

**CITY PLANNING COMMISSION**

**November 1, 1995/Calendar No. 29**

**C 950511 HUM**

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**IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for an amendment to the Lower East Side III Urban Renewal Plan, for the Lower East Side III Urban Renewal Area, Borough of Manhattan, Community District 3.**

**The proposed amendment provides for:**

- 1) Acquisition of two properties on the northeasterly corner of East 8th Street and Avenue C (353 East 8th Street a.k.a. 126-30 Avenue C) and 355 East 8th Street, (Block 378, Lots 1 and 63, respectively); and**
- 2) Establishing a new Site 2 comprising Lots 1, 63, 14, 15, 16, 55, 56, 59, 60, 62 and part of Lot 17, in Block 378, on the westerly part of the block bounded by East 8th Street, Avenue C, East 9th Street and Avenue D. All of these lots, with the exception of Lots 1 and 63, were formerly part of Site 1.**

**The proposed amendment to the urban renewal plan would facilitate the development of Site 2 with a police facility.**

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The application for amending the Urban Renewal Plan for the Lower East Side III Urban Renewal Area was submitted by the Department of Housing Preservation and Development (HPD) on May 17, 1995. The proposed amendment provides for:

- 1) Acquisition of two properties on the northeasterly corner of East 8th Street and Avenue C (353 East 8th Street a.k.a. 126-30 Avenue C) and 355 East 8th Street, (Block 378, Lots 1 and 63, respectively);**
- 2) Establishing a new Site 2 comprising Lots 1, 63, 14, 15, 16, 55, 56, 59, 60, 62 and part of Lot 17, in Block 378, on the westerly part of the block bounded by East 8th Street, Avenue C, East 9th Street and Avenue D. All of these lots with the exception of Lots 1 and 63 were formerly part of Site 1.**

## **RELATED ACTIONS**

In addition to the application for an urban renewal plan amendment, which is the subject of this report, implementation of the proposal requires the following concurrent actions:

- 1) Disposition of Site 2, except part of Lot 17, to the New York City Housing Authority (C 950512 HDM);
- 2) An amendment of the Zoning Map establishing, within an R7-2 district, a C1-5 overlay district for the portion of a block bounded by a line 100 feet east of Avenue C, East 8th Street, a line 300 feet east of Avenue C and East 9th Street (C 950513 ZMM);
- 3) A special permit by the City Planning Commission pursuant to Section 13-461 of the Zoning Resolution to allow an accessory parking facility for 78 vehicles (C 950514 ZSM); and
- 4) Designation of the Lower East Side III Urban Renewal Area Addition (Block 378, Lots 1 and 63) as an area appropriate for urban renewal (N 950626 HGM).

## **BACKGROUND**

The actions requested in these applications will facilitate the construction of a police service facility on a 33,400 square-foot vacant site in the Lower East Side III Urban Renewal Area (URA). The proposed four-story, 48,000 square-foot structure would house a regional police facility of the Housing Bureau of the New York City Police Department. This regional facility is intended to serve New York City Housing Authority (NYCHA) developments in the Manhattan South District, which includes all of Manhattan south of 42nd Street in the west and the area

south of 59th Street in the east. There are more than 53,000 persons residing in approximately 17,000 housing units in NYCHA developments located in the Manhattan South District.

The new building will supplant the inadequate and overcrowded Police Service Area (PSA) No. 4 facility currently located in the basement of Vladeck Houses at 18-22 Jackson Street, south of the Williamsburg Bridge. The new PSA No.4 facility would accommodate approximately 300 employees and provide a two-level accessory parking structure for 78 official police vehicles. This new facility will also provide standard functional areas for police operations, such as temporary detention cells, male and female locker rooms, muster area, waiting area, main desk area and interviewing rooms. A community meeting room will be included in the new building.

The proposed site for the police facility is a 33,400 square-foot, L-shaped, vacant parcel located at the western end of the Lower East Side III URA. The Lower East Side III URA encompasses portions of the block bounded by East 8th Street, Avenue C, East 9th Street and Avenue D in the Lower East Side neighborhood of Manhattan. The zoning for the site is R7-2, with a C1-5 overlay district encompassing a 7,400 square-foot portion at the northeast corner of Avenue C and East 8th Street. Adjacent to the site along Avenue C are three six-story residential buildings with ground floor neighborhood commercial uses. A four-story former elementary school at 712 East 9th Street is currently occupied by the Associated Day Care Center, which generally serves 170 children, and Loisada, Inc., a local social service organization.

Four- to six-story walk-up apartment buildings are the predominant land use in the surrounding portion of the Lower East Side neighborhood, with ground floor commercial uses located along Avenues C and D. There are a significant number of unbuilt city-owned parcels along the side streets between Avenues C and D, with several of these being used for Operation Greenthumb community gardens. The PSA No. 4 site is entirely vacant and unused.

## REQUESTED PROJECT ACTIONS

Among the actions requested to facilitate the construction of PSA No. 4 are amendments to the Lower East Side III Urban Renewal Plan expanding the boundaries of the Urban Renewal Project Area through the acquisition of two lots; establishing Site 2 in the western half of the Project Area; and designating Site 2 for public service establishment use (Use Group 6D). The expanded Project Area boundaries would incorporate two city-owned vacant lots (Block 378, Lots 1 and 63) located at the northeast corner of Avenue C and East 8th Street with a combined area of 5,850 square feet.

The Urban Renewal Plan, originally approved by the City Planning Commission in January 1987, designated the entire Urban Renewal Project Area (URA) as Site 1 and proposed residential land use. The proposed amendments to the Urban Renewal Plan would delineate Site 1 in the eastern half of the URA with an approximate area of 39,950 square feet. Site 1 would retain residential land use, and the construction of 56 dwelling units is nearing completion on this site. These units will be in four-story structures and provide low-rent public housing for families. The proposed PSA No. 4 facility would be constructed on a new Site 2 just west of Site 1, thereby completing development within the URA. A related action requests the disposition of Site 2 to NYCHA for the construction of PSA No. 4.

A zoning map amendment has been requested to alleviate split zoning designations on Site 2, where currently a 26,000 square-foot portion of the site is zoned R7-2 and a 7,400 square-foot portion within 100 feet of Avenue C has a C1-5 overlay designation. The split zoning arrangement complicates the development of PSA No. 4 by preventing the construction of a four-story building along the streetlines of Avenue C and East 8th Street and not allowing the construction of an accessory parking structure to a height of 23 feet between East 8th and East 9th streets in the rear portion of the site.

The proposed zoning map amendment would extend the C1-5 overlay district from a line 100 feet east of Avenue C to a line 300 feet east of Avenue C between East 8th and East 9th streets to encompass the entire site. The proposed police service facility is a commercial use (Public service establishment - Use Group 6D), which conforms to the C1-5 designation. The proposed building would have a total floor area ratio (FAR) of 1.4, compared to the 2.0 maximum commercial FAR allowed in the C1-5 district. The proposed C1-5 overlay would also encompass the four-story structure at 712 East 9th Street containing the Associated Day Care Center and Loisada, Inc., which would conform to the new zoning.

A special permit has been requested pursuant to Section 13-461 of the Zoning Resolution to allow the construction of a two-story accessory parking garage for 78 vehicles. Only 12 parking spaces are allowed as-of-right pursuant to Section 13-133. The accessory parking structure will contain a maximum of 78 official police vehicles, including those assigned to PSA No. 4, other borough and city-wide official police vehicles temporarily utilizing the precinct and evidentiary vehicles. Two curb cuts, each 24 feet in length, will provide entrances/exits for the parking facility on East 8th and East 9th streets. Stop signs, speed bumps and audio and visual alarms will be provided to ensure the safety of pedestrians at the entrances/exits to the parking facility. Primary roadways serving the accessory off-street parking structure are north/south Avenues C and D.

### **ENVIRONMENTAL REVIEW**

This application (C 950511 HUM), in conjunction with the applications for the related actions, was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq., and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 95CHA011M. The lead agency is the New York City Housing Authority.

After a study of the potential environmental impact of the proposed actions, a conditional negative declaration, signed by the applicant, was issued on April 21, 1995, stating that:

A traffic and parking study has determined that there would be a significant traffic impact and recommends a traffic signal adjustment that would mitigate the impact of traffic flow at the intersection of Avenue C and 14th Street. This recommendation has been reviewed and approved by the Signals Division of the New York City Department of Transportation.

### **UNIFORM LAND USE REVIEW PROCEDURE**

This application (C 950511 HUM), in conjunction with the applications for the related actions, was certified as complete by the Department of City Planning on July 10, 1995, and was duly referred to Community Board 3, Manhattan, and the Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 3, Manhattan, held a public hearing on this application (C 950511 HUM), in conjunction with the applications for the related actions, on July 31, 1995, and, on that date, by a vote of 19 to 11 with no abstentions, adopted a resolution recommending approval of the application subject to the condition that, "at no time will restricted/permitted on-street parking for NYCHA or NYPD employees be established and that the streets should be preserved for residents' parking."

### **Borough President Recommendation**

This application (C 950511 HUM), in conjunction with the applications for related actions, was considered by the Borough President of Manhattan, who, on September 14, 1995, issued a recommendation for approval of the application. In her comments, the Borough President concurred, "with Community Board 3 that restricted/permitted on-street parking for NYCHA and NYPD employees not be established."

**City Planning Commission Public Hearing**

On September 13, 1995 (Calendar No. 11), the City Planning Commission scheduled September 27, 1995, for a public hearing on this application (C 950511 HUM). The hearing was duly held on September 27, 1995 (Calendar No. 22), in conjunction with the public hearing on the related applications.

There were no appearances, and the hearing was closed.

**CONSIDERATION**

The Commission believes that the proposed amendment to the Lower East Side III Urban Renewal Plan, as described herein, is appropriate.

The amendment to the Lower East Side III Urban Renewal Plan, in conjunction with the applications for related actions (C 950512 HDM, C 950513 ZMM, C 950514 ZSM and N 950626 HGM), will enable the development of a four-story, 48,000 square-foot regional police service facility for the Housing Bureau of the New York City Police Department. This project will occupy the remaining vacant site within the Lower East Side III Urban Renewal Area and will reinforce publicly-sponsored redevelopment efforts underway on the adjacent site in the URA.

The Commission notes that, when completed, the new Police Service Area (PSA) No. 4 facility will accommodate approximately 300 employees, allowing for a 67 percent increase in staffing from its current levels and enhancing the delivery of law enforcement and security services to New York City Housing Authority (NYCHA) developments in the neighborhood and throughout the NYPD Housing Bureau's Manhattan South District. The new PSA No. 4 facility will supplant the overcrowded and inadequate command building for PSA No. 4 located at 18-22 Jackson Street, which the Commission understands will be retained by the NYPD and reprogrammed for other police needs.

The Commission believes that the proposed amendment to the Zoning Map extending the C1-5 overlay district from a line 100 feet east of Avenue C to a line 300 feet east of Avenue C between East 8th and East 9th streets provides zoning bulk guidelines for constructing an efficient and up-to-date PSA No. 4 facility which reinforces the physical scale of the surrounding built environment. The Commission notes that the map amendment eliminates the split zoning configuration on the site and allows for a four-story police command structure along the streetlines of Avenue C and East 8th Street and a 23-foot high accessory parking structure in the throughlot portion of the site. The Commission further notes that the only other property encompassed by the zoning map amendment, a community service organization and day care center at 712 East 9th Street, will be conforming in the C1-5 overlay district.

The Commission believes the request for the special permit pursuant to Section 13-461 of the Zoning Resolution adequately provides for the accessory parking needs for this type of facility by allowing an increase from 12 vehicles as-of-right to the 78 vehicles requested. The Commission believes the special permit appropriately responds to the particular requirements of this facility to safely and efficiently accommodate official police vehicles. The Commission notes the lack of off-street parking lots in the vicinity and finds that the proposed two-level accessory parking structure will remove official police vehicles from competing with residents and visitors to the area for scarce on-street parking.

The Commission notes that, according to the traffic study performed for the project, the primary route projected to be used by police vehicles for PSA No. 4 will be Avenue C, which has one northbound lane and one southbound lane. Although the traffic study concluded that the proposed police facility will not contribute to serious traffic congestion on area streets, a potential impact was identified at the intersection of Avenue C and East 14th Street during the evening peak hour for which the traffic study recommended a signal adjustment. The

Commission supports this recommendation, and concurs with Community Board 3 that traffic regulations should be strictly enforced in the area to ensure necessary vehicular flows.

The Commission also notes that the proposed accessory parking facility will have entrances/exits onto East 8th and East 9th streets adjacent to the rear of the police command structure and approximately 184 feet east of Avenue C. The Commission believes that the parking facility will draw a minimum of vehicular traffic onto residential streets, but recognizes that it is paramount to ensure the safe interaction between pedestrians and police vehicles at the entrances/exits to the garage. The Commission believes that the project has been designed with an awareness of this concern and incorporates elements to appropriately minimize potential conflicts with pedestrians at the entrances/exits to the facility. These elements include interior stop signs and speed bumps and audio and visual alarm signals on the exterior of each entrance/exit.

Lastly, the Commission notes that, although this will be a self-parking facility, with official vehicles being driven directly to parking spaces, the garage design provides adequate aisle space for the requisite ten reservoir spaces.

### **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the actions described herein will have no significant impact on the environment subject to the following condition:

A traffic and parking study has determined that there would be a significant traffic impact and recommends a traffic signal adjustment that would mitigate the impact of traffic flow at the intersection of Avenue C and 14th Street. This recommendation has been reviewed and approved by the Signals Division of the New York City Department of Transportation; and

The City Planning Commission finds that the proposed amendment to the Lower East Side III Urban Renewal Plan is appropriate for the area involved.

The City Planning Commission certifies that the amended Urban Renewal Plan for the Lower East Side III Urban Renewal Area complies with the provisions of Section 502, Article 15 of the General Municipal Law of New York State, conforms to the comprehensive community plan for the development of the municipality and is consistent with local objectives.

The City Planning Commission further certifies that the amended Urban Renewal Plan for the Lower East Side III Urban Renewal Area is in conformity with the findings and designation of the Lower East Side III Urban Renewal Area as adopted by the City Planning Commission. The Commission certifies its unqualified approval of the amended Urban Renewal Plan for the Lower East Side III Urban Renewal Area, pursuant to Section 505, Article 15 of the General Municipal Law of New York State.

**AND BE IT FURTHER RESOLVED**, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, the Uniform Land Use Review Procedure and Section 505, Article 15 of the General Municipal Law of New York State, and based on the environmental determination, and after due consideration of the appropriateness of this action, that the proposed amendment to the Urban Renewal Plan for the Lower East Side III Urban Renewal Area, located in Community District 3, Borough of Manhattan, submitted by the Department of Housing Preservation and Development on May 17, 1995, is approved (C 950511 HUM).

The above resolution, duly adopted by the City Planning Commission on November 1, 1995 (Calendar No. 29), is filed with the Office of the Speaker, City Council and the Manhattan Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

**JOSEPH B. ROSE, Chairman**  
**VICTOR G. ALICEA, Vice-Chairman**  
**AMANDA M. BURDEN, A.I.C.P., IRWIN G. CANTOR, P.E., KATHY HIRATA CHIN, ESQ.,**  
**ALEXANDER GARVIN, ANTHONY I. GIACOBBE, ESQ., MAXINE GRIFFITH,**  
**WILLIAM J. GRINKER, BRENDA LEVIN, RONALD SHIFFMAN, A.I.C.P.,**  
**JACOB B. WARD, ESQ., Commissioners**

Community/Borough Board  
Recommendation

CITY PLANNING COMMISSION  
22 Reade Street, New York, NY 10007  
FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.

*Jhm*

2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 950511 HUM

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for an amendment to the Lower East Side III Urban Renewal Plan, for the Lower East Side III Urban Renewal Area.

The proposed amendment provides for:

- 1) Acquisition of two properties on the northeasterly corner of East 8th Street and Avenue C (353 East 8th Street (aka 126-30 Avenue C) and 355 East 8th Street, (block 378, lots 1 and 63, respectively);
- 2) Establishing a new Site 2 comprising lots 1, 63, 14, 15, 16, p.o. 17, 55, 56, 59, 60 and 62 in block 378, on the westerly part of the block bounded by East 8th Street, Avenue C East 9th Street and Avenue D. All of these lots with the exception of lots 1 and 63 were formerly part of Site 1.

The permitted land use on Site 2 is Public Service Establishment. A change in the boundary of the area was made to reflect the expanded urban renewal area.

The proposed amendment to the urban renewal plan would facilitate the development of Site 2 with a police facility.

COMMUNITY BOARD NO. 3  
BOROUGH MANHATTAN

BOROUGH BOARD \_\_\_\_\_

DATE OF PUBLIC HEARING 7/31/95  
WAS QUORUM PRESENT?  YES  NO

LOCATION JASA/100 EAST 5<sup>th</sup> ST

(A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.)

VOTE ADOPTING RECOMMENDATION TAKEN  
DATE 7/31/95

LOCATION SAME

RECOMMENDATION

APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

TO APPROVE THE ULURP # 950511 HUM BUT WITH THE RESTRICTION THAT AT NO TIME WILL RESTRICTED/PERMITTED ON STREET PARKING FOR NYCHA OR NYPD EMPLOYEES BE ESTABLISHED AND THAT THE STREETS SHOULD BE PRESERVED FOR RESIDENTS' PARKING.

cc: *Graham*  
*(Manh. COP)*  
*Staten Office*

AUG 21

8/21/95

VOTING  
IN FAVOR 19 AGAINST 11 ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD 48  
*Martha Danziger*  
COMMUNITY/BOROUGH BOARD OFFICER

DATE 8/18/95

*Martha Danziger*  
TITLE

Community/Borough Board  
Recommendation

*John*

CITY PLANNING COMMISSION  
22 Reade Street, New York, NY 10007  
FAX # (212) 720-3356

INSTRUCTIONS

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APPLICATION # C 950512 HDM

DOCKET DESCRIPTION

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, comprising Site 2 within the Lower East Side III Urban Renewal Area, located on the northeasterly corner of East 8th Street and Avenue C, East 9th Street and Avenue D, (block 378, lots 1, 14, 15, 16, p.o. 17, 55, 56, 59, 60, 62 and 63), Borough of Manhattan.

The property is to be disposed to the New York City Housing Authority and would facilitate the development of Site 2 with a housing police facility.

*cc. Zabause*  
*Mark-SEP*  
*Status Officer*

COMMUNITY BOARD NO. 3  
BOROUGH MANHATTAN

BOROUGH BOARD \_\_\_\_\_

DATE OF PUBLIC HEARING 7/31/95  
WAS QUORUM PRESENT?  YES  NO

LOCATION JASA / 200 EAST 5<sup>th</sup> ST

(A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.)

VOTE ADOPTING RECOMMENDATION TAKEN

DATE 7/31/95

LOCATION SAME

RECOMMENDATION

APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

*8/21/95*  
*Aug 21*

VOTING  
IN FAVOR 19 AGAINST 6 ABSTAINING 5

TOTAL MEMBERS APPOINTED TO BOARD \_\_\_\_\_

*Martha Danzberg*  
COMMUNITY/BOROUGH BOARD OFFICER

8/18/95  
DATE

*District Manager*  
TITLE

Community/Borough Board  
Recommendation

CITY PLANNING COMMISSION  
22 Reade Street, New York, NY 10007  
FAX # (212) 720-3356

→ John

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 950513 ZMM

cc. Berner  
Manhattan-DEP  
Statute Of free

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 12c, establishing within an existing R7-2 District a C1-5 District bounded by East 8th Street, a line 100 feet easterly of Avenue C, East 9th Street and a line 300 feet easterly of Avenue C, as shown on a diagram (for illustrative purposes only) dated July 10, 1995, Borough of Manhattan, Community District 3.

COMMUNITY BOARD NO. 3

BOROUGH Manhattan

BOROUGH BOARD \_\_\_\_\_

DATE OF PUBLIC HEARING 7/31/95

LOCATION NASA/200 EAST 5<sup>th</sup> ST.

WAS QUORUM PRESENT?  YES  NO

(A public hearing shall require a quorum of 20% of the qualified members of the board but in no case less than seven such members.)

VOTE ADOPTING RECOMMENDATION TAKEN

DATE 7/31/95

LOCATION SAME

RECOMMENDATION

- APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

12/5/95  
1/21/95

VOTING  
IN FAVOR 18 AGAINST 5 ABSTAINING 5

TOTAL MEMBERS APPOINTED TO BOARD 48

Martha Purzyski  
COMMUNITY/BOROUGH BOARD OFFICER

7/31/95  
DATE

District Manager  
TITLE

Community/Borough Board  
Recommendation *Barnes*

CITY PLANNING COMMISSION  
22 Reade Street, New York, NY 10007  
FAX # (212) 720-3356

*Manh. - SEP*

INSTRUCTIONS

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APPLICATION # *C 950514 ZSM*

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-461 of the Zoning Resolution to allow an unattended accessory parking garage with a maximum capacity of 78 spaces on portions of the first and second floors of a proposed police facility on property located on the east side of Avenue C, between East 8th Street and East 9th Street (Block 378, Lots 1, 14, 15, 16, 55, 56, 59, 60, 62, 63 and part of Lot 17), within a proposed C1-5 district\*, Borough of Manhattan, Community District 3.

\*Note: The establishment of the proposed C1-5 district is the subject of a related application for an amendment of the Zoning Map (C 950513 ZMM).

Plans for the proposal are on file at the City Planning Commission and may be seen Room 3N, 22 Reade Street, New York, N.Y. 10007.

COMMUNITY BOARD NO. 3  
BOROUGH Manhattan

BOROUGH BOARD \_\_\_\_\_

DATE OF PUBLIC HEARING 7/31/95  
WAS QUORUM PRESENT?  YES  NO

LOCATION JASA - 200 EAST 5th STREET

(A public hearing shall require a quorum of 20% of the quorum votes of the board, but in no case less than seven such members.)

VOTE ADOPTING RECOMMENDATION TAKEN  
DATE 7/31/95

LOCATION SAME AS ABOVE

RECOMMENDATION

APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

- THAT PARKING SPACES ON PROPOSED SITE BE USED SOLELY BY NYCHA OFFICERS THAT SERVE THE CB#3 COMMUNITY.
- THAT THE NEW FACILITY NOT CAUSE A REDUCTION IN SERVICES AT THE NYCHA FACILITY AT 22 JACKSON STREET.
- THAT THE TRAFFIC REGULATIONS BE STRICTLY ENFORCED IN THIS AREA.
- THAT THE SAFETY OF THE CHILDREN AT THE ASSOCIATION DAY CARE(9th STREET BETWEEN AVENUES C AND D)BE MADE A PRIORITY.
- THAT POLLUTION CONTROL MEASURES BE ENFORCED SINCE THE AREA ALREADY SUFFERS FROM POLLUTION FROM THE CON EDISON PLANT ON 14th STREET.

VOTING  
IN FAVOR 19 AGAINST 3 ABSTAINING 7

TOTAL MEMBERS APPOINTED TO BOARD 48

COMMUNITY/BOROUGH BOARD OFFICER [Signature]

DATE 8/18/95

TITLE District Manager

09/15  
AUG 21

**Borough President  
Recommendation**

**CITY PLANNING COMMISSION**  
22 Reade Street, New York, NY 10007  
FAX# (212) 720-3356

**INSTRUCTIONS**

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2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

**APPLICATION #** C 950511 HUM

**DOCKET DESCRIPTION**

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for an amendment to the Lower East Side III Urban Renewal Plan, for the Lower East Side III Urban Renewal Area.

The proposed amendment provides for:

- 1) Acquisition of two properties on the northeasterly corner of East 8th Street and Avenue C (353 East 8th Street (aka 126-30 Avenue C) and 355 East 8th Street, (block 378, lots 1 and 63, respectively);
- 2) Establishing a new Site 2 comprising lots 1, 63, 14, 15, 16, p.o. 17, 55, 56, 59, 60 and 62 in block 378, on the westerly part of the block bounded by East 8th Street, Avenue C East 9th Street and Avenue D. All of these lots with the exception of lots 1 and 63 were formerly part of Site 1.

The permitted land use on Site 2 is Public Service Establishment. A change in the boundary of the area was made to reflect the expanded urban renewal area.

The proposed amendment to the urban renewal plan would facilitate the development of Site 2 with a police facility.

**COMMUNITY BOARD NO.** 3

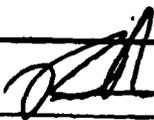
**BOROUGH** MANHATTAN

**RECOMMENDATION**

- APPROVE  
 APPROVE WITH MODIFICATIONS/CONDITIONS (List below)  
 DISAPPROVE

**EXPLANATION OF RECOMMENDATION - MODIFICATION/CONDITIONS (Attach additional sheets if necessary)**

See attached report and recommendation.

  
\_\_\_\_\_  
**BOROUGH PRESIDENT**

9/14/95  
\_\_\_\_\_  
**DATE**

**Borough President  
Recommendation**

**CITY PLANNING COMMISSION**  
22 Reade Street, New York, NY 10007  
FAX# (212) 720-3356

**INSTRUCTIONS**

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APPLICATION # C 950512 HDM

**DOCKET DESCRIPTION**

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, comprising Site 2 within the Lower East Side III Urban Renewal Area, located on the northeasterly corner of East 8th Street and Avenue C, East 9th Street and Avenue D, (block 378, lots 1, 14, 15, 16, p.o. 17, 55, 56, 59, 60, 62 and 63), Borough of Manhattan.

The property is to be disposed to the New York City Housing Authority and would facilitate the development of Site 2 with a housing police facility.

COMMUNITY BOARD NO. 3

BOROUGH MANHATTAN

**RECOMMENDATION**

- APPROVE  
 APPROVE WITH MODIFICATIONS/CONDITIONS (List below)  
 DISAPPROVE

EXPLANATION OF RECOMMENDATION - MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

See attached report and recommendation.

95 SEP 14 11 41 AM '95

  
BOROUGH PRESIDENT

9/14/95  
DATE

**Borough President  
Recommendation**

**CITY PLANNING COMMISSION**  
22 Reade Street, New York, NY 10007  
FAX# (212) 720-3356

**INSTRUCTIONS**

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

**APPLICATION #** C 950513 ZMM

**DOCKET DESCRIPTION**

**IN THE MATTER OF** an application submitted by the New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 12c, establishing within an existing R7-2 District a C1-5 District bounded by East 8th Street, a line 100 feet easterly of Avenue C, East 9th Street and a line 300 feet easterly of Avenue C, as shown on a diagram (for illustrative purposes only) dated July 10, 1995, Borough of Manhattan, Community District 3.

**COMMUNITY BOARD NO.** 3

**BOROUGH** MANHATTAN

**RECOMMENDATION**

- APPROVE  
 APPROVE WITH MODIFICATIONS/CONDITIONS (List below)  
 DISAPPROVE

**EXPLANATION OF RECOMMENDATION - MODIFICATION/CONDITIONS** (Attach additional sheets if necessary)

See attached report and recommendation.

  
BOROUGH PRESIDENT

9/14/95  
DATE

**Borough President  
Recommendation**

**CITY PLANNING COMMISSION**  
22 Rade Street, New York, NY 10007  
FAX# (212) 720-3356

**INSTRUCTIONS**

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

**APPLICATION #** C 950514 ZSM

**DOCKET DESCRIPTION**

**IN THE MATTER OF** an application submitted by the New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-461 of the Zoning Resolution to allow an unattended accessory parking garage with a maximum capacity of 78 spaces on portions of the first and second floors of a proposed police facility on property located on the east side of Avenue C, between East 8th Street and East 9th Street (Block 378, Lots 1, 14, 15, 16, 55, 56, 59, 60, 62, 63 and part of Lot 17), within a proposed C1-5 district\*, Borough of Manhattan, Community District 3.

\*Note: The establishment of the proposed C1-5 district is the subject of a related application for an amendment of the Zoning Map (C 950513 ZMM).

Plans for the proposal are on file at the City Planning Commission and may be seen Room 3N, 22 Rade Street, New York, N.Y. 10007.

**COMMUNITY BOARD NO.** 3

**BOROUGH** MANHATTAN

**RECOMMENDATION**

- APPROVE
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- DISAPPROVE

**EXPLANATION OF RECOMMENDATION - MODIFICATION/CONDITIONS** (Attach additional sheets if necessary)  
See attached report and recommendation.

STAMP: 950514 ZSM

  
\_\_\_\_\_  
**BOROUGH PRESIDENT**

\_\_\_\_\_  
**DATE** 7/14/95



THE CITY OF NEW YORK  
OFFICE OF THE PRESIDENT  
OF THE  
BOROUGH OF MANHATTAN

MUNICIPAL BUILDING  
NEW YORK, N.Y. 10007  
(212) 669-8300

RUTH W. MESSINGER  
BOROUGH PRESIDENT

95 SEP 11 01 11 05  
RECEIVED

September 11, 1995

**ULURP NUMBERS:**

C 950511 HUM  
C 950512 HDM  
C 950513 ZMM  
C 950514 ZSM

**APPLICANTS:**

New York City Department of Housing Preservation and Development (HPD) for application numbers: C 950511 HUM and C 950512 HDM. New York City Housing Authority (NYCHA) for application numbers: C 950513 ZMM and C 950514 ZSM.

**REQUESTS:**

**C 950511 HUM**

HPD has proposed an amendment to the Lower East Side III Urban Renewal Plan. The Amendment provides for:

the acquisition of two properties on the northeasterly corner of East 8th Street and Avenue C (353 and 355 East 8th Street, block 378, lots 1 and 63 respectively);

the establishment of a new Site 2 comprising lots 1, 63, 14, 15, 16, part of 17, 55, 56, 59, 60, and 62 in block 378, on the westerly part of the block bounded by East 8th Street, Avenue C, East 9th Street and Avenue D (all of these sites with the exception of lot 1 and 63 were formerly part of Site 1); and

- a Public Service Establishment commercial use, Use Group 6D, on Site 2.

A change in the boundary of the area was made to reflect the expanded urban renewal area and to facilitate the development of Site 2 for a New York City Police Department (NYPD) Housing Bureau regional police facility to serve NYCHA housing developments in lower Manhattan.

**C 950512 HDM**

HPD is also requesting the disposition of city-owned property, comprising Site 2 within the Lower East Side III Urban Renewal Area, for the construction of a Police Service Area

Facility for approximately 300 officers, with accessory parking, to be known as Police Service Area (PSA) #4.

**C 950513 ZMM**

NYCHA is requesting an amendment of the Zoning Map, Section 12c, to change the zoning from an existing R7-2 district to an R7-2 district with a C1-5 overlay. The zoning change would extend the existing C1-5 zone from 100 feet to 300 feet on the block bounded by Avenues C and D, and East 8th and 9th Streets. This change will allow for the bulk requirements of the proposed PSA #4 precinct and its 78-space, 23 foot high accessory parking garage, since a C1-5 zone permits an accessory parking garage of up to 23 feet in height as an allowable rear yard obstruction.

**C 950514 ZSM**

NYCHA is also requesting a special permit to allow an unattended accessory parking garage with a maximum capacity of 78 parking spaces on portions of the first and second floors of a proposed police facility on property located on the east side of Avenue C, between East 8th Street and East 9th Street (Site 2 as described above) in Community District 3 in Manhattan.

**PROJECT BACKGROUND:**

The proposed police facility will replace the current PSA #4 facility currently located at 18-22 Jackson Street in the basement of Vladeck Houses. The facility at Vladeck Houses is no longer large enough to accommodate the needs of PSA #4.

HPD and the Division of Real Estate Services (DRES) investigated alternative locations and indicated that there are no other sites available within PSA #4 suitable for a police precinct. HPD was unwilling to relinquish the only other identified site, at South Street and Rutgers Slip within the Two Bridges Urban Renewal Area, since it was included in plans for a mixed-use residential development. At the request of Community Board 3's Public Safety Committee, NYCHA examined renovating Baruch Bath House, a Parks Department building surrounded by Baruch Houses. NYCHA determined that the building was too small to meet the needs of PSA #4. NYCHA also determined that a former glass factory under DRES jurisdiction located on Avenue D between East 8th and 9th Streets was too small to meet PSA #4 requirements.

**SUMMARY OF COMMUNITY BOARD ACTION:**

Community Board 3 approved C 950511 HUM with the restriction that at no time will restricted/permitted on-street parking for NYCHA or NYPD employees be established and that the streets be preserved for resident parking by a vote of 19 in favor, 11 against and 0 abstaining. The Board approved application number C 950512 HDM by a vote of 19 in favor, 6 against and 5 abstaining; and application number C 950513 ZMM by a vote of 18 in favor, 5 against and 5 abstaining. With regard to application number C 950514 ZSM, the

Board approved the application by a vote of 19 in favor, 3 against and 7 abstaining with the following conditions:

- that parking spaces on the proposed site be used solely by NYCHA officers that serve the Community Board 3 community;
- that the new facility not cause a reduction in services at the NYCHA facility at 22 Jackson street;
- that the traffic regulations be strictly enforced in this area;
- that the safety of the children at the Association Day Care (9th Street between Avenues C and D) be made a priority; and

that pollution control measures be enforced since the area already suffers from pollution generated by the Con Edison plant on 14th Street.

**BOROUGH PRESIDENT ACTION:**



The Manhattan Borough President recommends approval.



The Manhattan Borough President recommends disapproval.



The Manhattan Borough President recommends approval, subject to the condition detailed below.



The Manhattan Borough President recommends disapproval, unless the conditions detailed below are addressed as described.

**COMMENTS:**

The Borough President understands the concern of Community Board 3 that the parking spaces on the proposed PSA #4 be used solely by police officers that serve the Community Board 3 community, and she recognizes that Community Board 3 already houses facilities that serve other community districts. However, the Borough President understands that this parking garage will accommodate police vehicles serving all of PSA #4, which includes all of Manhattan south of 42nd Street.

Initially, the Borough President was concerned that some of the proposed 78 parking spaces could be used by police officers for their private vehicles, which would encourage auto commuting. However, NYCHA has stated that this would not be the case, and that all 78 spaces would be used for official police vehicles serving the PSA #4 area. To ensure that on-street parking for residents will not be reduced, the Borough President concurs with Community Board 3 that "restricted/permitted" on-street parking for NYCHA and NYPD employees not be established.

The Borough President also concurs with Community Board 3 that the safety of the children at the Association Day Care (9th Street between Avenues C and D) be made a priority. To ensure this, PSA #4 should work with the Association Day Care Center to minimize the safety hazards created by vehicles entering and exiting the parking facility on 9th Street. In addition, the following pedestrian safety features should be installed at both entrances and exits:

- pedestrian caution flashing red lights, activated by exiting vehicles, should be located on both sides of the exits on East 8th and 9th Streets; and

stop signs should be installed in the garage at both vehicle exits.

Therefore, the Borough President recommends approval of application numbers C 950511 HUM, C 950512 HDM, and C 950513 ZMM, which would facilitate the development of a NYPD Housing Bureau regional police facility to serve NYCHA housing developments in lower Manhattan. In addition, the Borough President recommends approval of application number C 950514 ZSM for a special permit to allow an accessory parking garage, which would serve the PSA #4 police facility and be limited to official police vehicles, subject to the condition that the above safety features be installed.

Report and Recommendation Accepted:



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Ruth W. Messinger  
Manhattan Borough President