
IN THE MATTER OF the designation of the Lower East Side III Urban Renewal Area Addition, as an area appropriate for urban renewal, pursuant to Section 504 of Article 15 of the General Municipal Law (Urban Renewal Law) of New York State, located in Community District 3 the Borough of Manhattan and described as follows:

Property at 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).

The area proposed to be designated as appropriate for urban renewal and added to the existing Lower East Side III Urban Renewal Area comprises property at 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). These properties are part of new Site 2, which is to be developed with a housing police facility. The area is comprised of vacant lots which tend to promote blighting conditions which impair or arrest the potential for sound growth and development of the area.

RELATED ACTIONS

Implementation of the proposed development also requires approval by the City Planning Commission of the following applications, which are being considered concurrently with this designation:

- 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) The disposition to the New York City Housing Authority of city-owned property, comprising Site 2 of the urban renewal area, excluding p/o lot 17 (C 950512 HDM).

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 designation (N 950626 HGM), 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.

CITY PLANNING COMMISSION PUBLIC HEARING

On September 13, 1995 (Calendar No. 10), the City Planning Commission scheduled September 27, 1995 for a public hearing on this matter (C 950626 HGM). The hearing was duly held on September 27, 1995 (Calendar No. 21), in conjunction with the hearings on the related matters.

There were no appearances and the hearing was closed.

CONSIDERATION

The statement of the City Planning Commission concerning this proposed development appears in the report on the amendment to the urban renewal plan (C 950511 HUM).

RESOLUTION

Whereas, the City Planning Commission finds that the area comprising lots 1 and 63 in block 378, at the northeasterly corner of East 8th Street and Avenue C, within Community District 3, Borough of Manhattan, is an area appropriate for urban renewal.

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, that the City Planning Commission hereby designates, pursuant to Section 504, Article 15 of the New York State General Municipal Law (Urban Renewal Law), the area described above as an area appropriate for urban renewal.

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