**THE COUNCIL**

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS,**

**AND DISPOSITIONS**

**Preconsidered L.U. Nos. 73 and 74, and L.U. Nos. 75-77**

**(Res. Nos. 299 through 303)**

**By Council Members Salamanca and Louis**

## SUBJECT

**MANHATTAN CB-4 – FIVE APPLICATIONS RELATED TO THE LIRIO/MTA SITE**

**806 9TH AVENUE**

**N 220219 ZRM (Pre. L.U. No. 73)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying a special permit provision of Article IX, Chapter 6 (Special Clinton District).

**C 220220 ZMM (Pre. L.U. No. 74)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197‑c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8c:

1. eliminating from within an existing R8 District a C1-5 District bounded by West 54th Street, a line 150 feet easterly of Ninth Avenue, a line midway between West 54th Street and West 53rd Street, a line 150 feet westerly of Eighth Avenue, West 53rd Street, a line 250 feet easterly of Ninth Avenue, a line 55 feet northerly of West 53rd Street, and Ninth Avenue; and
2. changing from an R8 District to a C6-2 District property bounded by West 54th Street, a line 150 feet westerly of Eighth Avenue, West 53rd Street, a line 250 feet easterly of Ninth Avenue, a line 55 feet northerly of West 53rd Street, and Ninth Avenue;

as shown on a diagram (for illustrative purposes only) dated January 3, 2022.

**C 220221(A) ZSM (L.U. No. 75)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for the grant of a special permit pursuant to Section 96-112 of the Zoning Resolution to modify the lot coverage and usable landscaped open area requirements of Section 96-102 (Lot Coverage Regulations) and the height and setback requirements of Section 96-104 (Height and setback regulations), in connection with a proposed mixed-use development on property located at 806 Ninth Avenue (Block 1044, Lot 3), in a C6-2\* District, within the Special Clinton District (Preservation Area).

**C 220222 PPM (L.U. No. 76)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of city owned property located at 806 9th Avenue (Block 1044, Lot 3), to facilitate a building containing approximately 111 affordable and supportive housing units, and community facility and retail space.

**C 220223 PQM (L.U. No. 77)**

City Planning Commission decision approving an application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 806 9th Avenue (Block 1044, Lot 3) to facilitate the expansion of Metropolitan Transportation Authority’s New York City Transit operations.

## INTENT

To approve an amendment of the zoning text to allow CPC to modify by special permit, non-FAR bulk regulations; amend zoning map to eliminate R8 and R8/C1-5 zoning district and establish a C6-2 zoning district; grant an approval of the special permit pursuant to ZR Section 96-112 to allow modifications to Article IX, Chapter 6 (Special Clinton District) regulations; approve a disposition of city-owned property; and approve an acquisition of city-owned property to facilitate the construction of a nine-story mixed-use development containing 112 permanently affordable dwelling units, approximately 67 of which would be supportive housing, along with commercial and community facility space, at 806 Ninth Avenue in the Clinton/Hell’s Kitchen neighborhood of Manhattan Community District 4.

## PUBLIC HEARING

***Mandatory Items (Pre. L.U. Nos. 73 and 74)***

**DATE:** June 14, 2022

**Witnesses in Favor:** Thirty **Witnesses Against:** Six

***Discretionary Items (L.U. Nos. 75, 76, and 77)***

**DATE:** July 27, 2022

**Witnesses in Favor:** One **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** July 27, 2022

The Subcommittee recommends that the Land Use Committee approve with modifications the decisions of the City Planning Commission on Pre. L.U. No. 73 and Pre. L.U. No. 74, and approve the decisions of the City Planning Commission on L.U. Nos. 75, 76, and 77.

**In Favor: Against: Abstain:**

Louis None None

Feliz

De La Rosa

Marte

Nurse

Ung

**COMMITTEE ACTION**

**DATE:** July 28, 2022

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Moya

Louis

Riley

Brooks-Powers

Bottcher

Hanks

Kagan

Mealy

Sanchez

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSION**

The City Planning Commission filed a letter dated \_\_\_\_\_\_\_\_\_, 2022, with the Council on \_\_\_\_\_\_\_\_\_, 2022, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.