



Legislation Details (With Text)

File #: Res 1747-2017 **Version:** * **Name:** LU 779 - Zoning, SENDERO VERDE – EAST 111TH STREET, Manhattan (C 170364 PQM)

Type: Resolution **Status:** Adopted

In control: Committee on Land Use

On agenda: 11/30/2017

Enactment date: **Enactment #:**

Title: Resolution approving the decision of the City Planning Commission on ULURP No. C 170364 PQM (L.U. No. 779), for acquisition of property located on a block generally bounded by East 111th Street, Park Avenue, East 112th Street and Madison Avenue (Block 1617, Lots 22, 35, 121, 122 and parts of Lots 23, 25, 28, 37), for use as passive recreation space and community gardens, in Community District 11, Borough of Manhattan.

Sponsors: David G. Greenfield, Donovan J. Richards

Indexes:

Attachments: 1. October 17, 2017 - Stated Meeting Agenda with Links to Files, 2. Hearing Testimony - Zoning 10-11-17, 3. Land Use Calendar - Week of October 23, 2017 - October 27, 2017, 4. Hearing Transcript - Zoning 10-11-17, 5. REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, 6. Hearing Transcript - Zoning 10-24-17, 7. Hearing Transcript - Stated Meeting 10-17-17, 8. Land Use Calendar - Week of November 20, 2017 - November 24, 2017, 9. Additional Meeting of the Subcommittee on Zoning & Franchises, 10. REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, 11. Land Use Calendar - November 21, 2017, 12. City Planning Commission Approval Letter, 13. November 30, 2017 - Stated Meeting Agenda with Links to Files, 14. Committee Report, 15. Resolution, 16. Hearing Transcript - Stated Meeting 11-30-17, 17. Minutes of the Stated Meeting - November 30, 2017

Date	Ver.	Action By	Action	Result
11/21/2017	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
11/30/2017	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1747**

Resolution approving the decision of the City Planning Commission on ULURP No. C 170364 PQM (L.U. No. 779), for acquisition of property located on a block generally bounded by East 111th Street, Park Avenue, East 112th Street and Madison Avenue (Block 1617, Lots 22, 35, 121, 122 and parts of Lots 23, 25, 28, 37), for use as passive recreation space and community gardens, in Community District 11, Borough of Manhattan.

By Council Members Greenfield and Richards

WHEREAS, the City Planning Commission filed with the Council on October 2, 2017 its decision dated October 2, 2017 (the "Decision") on the application submitted pursuant to Section 197-c of the New York City Charter by the New York City Department of Housing Preservation and Development, for the acquisition of property located on a block generally bounded by East 111th Street, Park Avenue, East 112th Street and Madison Avenue (Block 1617, Lots 22, 35, 121, 122 and parts of Lots 23, 25, 28, 37), for use as passive recreation space and community gardens. This action, along with the related actions would facilitate the development of three predominately residential mixed use buildings containing approximately 655 affordable dwelling units, commercial and community facility floor area, community gardens, and publicly accessible open space in the Manhattan Community District 11, (the "Site"), (ULURP No. C 170364 PQM), Community District 11, Borough of Manhattan (the "Application");

WHEREAS, the Application is related to applications C 170361 ZMM (L.U. No. 776), a zoning map amendment to change existing R7-2 and R7-2/C1-4 districts to R9 and R9/C2-5 districts; N 170362 ZRM (L.U. No. 777), a zoning text amendment to designate a Mandatory Inclusionary Housing area; C 170363 HAM (L.U. No. 778), an Urban Development Action Area Project designation and project approval and the disposition of City-owned property; C 170365 ZSM (L.U. No. 780), a special permit to modify the height and setback and yard requirements within a Large-Scale General Development; C 170366 ZSM (L.U. No. 781), a special permit to allow commercial use above the second story within a mixed-use building within a Large Scale General Development; C 170367 ZSM (L.U. No. 782) a special permit to modify parking requirements within a Large Scale General Development; and 20185083 (L.U. No. 790), a real property tax exemption;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(3) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 11, 2017;

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

WHEREAS, the Council has considered the relevant environmental issues, including the Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on September 19, 2017 (CEQR No. 17DCP048M), and the Technical Memoranda dated September 29, 2017, (the "Technical Memoranda");

RESOLVED:

Having considered the FEIS and the Technical Memoranda with respect to the Decision and Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts identified in the Sendero Verde Development Alternative of the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, pursuant to the Land Disposition Agreement(s) with the City, those project components related to the environment and mitigation measures determined to be practicable.

The Decision, together with the FEIS and the Technical Memoranda, constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Section 197-d of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in this report, C 170364 PQM, incorporated by reference herein, 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 November 30, 2017, on file in this office.

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City Clerk, Clerk of The Council