



Legislation Text

File #: Res 0811-2005, Version: *

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 811

Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 050055 HAM, approving the designation of 500, 502, 506-510 West 53rd Street (Sites 8 and 9C) within the Clinton Urban Renewal Area (Block 1080/ p/o Lot 25, Block 1081/Lots 39 and p/o 29), 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. 294; C 050055 HAM).

By Council Members Katz and Martinez

WHEREAS, the City Planning Commission filed with the Council on January 4, 2005 its decision dated December 22, 2004 (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 500, 502, 506-510 West 53rd Street (Sites 8 and 9C) within the Clinton Urban Renewal Area (Block 1080/p/o Lot 25, Block 1081/Lots 39 and p/o 29), 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 development of two mixed-use buildings, tentatively known as Clinton Green Mixed Use Development, with up to 650 residential units, retail and theater use (the "Disposition"), Community District 4, Borough of Manhattan (ULURP No. C 050055 HAM) (the "Application");

WHEREAS, the Application is related to Applications Numbers C 050050 ZMM (L.U. No. 289), an amendment to the Zoning Map to rezone M1-5 and R8 portions of the project site to C6-3 to facilitate the construction of a mixed-use development; N 050051 ZRM (L.U. No. 290), an amendment to the text of the Zoning Resolution to allow for modification of open space requirements within general large-scale developments; C 050052 ZSM (L.U. No. 291), a special permit pursuant to Section 74-681 for development within or over a railroad right-of-way or yard; C 050053 ZSM (L.U. No. 292), a special permit pursuant to Sections 74-743, 74-743(a)(1), 74-743(a)(2) and 96-40 to allow for the distribution of floor area across zoning lot lines and modification of height, setback, minimum distance between buildings, open space, and yard regulations in a proposed general large-scale development; C 050054 ZSM (L.U. No. 293), a special permit pursuant to Section 74-744(b) to allow for location of residential and commercial uses without regard to the

requirements of Section 32-42;

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 on January 24, 2005;

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on January 25, 2005;

WHEREAS, the Council has considered the relevant environmental review (CEQR No. 04HPD011M) and the fact that a Negative Declaration was issued on August 4, 2004;

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

RESOLVED:

The Council finds that the actions described herein will have no significant effect on the environment;

Pursuant to Section 197-d, the Council approves the decision of the City Planning Commission (C 050055 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 said 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 February 2, 2005, on file in this office.

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City Clerk, Clerk of The Council