



Legislation Details (With Text)

**File #:** Res 0336-2014      **Version:** \*      **Name:** LU 75 - Planning, UDAAP - 492 St. Nicholas Ave, Manhattan (C 140233 HAM)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 6/26/2014

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

**Title:** Resolution approving 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 140233 HAM, approving the designation of property located at 492 St. Nicholas Avenue (Block 1959, Lot 54), Borough of Manhattan, as an Urban Development Action Area, approving an Urban Development Action Area Project, and approving the disposition of city-owned property located at 492 St. Nicholas Avenue (Block 1959; Lot 54) to a developer selected by HPD (L.U. No. 75; C 140233 HAM).

**Sponsors:** David G. Greenfield, Inez E. Dickens

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 6-26-14, 3. Minutes of the Stated Meeting - June 26, 2014

Date	Ver.	Action By	Action	Result
6/19/2014	*	Committee on Land Use	Approved by Committee	
6/26/2014	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 336

Resolution approving 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 140233 HAM, approving the designation of property located at 492 St. Nicholas Avenue (Block 1959, Lot 54), Borough of Manhattan, as an Urban Development Action Area, approving an Urban Development Action Area Project, and approving the disposition of city-owned property located at 492 St. Nicholas Avenue (Block 1959; Lot 54) to a developer selected by HPD (L.U. No. 75; C 140233 HAM).

By Council Members Greenfield and Dickens

WHEREAS, the City Planning Commission filed with the Council on May 9, 2014 its decision dated May 7, 2014 (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 492 St. Nicholas Avenue (Block 1959, Lot 54), 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 city-owned property located at

492 St. Nicholas Avenue (Block 1959, Lot 54), to a developer selected by the New York City Department of Housing Preservation and Development to facilitate the development of a ten-story mixed-use building, with up to 14 residential units and approximately 2,400 square feet of commercial space (the "Disposition"), (ULURP No. C 140233 HAM) Community District 10, Borough of Manhattan (the "Application");

WHEREAS, the application is related to Application C 140238 PQM (L.U. No. 76), an acquisition of privately-owned property;

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 May 12, 2014 and submitted May 29, 2014, 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 June 17, 2014;

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 negative declaration (CEQR No. 14HPD016M) dated December 30, 2013 which included (E) designations for noise attenuation (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 140233 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 Project Summary.

The Project shall be developed in a manner consistent with Project Summary submitted by HPD on May 29, 2014, a copy of which is attached hereto.

The Council approves the disposition of city-owned property located at 492 St. Nicholas Avenue (Block

1959, Lot 54) to a developer selected by the New York City 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 June 26, 2014, on file in this office.

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City Clerk, Clerk of The Council