**THE COUNCIL**

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS,**

**AND DISPOSITIONS**

**L.U. Nos. 104 through 107**

**(Res. Nos. 349 and 352)**

**By Council Members Salamanca and Louis**

## SUBJECT

**MANHATTAN CB-4 – FOUR APPLICATIONS RELATED TO 705 TENTH AVENUE**

**(DEP SITE)**

**C 220337 ZSM (L.U. No. 104)**

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 the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow that portion of a railroad or transit right right-of-way which will be completely covered over by a permanent platform to be included in the lot area, in connection with a proposed 8-story mixed-use building, on property located at 705 10th Avenue (Block 1077, Lot 29), in R8 and R8/C2-5 Districts, within the Special Clinton District (Preservation Area and Western Subarea C2).

**C 220338 ZSM (L.U. No. 105)**

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 the grant of a special permit pursuant to Section 96-104 of the Zoning Resolution to modify the height and setback requirements of Section 96-104 (Height and setback regulations) and the rear yard regulations of Section 23-532 (Required rear yard equivalents), on a zoning lot that has an area of greater than 40,000 square feet, occupies a frontage of a wide street, and contains existing public infrastructure, in connection with a proposed mixed-use development on property located at 705 10th Avenue (Block 1077, Lot 29), in R8 and R8/C2-5 Districts, within the Special Clinton District (Preservation Area and Western Subarea C2).

**C 220340 HAM (L.U. No. 106)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
2. the designation of property located at 705 10th Avenue (Block 1077, Lot 29) as an Urban Development Action Area; and
3. an Urban Development Action Area Project for such area; and
4. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of an eight-story building containing approximately 157 affordable housing units and an open space area.

**G 220017 XAM (L.U. No. 107)**

Application submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a new real property tax exemption, for property located at Block 1077, p/o Lot 29 (Tentative New Lot 29), Borough of Manhattan, Community District 4, Council District 3.

## INTENT

To grant an approval of the special permit to allow development over a railroad-right-of-way; pursuant to ZR Section 96-104 to allow for modifications to Article IX, Chapter 6 (Special Clinton District) regulations; approve an Urban Development Action Area Project (UDAAP) designation, project approval and disposition of City-owned property; and a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law to facilitate the construction of an eight-story mixed-use development containing approximately 157 permanently affordable dwelling units along with approximately 6,128 square feet of community facility space and approximately 0.58 acres of publicly accessible open space to be operated by the New York City Department of Parks and Recreation (DPR) at 705 Tenth Avenue in the Clinton/Hell’s Kitchen neighborhood of Manhattan Community District 4.

## PUBLIC HEARING

**DATE:** September 20, 2022

**Witnesses in Favor:** Nine **Witnesses Against:** Four

## SUBCOMMITTEE RECOMMENDATION

**DATE:** October 6, 2022

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on L.U. Nos. 104 through 107.

**In Favor: Against: Abstain:**

Louis None None

De la Rosa

Marte

Nurse

Ung

**COMMITTEE ACTION**

**DATE:** October 6, 2022

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Moya

Louis

Riley

Bottcher

Hanks

Kagan

Krishnan

Mealy

Sanchez

Borelli