



Legislation Details (With Text)

File #:	Res 1746-2017	Version:	*	Name:	LU 778 - Zoning, SENDERO VERDE – EAST 111TH STREET, Manhattan (C 170363 HAM)
Type:	Resolution	Status:		In control:	Adopted Committee on Land Use
On agenda:	11/30/2017				
Enactment date:		Enactment #:			
Title:	Resolution approving with modification the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) and the decision of the City Planning Commission, ULURP No. C 17036 HAM, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located on block generally bounded by East 111th Street, Park Avenue, East 112th Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 and 122), Borough of Manhattan, Community District 11, to a developer selected by HPD (L.U. No. 778; C 170363 HAM).				
Sponsors:	David G. Greenfield, Donovan J. Richards				
Indexes:					
Attachments:	1. October 17, 2017 - Stated Meeting Agenda with Links to Files, 2. Hearing Testimony - Zoning 10-11-17, 3. Land Use Calendar - Week of October 23, 2017 - October 27, 2017, 4. Hearing Transcript - Zoning 10-11-17, 5. REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, 6. Hearing Transcript - Zoning 10-24-17, 7. Hearing Transcript - Stated Meeting 10-17-17, 8. Land Use Calendar - Week of November 20, 2017 - November 24, 2017, 9. Additional Meeting of the Subcommittee on Zoning & Franchises, 10. REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, 11. Land Use Calendar - November 21, 2017, 12. City Planning Commission Approval Letter, 13. November 30, 2017 - Stated Meeting Agenda with Links to Files, 14. Hearing Transcript - Stated Meeting 11-30-17, 15. Minutes of the Stated Meeting - November 30, 2017, 16. Committee Report, 17. Resolution				

Date	Ver.	Action By	Action	Result
11/21/2017	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
11/30/2017	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1746

Resolution approving with modification the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) and the decision of the City Planning Commission, ULURP No. C 17036 HAM, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located on block generally bounded by East 111th Street, Park Avenue, East 112th Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 and 122), Borough of Manhattan, Community District 11, to a developer selected by HPD (L.U. No. 778; C 170363 HAM).

By Council Members Greenfield and Richards

WHEREAS, the City Planning Commission filed with the Council on October 2, 2017 its decision dated October 2 2017 (the "Decision"), on the application submitted by the New York City Department of Housing

Preservation and Development (“HPD”) regarding city-owned property located at **on** block generally bounded by East 111th Street, Park Avenue, East 112th Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 and 122) (the “Disposition Area”), approving:

- a) pursuant to Article 16 of the General Municipal Law of New York State the designation of Disposition Area as an Urban Development Action Area;
- b) pursuant to Article 16 of the General Municipal Law of New York State an Urban Development Action Area Project for the Disposition Area (the "Project"); and
- c) pursuant to Section 197-c of the New York City Charter the disposition of the Disposition Area to a developer to be selected by the New York City Department of Housing Preservation and Development;

which in conjunction with the related actions would facilitate the development of three predominately residential mixed-use buildings containing approximately 655 affordable dwelling units, commercial and community facility floor area, community gardens, and publicly accessible open space in Community District 11, Borough of Manhattan, (ULURP No. C 170363 HAM) (the "Application");

WHEREAS, the Application is related to applications C 170361 ZMM (L.U. No. 776), a zoning map amendment to change existing R7-2 and R7-2/C1-4 districts to R9 and R9/C2-5 districts; N 170362 ZRM (L.U. No. 777), a zoning text amendment to designate a Mandatory Inclusionary Housing area; C 170364 PQM (L.U. No. 779); an acquisition of a portion of the disposition area by the City for community garden use; C 170365 ZSM (L.U. No. 780), a special permit to modify the height and setback and yard requirements within a Large-Scale General Development; C 170366 ZSM (L.U. No. 781), a special permit to allow commercial use above the second story within a mixed-use building within a Large-Scale General Development; C 170367 ZSM (L.U. No. 782) a special permit to modify parking requirements within a Large Scale General Development; and 20185083 (L.U. No. 790), a real property tax exemption;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, the Application and Decision are subject to review and action by the Council pursuant to Article 16 of the General Municipal Law of New York State;

WHEREAS, by letter dated October 6, 2017 and submitted to the Council on October 6, 2017, HPD submitted its requests (the “HPD Requests”) respecting the Application including the submission of the project summary for the Project (the “Project Summary”);

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision and the HPD Requests on October 11, 2017;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application;

WHEREAS, the Council has considered the relevant environmental issues, including the Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on September 19, 2017 (CEQR No. 17DCP048M), and the Technical Memoranda dated September 29, 2017, (the “Technical

Memoranda”);

RESOLVED:

Having considered the FEIS and the Technical Memoranda with respect to the Decision and Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts identified in the Sendero Verde Development Alternative of the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, pursuant to the Land Disposition Agreement(s) with the City, those project components related to the environment and mitigation measures determined to be practicable.

The Decision, together with the FEIS and the Memoranda constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report (C 170363 HAM) and incorporated by reference herein, the Council approves with modifications the Decision of the City Planning Commission and the HPD Requests:

The Council finds that the present status of the Disposition Area tends to impair or arrest the sound growth and development of the City of New York and that a designation of the Project as an urban development action area project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law.

The Council approves the designation of the Disposition Area as an urban development action area pursuant to Section 693 of the General Municipal Law.

The Council approves the Project as an urban development action area project pursuant to Section 694 of the General Municipal Law and subject to the terms and conditions of the Project Summary.

The Project shall be developed in a manner consistent with Project Summary submitted by HPD, copy of which is attached hereto and made a part hereof.

The Council approves the disposition of the Disposition Area under Section 197-d of the New York City Charter, to a developer to be selected by the New York City Department of Housing Preservation and Development for the development of the Project consistent with the Project Summary with the following modification:

The disposition shall be restricted to require that a minimum of 11,450 square feet of lot area be devoted to community garden or passive recreation use, and a minimum of an additional 18,000 square feet be devoted to use as publically accessible open space.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 30, 2017, on file in this office.

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City Clerk, Clerk of The Council