



CITY PLANNING COMMISSION

November 19, 2008/ Calendar No. 9

C 080502 PQM

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 acquisition of property located at 148 West 143rd Street (Block 2011, lot 57), Community District 10, Borough of Manhattan.

This application (C 080502 PQM) was filed on June 16, 2008, by the Department of Housing Preservation and Development (HPD) for acquisition of privately owned property located at 148 West 143rd Street (Block 2011, lot 57), Borough of Manhattan, Community District 10.

RELATED ACTION:

In addition to the proposed acquisition of property, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 080501 HAM: UDAAP Designation and Project approval, and disposition of privately-owned property.

BACKGROUND

The Department of Housing Preservation and Development proposes to acquire property located at 148 West 143rd Street (Block 2011; lot 57) to facilitate the development of a six-story residential building. A full background discussion and description appears in the report on the related application for UDAAP designation and project approval and disposition of city-owned property (C 080501 HAM).

ENVIRONMENTAL REVIEW

This application (C 080502 PQM), in conjunction with the application for the related action (C 080501 HAM) 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Housing Preservation and Development.

This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 080502 PQM), along with the application for the related action (C 080501 HAM) was certified as complete by the Department of City Planning on June 30, 2008, and was duly referred to Community Board 10 and the Manhattan Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 10 held a public hearing on this application (C 080502 PQM) along with the related application (C 080501 HAM) on September 3, 2008, and on that date, by a vote of 28 to 0 with 1 abstention, adopted a resolution recommending approval of this application.

Borough President Recommendation

This application (C 080502 PQM) along with the related application (C 080501 HAM) was considered by the Manhattan Borough President who issued a recommendation approving this application on September 22, 2008.

City Planning Commission Hearing

On October 7, 2008 (Calendar No. 3), the Commission scheduled October 29, 2008 for a public hearing on this application (C 080502 PQM). The hearing was duly held on October 29, 2008 (Calendar No.16) in conjunction with the hearing for the related action (C 080501 HAM).

There were three speakers in favor and none in opposition as described in the report on the related application for the UDAAP and project approval and disposition of city-owned property (C 080501HAM), and the hearing was closed.

CONSIDERATION

The Commission believes that the application for acquisition of to facilitate the proposed development, is appropriate.

A full consideration and analysis of the issues, and reasons for approving this application, appear in the related application for the UDAAP designation and project approval and disposition of privately-owned property (C 080501 HAM).

RESOLUTION

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of New York City Charter, that based on the environmental determination and consideration described in this report, the application (C 080502 PQM) of the Department of Housing Preservation and Development for acquisition of property located at 148 West 143rd Street (Block 2011, lot 57), is approved.

The above resolution, duly adopted by the City Planning Commission on November 19, 2008 (Calendar No. 9), is filed with the office of the Speaker, City Council, and the Borough President of Brooklyn in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice-Chairman

IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III, BETTY Y. CHEN,
MARIA DEL TORO, RICHARD W. EADDY, NATHAN LEVENTHAL,
SHIRLEY A. MCRAE, JOHN MEROLO, Commissioners