

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
OFFICE OF DEVELOPMENT
100 GOLD STREET, ROOM 5G, NEW YORK, NEW YORK 10038
Inclusionary@hpd.nyc.gov

**AFFORDABLE HOUSING PLAN APPLICATION PURSUANT TO THE MANDATORY
INCLUSIONARY HOUSING FEE-IN-LIEU OPTION**

Please indicate "Not Applicable" or "NA" where appropriate. Do not leave any lines blank.

- 1. Applicant:** Greene Street LLC d.b.a.142-144 Greene Street, LLC
Address: c/o Immobiliare Management LLC 462 West 42nd St.#2534, NYNY 10036
Primary Contact Name: Stephen Bures
Phone: 650 288-1866
Email: legal@immobiliare.org

- 2. Owner (if different):** _____
Address: _____
Primary Contact Name: _____
Phone: _____
Email: _____

- 3. General Contractor:** n/a
Address: _____
Primary Contact Name: _____
Phone: _____
Email: _____

- 4. Architect:** Joseph Vance Architects
Address: 111 West 17th Street, 4th Floor New York, New York 10011
Primary Contact Name: Joseph Vance
Phone: 212.645.1278
Email: joe@jvarchitects.com

- 5. Legal Counsel:** Herbert Smith Freehills Kramer (US) LLP
Address: 1177 Avenue of the Americas, 26th Floor New York, New York 10036
Primary Contact Name: Valerie Campbell
Phone: 212.715.9183
Email: valerie.campbell@hsfkramer.com

- 6. Address of MIH Development:**
Street Address: 142 Greene Street
Borough: Manhattan
Block(s) / Lot(s): 513 / 7
Community Board: 2

7. Mandatory Inclusionary Housing Area

(Include Zoning Resolution Appendix F Map Reference): Manhattan CD 2, Map 2 (12/15/21)

Special Permit: _____

8. MIH Option for Compliance with Affordable Housing Requirement – ZR 27-131 (a)(3)(i-v):

- Option 1
- Option 2
- Deep Affordability Option
- Workforce Option
- Affordable Housing Fund Contribution

9. Unit Count in MIH Development: Total Residential Units: 1

10. Tax Exemption to be requested:

N/A

11. Type of Project (check all that apply)

Construction type:

- New Construction
- Conversion
- Enlargement

Tenure of Non-MIH Units

- Rental
- Homeownership Condo
- Homeownership Coop
- Not Applicable

Authorized Signature of Applicant:  _____

Print name: Stephen Bures, CEO of Greené Street LLC

Date: March 18, 2026

JOSEPH VANCE ARCHITECTS

Certification of Residential Floor Area

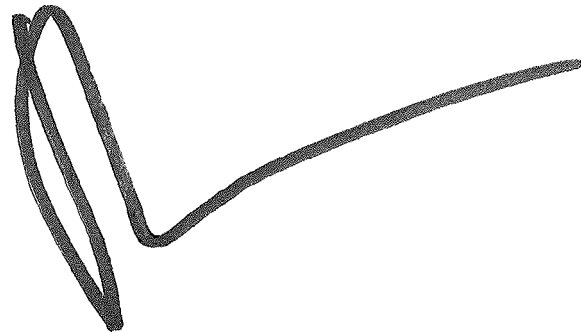
Address: 142 Green Street, New York NY

Block & Lot: Block 513, Lot 7

Zoning: MI-5/R7X SNX

I am a registered architect in the State of New York for the converted and enlarged building at the referenced location which is filed at the New York City Department of Buildings under Job # M01208042. As shown on the plans submitted for this application, the building will contain a single dwelling unit with a total residential zoning floor area of 23,361 square feet (4.254 FAR). The building complies with Zoning Resolution Section 27-131.

Certified on March 19, 2026 by:

A handwritten signature in dark ink, consisting of a large, stylized 'J' followed by a long, sweeping horizontal line that tapers to the right.

Joseph Edward Vance AIA

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HOLD DOCUMENT AT ANGLE TO VIEW ARTIFICIAL WATERMARK ON BACK

CASHIER'S CHECK

HOLD DOCUMENT AT ANGLE TO VIEW ARTIFICIAL WATERMARK ON BACK



9448641589 25-3
Void after 1 year 440

Date 03/24/2026

Remitter: VALERIE G CAMPBELL

Pay To The Order Of: NYC DEPARTMENT OF FINANCE

Pay: ONE HUNDRED DOLLARS AND 00 CENTS

**** 100.00 ****

Drawer: JPMORGAN CHASE BANK, N.A.

Thomas W. Horne

Thomas W. Horne, Chief Administrative Officer
JPMorgan Chase Bank, N.A.
Columbus, OH

Do not write outside this box

Memo: _____
Note: For information only. Comment has no effect on bank's payment.



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