

CITY PLANNING COMMISSION

November 1, 1995/Calendar No. 30

C 950512 HDM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), 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, 55, 56, 59, 60, 62 and 63).

The property is to be disposed to the New York City Housing Authority and will facilitate the development of Site 2 with a housing police facility, Borough of Manhattan, Community District 3.

The application for the disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on May 17, 1995. The proposed action would facilitate the construction of a four-story, 48,000 square-foot regional police service facility for the Housing Bureau of the New York City Police Department on a vacant site at Avenue C and East 8th Street in the Lower East Side III Urban Renewal Area.

RELATED ACTIONS

In addition to the application for the disposition of city-owned property, which is the subject of this report, implementation of the proposal requires the following concurrent actions:

- 1) An amendment of the Lower East Side III Urban Renewal Plan to expand the boundaries of the Project Area through the acquisition of two lots; to establish Site 2 in the western half of the Project Area; and to designate Site 2 for public service establishment use (Use Group 6D) (C 950511 HUM);

- 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

A description of the proposed development and the Lower East Side III Urban Renewal Area is included in the report for the amendment to the Lower East Side Urban Renewal Plan (C 950511 HUM).

ENVIRONMENTAL REVIEW

This application (C 950512 HDM), 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 the following:

"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 950512 HDM), 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 950512 HDM), in conjunction with the applications for the related actions, on July 31, 1995, and, on that date, by a vote of 19 to 6 with 5 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 950512 HDM), 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. The Borough President's recommendation is included in the report for the amendment of the Lower East Side III Urban Renewal Plan (C 950511 HUM).

City Planning Commission Public Hearing

On September 13, 1995 (Calendar No. 12), the City Planning Commission scheduled September 27, 1995, for a public hearing on this application (C 950512 HDM). The hearing was duly held on September 27, 1995 (Calendar No. 23), 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 disposition of city-owned property, as described herein, is appropriate. A full consideration is contained in the report for the amendment of the Lower East Side III Urban Renewal Plan (C 950511 HUM).

RESOLUTION

The City Planning Commission finds that the proposed disposition of Site 2 consisting of city-owned property 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, 55, 56, 59, 60, 62 and 63) conforms to the objectives and provisions of the Lower East Side III Urban Renewal Plan (C 950511 HUM), which is being considered concurrently with this application.

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 be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located within the Lower East Side Urban Renewal Area at the northeasterly corner of East 8th Street and Avenue C, East 9th Street and Avenue D, (Block 378, Lots 1, 14, 15, 16, 55, 56, 59, 60, 62 and 63) Community District 3, Borough of Manhattan, is approved (C 950512 HDM).

The above resolution, duly adopted by the City Planning Commission on November 1, 1995 (Calendar No. 30), 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