

Statement of the Applicant

Applicant: Da Noi Residence, LLC (the “Applicant”)

Property: 1099 Avenue C, 1101 Avenue C, 1103-1105 Avenue C, 66 West 54th Street, and 68 West 54th Street, which are designated as Block 34, Lots 26, 27, 28, 29, and 30 (the “Property”)

The Applicant is seeking preliminary and final major site plan approval to redevelop the Property pursuant to a redevelopment plan (“Redevelopment Plan”), which permits mixed-use (multi-family residential and commercial) buildings and uses. The Property contains the Da Noi restaurant, other commercial buildings/uses, and residential buildings/uses. All existing improvements will be demolished.

The Applicant seeks preliminary and final major site plan approval to construct a 6-story, mixed-use (multi-family residential and commercial) building standing at approximately 69.83’ in height on the Property. The proposed building will contain 47 residential units, approximately 1,695 square feet of ground floor commercial space, and 59 on-site parking spaces (including tandem parking spaces) within the building. The building will further contain building lighting, rooftop amenities, outdoor terraces, green roof area, an exercise center, associated streetscape improvements, and other improvements and amenities shown on the filed plans.

The proposed building complies with all use, bulk, and design requirements and provides the type of mixed-use project contemplated by the Redevelopment Plan. The proposed structures will replace aging and obsolete structures with an attractive mixed-use building, with well-designed residential units, neighborhood commercial space to maintain commercial activity at the intersection of Avenue C and 54th Street, ample off-street parking, and various resident amenities, thereby improving the Property’s aesthetic, creating a desirable appearance and healthy living environment, and injecting vibrancy into this area.

The Applicant further seeks a waiver of the submission of a denial letter from the Zoning Officer as this Property is subject to a Redevelopment Plan and the Municipal Land Use Law permits direct application to this Board. The Applicant also requests any other applicable approvals or submission waivers.

For the reasons set forth above, the Applicant respectfully requests that the Planning Board approve this application for preliminary and final major site plan approval.