



Legislation Details (With Text)

**File #:** Res 0810-2015      **Version:** \*      **Name:** LU 254 - Planning, Promesa (AKA Acacia Gardens), Manhattan (C 150212 HAM)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 7/23/2015

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

**Title:** Resolution approving the application submitted by the New York City Department of Housing Preservation and Development and the decision of the City Planning Commission, ULURP No. C 150212 HAM, approving the designation of property located at 413 East 120th Street (Block 1808, p/o Lot 8), 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 413 East 120th Street (Block 1808, p/o Lot 8) to a developer selected by HPD (L.U. No. 254; C 150212 HAM).

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

**Indexes:**

**Attachments:** 1. Land Use Calendar - July 21, 2015, 2. Land Use Calendar - Week of July 20, 2015 - July 24, 2015, 3. July 23, 2015 - Stated Meeting Agenda with Links to Files, 4. Committee Report, 5. Hearing Transcript of the Stated Meeting - July 23, 2015, 6. Minutes of the Stated Meeting - July 23, 2015

| Date      | Ver. | Action By             | Action                | Result |
|-----------|------|-----------------------|-----------------------|--------|
| 7/21/2015 | *    | Committee on Land Use | Approved by Committee |        |
| 7/23/2015 | *    | City Council          | Approved, by Council  | Pass   |

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 810

Resolution approving the application submitted by the New York City Department of Housing Preservation and Development and the decision of the City Planning Commission, ULURP No. C 150212 HAM, approving the designation of property located at 413 East 120<sup>th</sup> Street (Block 1808, p/o Lot 8), 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 413 East 120<sup>th</sup> Street (Block 1808, p/o Lot 8) to a developer selected by HPD (L.U. No. 254; C 150212 HAM).

By Council Members Greenfield and Dickens

WHEREAS, the City Planning Commission filed with the Council on July 13, 2015 its decision dated July 1, 2015 (the "Decision"), on the 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 and Article 16 of the General Municipal Law of New York State regarding:

- a) the designation of property located at 413 East 120<sup>th</sup> Street (Block 1808, p/o Lot 8), as an Urban Development Action Area (the "Project Area");
- b) an Urban Development Action Area Project for the Area (the "Project"); and

pursuant to Section 197-c of the New York City Charter for the disposition of city-owned property located at 413 East 120<sup>th</sup> Street (Block 1808, p/o Lot 8), to a developer to be selected by HPD to facilitate development of a twelve-story building with 179 units of affordable housing, 5,450 square feet of ground floor retail space, 3,920 square feet of community facility space, 27 parking spaces and approximately 9,410 square feet of private outdoor and recreational open space, Community District 11, Borough of Manhattan (ULURP No. C 150212 HAM) (the "Application");

WHEREAS, the application is related to Application C 150211 ZMM (L.U. No. 255), an amendment to the Zoning Map to change from an R7-2 zoning district to an R7X district with a C1-5 commercial overlay;

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 July 13, 2015 and submitted to the Council on July 16, 2015, HPD submitted its requests (the "HPD Requests") respecting the Application including a project summary (the "Project Summary");

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on July 20, 2015;

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. 09HPD026M) issued January 20, 2015 (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 150212 HAM) and incorporated by reference herein, the Council approves the Decision of the City Planning Commission and the HPD Requests.

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.

The Project shall be developed in a manner consistent with the Project Summary submitted by HPD on

July 16, 2015, a copy of which is attached hereto and made a part hereof.

The Council approves the disposition of 413 East 120<sup>th</sup> Street (Block 1808, p/o Lot 8), 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 July 23, 2015, on file in this office.

.....  
City Clerk, Clerk of The Council