyn	01113	0073	Yes	3/11/2021
Brooklyn	01113	0061	Yes	No	Brooklyn	01113	0061	Yes	3/11/2021
Brooklyn	01113	0071	No	No	Brooklyn	01113	0071	Yes	6/26/2023
Brooklyn	01113	0070	No	No	Brooklyn	01113	0070	Yes	6/26/2023
Brooklyn	01113	0072	No	No	Brooklyn	01113	0072	Yes	6/26/2023
Brooklyn	01113	0079	No	Yes	Brooklyn	01113	0079	Yes	6/26/2023
Brooklyn	01113	0172	No	No	Brooklyn	01113	0172	Yes	6/26/2023
Brooklyn	01113	0069	No	No	Brooklyn	01113	0069	Yes	6/26/2023
Brooklyn	01113	0068	No	No	Brooklyn	01113	0068	Yes	6/26/2023
Brooklyn	01113	0067	No	No	Brooklyn	01113	0067	Yes	6/26/2023
Brooklyn	01113	0060	No	Yes	Brooklyn	01113	0060	Yes	6/26/2023
Brooklyn	01113	0066	No	No	Brooklyn	01113	0066	Yes	6/26/2023



## Land Use Application

User Input Borough	User Input Tax Block	User Input Tax Lot	Development Site?	Partial Lot?	Validated Borough	Validated Block	Validated Lot	BBL Validated	BBL Validated Date
Brooklyn	01113	0166	No	No	Brooklyn	01113	0166	Yes	6/26/2023

*\* Leave column blank if all actions apply to all sites. See Instructions for list of action codes.*



## Land Use Application

### Section 4. (continued)

The below addresses are associated with tax lots on previous table.

Address Number	Street or Place Name	Concatenated Address (Validated)	Validated Community District	Validated City Council District	Validated Zoning Map Number	Address Validated	Validated Date
441	PROSPECT AVENUE	441 PROSPECT AVENUE	K07	39	16D	Yes	3/11/2021
467	PROSPECT AVENUE	467 PROSPECT AVENUE	K07	39	16D	Yes	3/11/2021
457	PROSPECT AVENUE	457 PROSPECT AVENUE	K07	39	16D	Yes	6/26/2023
455A	PROSPECT AVENUE	455A PROSPECT AVENUE	K07	39	16D	Yes	6/26/2023
437	PROSPECT AVENUE	437 PROSPECT AVENUE	K07	39	16D	Yes	6/26/2023
459	PROSPECT AVENUE	459 PROSPECT AVENUE	K07	39	16D	Yes	6/26/2023
455	PROSPECT AVENUE	455 PROSPECT AVENUE	K07	39	16D	Yes	6/26/2023
459A	PROSPECT AVENUE	459A PROSPECT AVENUE	K07	39	16D	Yes	6/26/2023
461	PROSPECT AVENUE	461 PROSPECT AVENUE	K07	39	16D	Yes	6/26/2023
463	PROSPECT AVENUE	463 PROSPECT AVENUE	K07	39	16D	Yes	6/26/2023
479	PROSPECT AVENUE	479 PROSPECT AVENUE	K07	39	16D	Yes	6/26/2023
465	PROSPECT AVENUE	465 PROSPECT AVENUE	K07	39	16D	Yes	6/26/2023
463A	PROSPECT AVENUE	463A PROSPECT AVENUE	K07	39	16D	Yes	6/26/2023





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## Section 5. Related Actions

1. List all **prior** site-specific actions by the **City, State or Federal Government** within the project area and describe in more detail in the attached Project Description.

Reference/ Application Number*	Description	Disposition or Status**	Calendar Number*	Date*
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*\*If applicable*

2. List all **future** site-specific actions by the City, State, or Federal Government within the project area, and describe in more detail in the attached Project Description:

Reference/ Application Number*	Description	Status	Calendar Number*	Date*
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*\*If applicable*



## Section 6. HOUSING PLANS; URBAN RENEWAL AREAS; URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP)

APPLIES TO: HA; HC; HD; HG; HN; HO; HP; HU

1. Select all that apply:

DESIGNATION: No PROJECT: No DISPOSITION: No *If disposition is sought, fill in Section 7.*

2. Fill in the table below for all the subject sites

Borough	Block	Lot	UR Site Number	Owner	Existing Number of Buildings	Existing Stories in each Building	Existing Uses	Existing Zoning	Community/Institutional facilities			Dwelling units	
									Number Occupied	Number Vacant	Number of Workers	Number Occupied	Number Vacant

3. Fill in the table below for all the subject sites (proposed conditions)

Borough	Block	Lot	UR Site Number	Address	Owner	PROPOSED	
						Uses	Is site to be disposed? (yes/no)



## Section 7. DISPOSITION RELATED TO URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP) OR URBAN RENEWAL

APPLIES TO: HA, HD

1. Type of disposition:

HA (Urban Development Action Area – UDAAP)

HD (Disposition of Urban Renewal Site)

2. Manner of disposition:

If Direct Disposition, indicate:

From: *(Indicate city agency)*

To:

*Indicate Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation)*

*If recipient has not been selected or disposition is not limited to a particular recipient, indicate "To be determined by agency"*

3. Restrictions and conditions:



### Section 8.

## OFFICE SPACE LEASE, PUBLIC FACILITY SITE SELECTION OR ACQUISITION

APPLIES TO: PC, PQ, PS, PX

1. Action(s) requested:

OFFICE SPACE LEASE

\_\_\_\_\_

ACQUISITION

\_\_\_\_\_

SITE SELECTION

\_\_\_\_\_

2. Type of facility:

\_\_\_\_\_

3. The Proposed facility is a(n):

EXISTING FACILITY PROPOSED TO REMAIN

\_\_\_\_\_

How long has existing facility been at this location?

\_\_\_\_\_

EXISTING FACILITY TO REMAIN AND EXPAND/ENLARGE

\_\_\_\_\_

How long has existing facility been at this location?

\_\_\_\_\_

EXISTING FACILITY REPLACEMENT IN NEW LOCATION

\_\_\_\_\_

Where is the current facility located?

\_\_\_\_\_

NEW FACILITY

\_\_\_\_\_

4. Is project listed in Citywide Statement of Needs?

\_\_\_\_\_

Indicate Fiscal Year(s)

\_\_\_\_\_

Indicate Page Number(s)

\_\_\_\_\_

5. Did the Borough President propose an alternate site pursuant to charter section 204(f) or (g)?

\_\_\_\_\_

Identify Alternate Site

\_\_\_\_\_

6. Capital budget line:

\_\_\_\_\_

For Fiscal Years:

\_\_\_\_\_



## Land Use Application

### Section 8. (continued)

Fill in the table below to describe proposed site(s).

#### PROPOSED SITE CHARACTERISTICS AND CONDITIONS

Borough	Block	Lot	Ownership	Uses on Site	Is the site Improved, Unimproved or Partly Improved?	Number of Dwelling Units*	Community Facility, Commercial or Industrial Uses		Describe any displacement or relocation*	If vacant for less than two years, describe previous uses*	Building(s) or site total square footage	Square footage to be acquired*	Number of floors in building*	Location on site/ in building
							Number of firms*	Number of employees*						

\*If applicable



## Section 9. DISPOSITION

Applies to: PP

1. Type of disposition:

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From which City Agency?

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To Whom?

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*Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation.*

*If recipient has not been selected or disposition is not limited to a particular recipient, indicate: "To be determined by agency"*

2. Restrictions and conditions:



## Section 10. CHANGE IN CITY MAP

Applies to: MM, MY, ME

1. Please select all requested map changes that apply:

Establish/Delineate New:	Eliminate/Remove Existing:	Change Existing:
STREET _____	STREET _____	STREET (Width) _____
PARK _____	PARK _____	STREET (Alignment) _____
PUBLIC PLACE _____	PUBLIC PLACE _____	STREET (Grade) _____
GRADE _____	GRADE _____	EASEMENT _____
EASEMENT _____	EASEMENT _____	

2. Is there a related Acquisition of Property? \_\_\_\_\_

3. Is there a related Disposition of Property? **No** \_\_\_\_\_

4. Is the only proposed City Map Change the elimination of a mapped but unimproved street? \_\_\_\_\_

If yes, is the mapped but unimproved street being eliminated from the property of an owner-occupied, one- or two- family residence? **No** \_\_\_\_\_





# Section 11. ZONING SPECIAL PERMITS, AUTHORIZATIONS AND CERTIFICATIONS

Applies to: ZS, ZA, ZC, CM, LD, RS, RA, RC

Use the following action codes to indicate action types in this section:

- ZS** new or modified zoning special permit
- ZA** new or modified zoning authorization
- ZC** new or modified zoning certification
- CM** renewal of a zoning special permit or authorization
- LD** Action pursuant to or modification of a legal document

### South Richmond District

- RS** new or modified zoning special permit
- RA** new or modified zoning authorization
- RC** new or modified zoning certification

1. Is the Applicant *(Select all that apply)*

- Owner of subject property **Yes** \_\_\_\_\_
- Lessee of subject property **No** \_\_\_\_\_
- Other (explain in attached project description) **No** \_\_\_\_\_
- In a contract to lease or buy the subject property **No** \_\_\_\_\_

2. Are there other owners or long-term lessees of the subject property? **No** \_\_\_\_\_

**Section 11.** (continued)

5. In the table below, list all Special Permit, Authorization or Certification actions being sought (*including renewals, modifications, or legal document actions listed above*) and applicable information for each. Be sure to indicate previously approved application number for any follow-up actions. Leave blank if not applicable.

**ALL ZONING CERTIFICATIONS, AUTHORIZATIONS, SPECIAL PERMITS AND RENEWALS BEING SOUGHT**

Action Code	Previously Approved Application Number(s)*	Zoning Resolution Section Action To	Name of Zoning Resolution Section	Zoning Sections To Be Modified*	Number of Zoning Lots Affected**	Square Footage of Zoning Lot(s) Affected	Square Footage of the Proposed Development	Square Footage Associated with Transfer of Development Rights or Floor Area Bonus*	Proposed Number of Dwelling Units	Is the action to authorize or permit an open use?	Is the action to authorize commercial or community facility use?
ZS		74-533	Reduction of parking spaces to facilitate affordable housing	25-23	1	54085	248713	0	244	No	No

\* If applicable

\*\*For subdivision-related actions, please indicate the resulting number of lots **after** subdivision

6. In the chart below, list all follow-up actions (**Modification/Renewal/Legal Document actions**) being sought and applicable information for each. Be sure to indicate previously approved application number to be renewed in chart below. Leave blank if not applicable.



## Land Use Application

### FOLLOW-UP ACTIONS

Action Code	Previously Approved Application Number(s)	Date of Previous Approval	Lapse Date of Previous Approval*	Is this a modification subject to Section 197-c of the City Charter? (y/n)	Is action a modification to or an action pursuant to a legal instrument*	Type of legal Instrument*	CRFN number*	Recordation Date*
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*\*If applicable*



**Section 12. Applies to: ZR  
 ZONING TEXT AMENDMENT**

Indicate below the affected Zoning Resolution Sections by title and number:

Zoning Section Name	Zoning Section Number
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas	Appendix F

**Section 13. Applies to: ZM  
 ZONING MAP AMENDMENT**

1. What is the total area of all zoning lots in the area to be rezoned?

70,000 to 99,999 square feet

2. Please indicate all existing and proposed zoning districts in the table below:

Zoning Section Map(s) to be modified	EXISTING Zoning Districts	PROPOSED Zoning Districts
16d	R5B	R7-1

-END OF FORM-