



CITY PLANNING COMMISSION

July 15, 2015 Calendar No. 6

N 150317 HAM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 269 Henry Street (Block 288, Lot 80), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area:

to facilitate the rehabilitation of a former firehouse to be used as a community facility, Borough of Manhattan, Community District 3.

WHEREAS, on March 31, 2015, the Department of Housing Preservation and Development (HPD) submitted an application (N 150317 HAM) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of property located at 269 Henry Street (Block 288, Lot 80), as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area; and

WHEREAS, HPD has stated that:

The Development Site consists of underutilized property that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, unsanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Development Site is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

WHEREAS, UDAAP designation of the subject parcel was approved by the City Planning Commission on July 15, 2015 (N 150317 HAM) and by the City Council on April 12, 2007; and

WHEREAS, this application (N 150317 HAM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and SEQRA regulations set forth in Volume 6 of the New York City Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review Act (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1997. The designated CEQR number is 14HPD004M. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact on the proposed action, a Negative Declaration was issued on March 2, 2015; and

WHEREAS, this application (N 150317 HAM) was referred by the Department of City Planning to Manhattan Community Board 3 on April 20, 2015; and

WHEREAS, Manhattan Community Board 3 sent a letter, dated May 28, 2015, stating that the board voted to support the project; and

WHEREAS, on June 3, 2015 (Calendar No. 6), the City Planning Commission scheduled June 17, 2015, for a public hearing for this application (N 150317 HAM). The hearing was duly held on June 17, 2015 (Calendar No. 20); and

WHEREAS, there were four speakers in favor of the application and none in opposition at the public hearing; and

WHEREAS, a representative from HPD spoke in favor of the proposed project, summarizing the program for the site. Representatives from the project's intended sponsor spoke about the organization's background and community contributions, in addition to the project history and how the new community facility use would be located in the new building. The project's

architect spoke briefly about the project's design and planning, including information about certain technical aspects of the building's mechanical systems; and

WHEREAS, there were no other speakers and the hearing was closed; and

WHEREAS, this application would facilitate the rehabilitation of an existing four-story building, formerly used as a firehouse, located at 269 Henry Street (Block 288, Lot 80), for a new community facility use operated by the Lower East Side nonprofit, Henry Street Settlement. Services to be offered on-site include crisis intervention, financial counseling, legal services, and access to benefits including free or low-cost health insurance, public assistance, food stamps, and social security; and

WHEREAS, the Commission has determined that the application warrants approval and therefore adopts the following resolution:

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and

WHEREAS, The Department of Housing Preservation and Development has recommended an Urban Development Action Area located at 269 Henry Street (Block 288, Lot 80) on property previously disposed of as an Urban Development Action Area and Project; and

WHEREAS, The Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

THEREFORE, be it **RESOLVED** that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) the designation of property located at 269 Henry Street (Block 288, Lot 80), as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area; and

the City Planning Commission recommends that the New York City Council find that:

- a) The present status of the area tends to impair or arrest the sound development of the municipality;
- b) The financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and
- c) The project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act.

The above resolution was duly adopted by the City Planning Commission on July 15, 2015, (Calendar No. 6), is filed with the office of the Speaker, City Council, pursuant to Article 16 of the General Municipal Law of New York State.

CARL WEISBROD, Chairman
KENNETH J. KNUCKLES, ESQ., Vice Chairman
RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,
MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, CHERYL COHEN EFFORN, ANNA
HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, Commissioners



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Gigi Li, Board Chair

Susan Stetzer, District Manager

May 28, 2015

Hon. Carl Weisbrod, Chairman
City Planning Commission
22 Reade Street
New York, NY 10007

Dear Chairman Weisbrod:

At its May 2015 monthly meeting, Community Board 3 passed the following resolution:

VOTE: Community Board 3 Resolution to Approve the Urban Development Action Area Project (UDAAP) designation and project approval of City-owned property located at 269 Henry Street

WHEREAS, the four-story firehouse at 269 Henry Street has been sitting vacant since shortly after 9/11. The iconic structure – built in 1884 and owned by the city – previously housed Engine Company 15 which subsequently folded into Ladder 18 a few blocks north on Pitt Street,

WHEREAS, this firehouse was first brought to Community Board 3 in 2006 as a ULURP to be sold for private development,

WHEREAS, Community Board 3 and the Manhattan Borough President's Office did not support the unrestricted disposition of this property and recommended that DCAS withdraw the application,

WHEREAS, Community Board 3 joined with the Manhattan Borough President's office to save this community facility for the community. Because of our close partnership with Henry Street Settlement, CB 3 was aware of the need and plans for Henry Street Settlement to acquire this building and championed this disposition,

WHEREAS, Community Board 3 is delighted to see this application to develop the firehouse to incorporate it into the Henry Street Settlement organization as well as make the neighboring Henry Street Settlement facilities accessible,

WHEREAS, this final UDAAP is a culmination of a successful partnership with the community board, a community organization, local elected officials, and the City to reach the best possible resolution,

WHEREAS, this will facilitate the rehabilitation of a community facility that formerly was a firehouse to be used as a community facility operated by Henry Street Settlement to provide social service and health programs to the community.

THEREFORE, Community Board 3 approves the Urban Development Action Area Project

(UDAAP) designation and project approval of City-owned property located at 269 Henry Street.

Please contact the community board office with any questions.

Sincerely,



Gigi Li, Chair
Community Board 3



MyPhuong Chung, Chair
Land Use, Zoning, Public and Private Housing Committee

Cc: Joel Kolkman, New York City Department of City Planning
Baaba Halm, New York City Department of Housing and Preservation
David Garza, Henry Street Settlement