



IN THE MATTER OF an application submitted by the New York City Department of Correction, the Mayor's Office of Criminal Justice, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 124 White Street (Block 198, Lot 1) for a borough-based jail facility.

This application (C 190341 PQM) for an acquisition of property was filed by the New York City (NYC) Department of Correction (DOC), the NYC Mayor's Office of Criminal Justice (MOCJ) and the NYC Department of Citywide Administrative Services (DCAS) on March 22, 2019. The proposed action, along with the related actions, would facilitate the development of four detention facilities that comprise the NYC borough-based jail system in Bronx Community District 1, Brooklyn Community District 2, Manhattan Community District 1 and Queens Community District 9.

RELATED ACTIONS

In addition to the acquisition, which is the subject of this report (C 190341 PQM), the following actions are also being considered concurrently with this application:

System-wide

C 190333 PSY Site selection for four new borough-based jail facilities

N 190334 ZRY Text amendment to create a new Special Permit in Zoning Resolution (ZR) Section 74-832 to allow for modifications to ground floor uses, bulk, floor area ratio, parking and loading for a borough-based jail system

Bronx

C 190335 ZSX Special Permit pursuant to ZR Section 74-832

C 190336 ZMX Zoning Map Amendment to rezone the western portion of Block 2574 from M1-3 to M1-4/R7-X

N 190337 ZRX Zoning Text Amendment to Appendix F to establish a new Mandatory Inclusionary Housing (MIH) area

C 190338 HAX Designation of the mixed-use development site as an Urban Development Action Area (UDAA) and an Urban Development Action Area Project (UDAAP) Approval for the mixed-use development and the disposition of the mixed-use development site to facilitate a new mixed-use development

Brooklyn

C 190339 ZSK Special Permit pursuant to ZR Section 74-832

C 190116 MMK City map amendment to establish upper and lower limiting planes to State Street between Boerum Place and Smith Street

Manhattan

C 190340 ZSM Special Permit pursuant to ZR Section 74-832

C 190252 MMM City map amendment to demap White Street between Centre Street and Baxter Street and reestablish White Street with upper and lower limiting planes as well as narrow and realign the right-of-way

Queens

C 190342 ZSQ Special Permit pursuant to ZR Section 74-832

C 190117 MMQ City map amendment to demap 82nd Avenue between 126th Street and 132nd Street

BACKGROUND

A full background discussion and description of this application appear in the report for the related site selection action (C 190333 PSY).

ENVIRONMENTAL REVIEW

The subject application (C 190341 PQM), in conjunction with the applications for related actions (C 190333 PSY, C 190335 ZSX, N 190334 ZRY, C 190336 ZMX, N 190337 ZRX, C 190338 HAX, C 190339 ZSK, C 190116 MMK, C 190340 ZSM, C 190252 MMM, C 190342 ZSQ and C 190117 MMQ), was reviewed pursuant 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 (NYCRR), Section 617.00 et seq. and the New York City Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 18DOC001Y. The lead agency is the Department of Correction.

A summary of the environmental review appears in the report on the related application for a site selection (C 190333 PSY).

UNIFORM LAND USE REVIEW

On March 25, 2019 this application (C 190341 PQM), in conjunction with the applications for related actions (C 190333 PSY, N 190334 ZRY, C 190340 ZSM and C 190252 MMM), was certified as complete by the Department of City Planning and was duly referred to Community Board 1 and the Manhattan Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b) and in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Manhattan Community Board 1 held a public hearing on this application (C 190341 PQM) on April 8, 2019 and on May 28, 2019 by a vote of 35 in favor, zero opposed and zero abstaining, adopted a resolution recommending disapproval of the proposed application with conditions.

A summary of the recommendations appears in the report on the related special permit action (C 190333 PSY).

Borough President Recommendation

The Manhattan Borough President considered this application (C 190341 PQM) and on July 5 issued a recommendation to approve the proposed application with the following conditions:

A summary of the recommendations appears in the report on the related site selection action (C 190333 PSY).

City Planning Commission Public Hearing

On June 19, 2019 (Calendar No. 10) the CPC scheduled July 10, 2019 for a public hearing on this application (C 190341 PQM). The hearing was duly held on July 10, 2019 (Calendar No. 17) in conjunction with the public hearing on the applications for the related actions (C 190333 PSY, N 190334 ZRY, C 190335 ZSX, C 190336 ZMX, N 190337 ZRX, C 190338 HAX, C 190339 ZSK, C 190116 MMK, C 190340 ZSM, C 190252 MMM, C 190342 ZSQ and C 190117 MMQ).

There were a number of speakers, as described in the report for the related site selection action (C 190333 PSY), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for an acquisition of a leasehold interest of retail space in Manhattan Detention Center (MDC) North held by Walker Street-Chung Pak Local Development Corporation (LDC), an area of approximately 6,300 square feet (C 190341 PQM), in conjunction with the related applications, is appropriate.

A full description of the Commission's consideration appears in the report for the related site selection action (C 190333 PSY).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on August 23, 2019, with respect to this application (CEQR No. 18DOC001Y), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those project components related to the environment and mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action will not

substantially hinder the achievement of the Waterfront Revitalization Program (WRP) policy and hereby determines that this proposed action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that this application submitted by the New York City (NYC) Department of Correction, the Mayor's Office of Criminal Justice, and the Department of Citywide Administrative Services for the acquisition of property located at 124 White Street (Block 198, Lot 1) for a borough-based jail facility, is approved.

The above resolution (C 190341 PQM), duly adopted by the City Planning Commission on September 3, 2019 (Calendar No. 10) is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

DAVID BURNEY, ALLEN P. CAPPELLI, ESQ., JOSEPH DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN, LARISA ORTIZ, *Commissioners*

ALFRED C. CERULLO III, ORLANDO MARIN, RAJ RAMPERSHAD,
Commissioners, Voting No