



**BSA No. 299-82-BZ**  
**2-26 Stanton Street, a/k/a 207-21 Chrystie Street**  
**Borough of Manhattan Block 427, Lots 2 and 200**

**BOARD HISTORY**

**Bryan Cave LLP**  
1290 Avenue of the Americas  
New York, NY 10104-3300  
Tel (212) 541-2000  
Fax (212) 541-4630  
www.bryancave.com

Introduction

Bryan Cave LLP submits this application on behalf of 10 Stanton Owners LLC, the owner of the subject property (the “Owner”), pursuant to Section 1-05(a) of the Board of Standards and Appeals (“BSA” or the “Board”) Rules of Practice and Procedure for a minor amendment to the above-noted Board resolution, dated November 16, 1982 (the “1982 Approval”), which granted a variance of the applicable height and setback regulations to allow portions of a nine-story multiple dwelling (the “Existing Building”) to penetrate the sky exposure plane.

The Owner proposes to develop an approximately 195,500 square foot, 25-story, as-of-right mixed use building (the “New Building”) on an unimproved portion of the zoning lot on which the Existing Building is located. No variance of any requirement of the Zoning Resolution is required for the New Building and none is therefore requested by this application. Likewise, no change to the variance granted by the 1982 Approval is required or requested. The sole purpose of the minor amendment requested by this application is to substitute the site plan submitted with this application for the site plan approved by the 1982 Approval.

Background/History

In January 1970, the City of New York, acting through the Department of Housing Preservation and Development (“HPD”), established the Cooper Square Urban Renewal Plan (“URP”) for a five block area between Bowery and Second Avenue/Chrystie Street from East 5<sup>th</sup> Street on the north to Stanton Street on the south (the Cooper Square Urban Renewal Area). The Zoning Lot was designated in the URP as part of Site 1.

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City Planning Commission Approval

On May 5, 1982, the City Planning Commission approved two Uniform Land Use Review Procedure (“ULURP”) applications related to the Zoning Lot, both of which were submitted by HPD: (1) N 820758 HCM for a minor change to the Cooper Square URP to divide Site 1 into Sites 1A and 1B (the Zoning Lot); and (2) C 820681 HPM for (a) a project and plan for the development of the Zoning Lot, and (b) land disposition of the Zoning Lot to a developer to be designated by HPD. The applications were subsequently approved by the Board of Estimate on June 11, 1982.

Under the approved project and plan, the Zoning Lot was to be developed with an apartment building financed by the New York City Housing Development Corporation, insured by the United States Department of Housing and Urban Development, and receiving federal Section 8 rent subsidies for eligible tenants.

BSA Approval

Following City Planning Commission approval of the ULURP applications, on May 17, 1982, Glick Development Associates, a redevelopment company organized under the New York State Private Housing Finance Law, acting for HPD, filed BSA application No. 299-82-BZ for a variance of the applicable height and setback regulations for a portion of the then-proposed Existing Building, a nine-story apartment building, to allow what the Board described as “a minor intrusion into the sky exposure plane” of portions of the upper stories. As noted above, by the 1982 Approval, the Board approved the application on November 16, 1982. A copy of the BSA resolution of approval is submitted with this application as Item 15. No modifications or amendments of the 1982 Approval and no other BSA approvals were subsequently requested or approved.

Dated: April 27, 2012  
New York, New York

By:   
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Robert S. Davis, Esq.