



Legislation Details (With Text)

**File #:** Res 1320-2016      **Version:** \*      **Name:** LU 519 - Planning, LEXINGTON GARDENS II, Manhattan (C160340HAM)

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

**In control:** Committee on Land Use

**On agenda:** 11/29/2016

**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 160340 HAM, approving the designation of the property located at 1461 Park Avenue (Block 1635, Lot 1), 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 1461 Park Avenue (Block 1635, Lot 1) to a developer selected by HPD (L.U. No. 519; C 160340 HAM).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Land Use Calendar - Week of October 31, 2016 - November 4, 2016, 2. REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, 3. Hearing Testimony - Planning 11-1-16, 4. Land Use Calendar - Week of November 21, 2016 - November 25, 2016, 5. Land Use Calendar - November 22, 6. November 29, 2016 - Stated Meeting Agenda with Links to Files, 7. Hearing Transcript - Stated Meeting 11-29-16, 8. Committee Report, 9. Minutes of the Stated Meeting - November 29, 2016

Date	Ver.	Action By	Action	Result
11/22/2016	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
11/29/2016	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1320**

**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 160340 HAM, approving the designation of the property located at 1461 Park Avenue (Block 1635, Lot 1), 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 1461 Park Avenue (Block 1635, Lot 1) to a developer selected by HPD (L.U. No. 519; C 160340 HAM).**

**By Council Members Greenfield and Dickens**

WHEREAS, the City Planning Commission filed with the Council on October 21, 2016 its decision dated October 19, 2016 (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 1461 Park Avenue (Block 1635, Lot 1), 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 1461 Park Avenue (Block 1635, Lot 1), to a developer selected by the New York City Department of Housing Preservation and Development, which in conjunction with the other related actions, would facilitate the development of Lexington Gardens II, a mixed-use development providing approximately 390 affordable dwelling units, approximately 3,201 square feet of commercial space and approximately 38,053 square feet of community facility space in the East Harlem neighborhood of Bronx Community District 11, (the "Disposition"), (ULURP No. C 160340 HAM) Community District 11, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to applications C 160336 ZMM (L.U. No. 515), an amendment to the Zoning Map, Section 6b, to change existing C8-4, R7-2 and R7-2/C1-5 Districts to an R9/C2-4 District; N 160337 ZRM (L.U. No. 516), a zoning text amendment to designate a Mandatory Inclusionary Housing Area; C 160338 ZSM (L.U. No. 517), a special permit pursuant to ZR Section 74-743(a)(2) to allow, within a Large Scale General Development, the location of a building without regard for applicable yard, court, and height regulations; and C 160339 ZSM (L.U. No. 518), a special permit pursuant to ZR Section 74-532 to waive within a Large Scale General Development 103 required off-street parking spaces for a new building and 25 previously required off-street parking spaces for an existing development on the zoning lot;

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 October 28, 2016 and submitted November 1, 2016, 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 November 21, 2016;

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. 16HPD082M) dated June 2, 2016 and the technical memoranda issued on October 11, 2016, and November \_\_, 2016 (together the "Environmental Analysis");

RESOLVED:

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

Pursuant to Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report (C 160340 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 the Project Summary that HPD has submitted to the Council on November 1, 2016, a copy of which is attached hereto.

The Council approves the disposition of city-owned property located at 1461 Park Avenue (Block 1635, Lot 1), 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 November 29, 2016, on file in this office.

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City Clerk, Clerk of The Council