



Reso. No. 1437 (L.U. No. 671)

WHEREAS, the Plan is subject to review and action by the Council pursuant to Section 505 of the General Municipal Law;

WHEREAS, the New York City Department of Housing Preservation and Development submitted to the Council its request dated May 25, 2000 regarding the Application;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and the Plan on June 20, 2000;

WHEREAS, the Council has considered the relevant environmental issues and the modified Conditional Negative Declaration, issued on September 26, 1996 (CEQR No. 89-096K); and

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

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment subject to the following conditions:

- 1) Prior to the start of construction the applicant shall undertake or cause to be undertaken through the terms and conditions of the proposed disposition an archeological field testing for Block 2875/Lots 42 and 43, and Block 2791/Lot 35.
- 2) A minimum of 25 db (A) window/wall attenuation must be provided with a closed window condition at each residence. Alternate means of ventilation is also required. Alternate means of ventilation includes: provisions for central air conditioning or provisions for air conditioning sleeves containing air conditioners or HUD approved fans.
- 3) Landmarks Preservation Commission review of archeological sensitivity models, historic maps, and the Phase 1A Archeological Assessment of the Maujer Street Community Development Plan by Historic Perspectives 1992, indicate that there is potential for the recovery of remains from 19th Century occupation of the following sites: Block 2785/Lots 42, 43 and 44 and Block 2791/Lots 7, 17 and 35. Accordingly, a topic intensive documentary study should be performed to clarify these initial findings prior to the commencement of field testing. It may be submitted as a portion of the scope of work, but should include all information about occupants

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from deeds, tax records, business/residential directories, and state and federal census records. All work should be performed in accordance with the CEQR Technical Manual 1993.

Pursuant to Section 504 of the General Municipal Law, the Council approves the Designation of the Area.

Pursuant to Section 505(4) of the General Municipal Law, the Council finds that:

1. The Area is a substandard or insanitary area or is in danger of becoming a substandard or insanitary area and tends to impair or arrest the sound growth and development of the municipality;
2. The financial aid to be provided to the municipality is necessary to enable the project to be undertaken in accordance with the Plan;
3. The Plan affords maximum opportunity to private enterprise, consistent with the sound needs of the municipality as a whole, for the undertaking of an urban renewal program;
4. The Plan conforms to a comprehensive community plan for the development of the municipality as a whole;
5. There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment; and
6. The undertaking and carrying out of the urban renewal activities in stages is in the best public interest and will not cause any additional or increased hardship to the residents of the Area.

Pursuant to Section 505 of the General Municipal Law, the Council approves the Maujer Street Urban Renewal Plan for the Maujer Street Urban Renewal Area, dated April 1999.

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Pursuant to Section 197-d of the New York City Charter, and on the basis of the Decision and Application, the Council approves the Decision.

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 June 28, 2000, on file in this office.

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City Clerk, Clerk of Council