



Legislation Details (With Text)

**File #:** Res 1384-2008      **Version:** \*      **Name:** LU 735 - UDAAP, 237, 241, 243 & 247 E. 124th St., & 2417 2nd Ave., Manhattan (20080097HAM)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 4/16/2008

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

**Title:** Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 080097 HAM, approving the designation of property located at 237, 241, 243, and 247 East 124th Street, and 2417 Second Avenue (Block 1789, Lots 18, 19, 20, 22 and 121), part of Site 13 within the Harlem-East Harlem Urban Renewal Area, 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 the Department of Housing Preservation and Development (L.U. No. 735; C 080097 HAM).

**Sponsors:**

**Indexes:**

**Attachments:** ,

Date	Ver.	Action By	Action	Result
4/16/2008	*	Committee on Land Use	Approved by Committee	
4/16/2008	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1384

Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 080097 HAM, approving the designation of property located at 237, 241, 243, and 247 East 124<sup>th</sup> Street, and 2417 Second Avenue (Block 1789, Lots 18, 19, 20, 22 and 121), part of Site 13 within the Harlem-East Harlem Urban Renewal Area, 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 the Department of Housing Preservation and Development (L.U. No. 735; C 080097 HAM).

By Council Members Katz, Garodnick and Comrie

WHEREAS, the City Planning Commission filed with the Council on March 10, 2008 its decision dated March 10, 2008 (the "Decision"), on the application submitted by the 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 237, 241, 243, and 247 East 124<sup>th</sup> Street, and 2417 Second Avenue (Block 1789, Lots 18, 19, 20, 22 and 121), part of Site 13 within the Harlem-East Harlem Urban Renewal Area, 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 Department of Housing Preservation and Development to facilitate the development of a 12-story, mixed-use building, tentatively known as Kingsgate House, with approximately 185 residential units and commercial space (the "Disposition"), Community District 11, Borough of Manhattan (ULURP No. C 080097 HAM) (the "Application");

WHEREAS, the Application is related to ULURP Application Number C 080096 HUM (L.U. No. 734), the 14<sup>th</sup> Amendment to the Harlem-East Harlem Urban Renewal Plan;

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, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council its recommendations regarding the Application by letter dated January 29, 2008

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on April 1, 2008;

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 review (CEQR No. 07DCP030M) and the Final Environmental Impact Statement ("FEIS") for which a Notice of Completion was issued on February 29, 2008;

RESOLVED:

Having considered the FEIS, with respect to the 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 thereto, the action under the Expanded Arts Bonus Alternative is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigative measures that were identified as practicable.

The Decision, FEIS and the Technical Memorandum dated March 10, 2008, constitutes 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, the Council approves the decision of the City Planning Commission (C

080097 HAM).

The Council finds that the present status of the Disposition 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 Disposition 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 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 April 16, 2008, on file in this office.

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City Clerk, Clerk of The Council