



## Legislation Details (With Text)

**File #:** Res 2011-2013  
**Type:** Resolution  
**Version:** \*  
**Name:** LU 936 - Zoning, 335 East 27th Street, Manhattan (C 130236 HAM)  
**Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 10/30/2013

**Enactment date:** **Enactment #:**

**Title:** Resolution approving the application submitted by the NYC Department of Housing Preservation and Development ("HPD") and the decision of the City Planning Commission, ULURP No. C 130236 HAM, approving the designation of property located at 335 East 27th Street (Block 933, Lots 10 and part of 25), Borough of Manhattan, as an Urban Development Action Area, approving the project for the area as an Urban Development Action Area Project, and approving the disposition of such property to a developer selected by HPD (L.U. No. 936; C 130236 HAM).

**Sponsors:** Leroy G. Comrie, Jr., Stephen T. Levin

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 10-30-13

Date	Ver.	Action By	Action	Result
10/24/2013	*	Committee on Land Use	Approved by Committee	
10/30/2013	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 2011

Resolution approving the application submitted by the NYC Department of Housing Preservation and Development ("HPD") and the decision of the City Planning Commission, ULURP No. C 130236 HAM, approving the designation of property located at 335 East 27<sup>th</sup> Street (Block 933, Lots 10 and part of 25), Borough of Manhattan, as an Urban Development Action Area, approving the project for the area as an Urban Development Action Area Project, and approving the disposition of such property to a developer selected by HPD (L.U. No. 936; C 130236 HAM).

By Council Members Comrie and Levin

WHEREAS, the City Planning Commission filed with the Council on September 13, 2013 its decision dated September 11, 2013 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State regarding:

- a) the designation of property located at 335 East 27<sup>th</sup> Street (Block 933, Lots 10 and part of 25), as an Urban Development Action Area (the "Area");
- b) an Urban Development Action Area Project for such area (the "Project"); and

pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by the New York City Department of Housing Preservation and Development to facilitate the

development of a mixed-use building with approximately 55 dwelling units (the "Disposition"), Community District 6, Borough of Manhattan (ULURP No. C 130236 HAM) (the "Application");

WHEREAS, the Application is related to Application C 130235 ZMM (L.U. No. 937), an amendment to the Zoning Map to extend an existing C2-5 commercial overlay across the development site from First Avenue to Mt. Carmel Place;

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 September 25, 2013 and submitted September 30, 2013, the New York City Department of Housing Preservation and Development (HPD) submitted its requests respecting the Application;

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on October 2, 2013;

WHEREAS, by letter dated October 22, 2013, HPD submitted a revised project summary for the Application;

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 and the negative declaration (CEQR No. 13HPD058M) issued on April 8, 2013 (the "Negative Declaration");

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report (C 130236 HAM) and incorporated by reference herein, the Council approves the Decision of the City Planning Commission.

The Council finds that the present status of the Project 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 Project 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 Revised Project Summary, a copy of which is attached hereto and made a part hereof.

The Project shall be developed in a manner consistent with revised project summary submitted by HPD, a copy of which is attached hereto.

The Council approves the disposition of such property to a developer selected by the Department of Housing Preservation and Development.

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 October 30, 2013, on file in this office.

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City Clerk, Clerk of The Council