



CITY PLANNING COMMISSION

March 4, 2009 / Calendar No. 10

N090252 HAM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 400-402 East 8th Street; 103, 101, and 97-99 Avenue D; 281 and 279 East 7th Street (Block 377, Lots 35, 41-43, and 47-48) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area;

to facilitate the development of a 12-story mixed-use building, tentatively known as Lower East Side Girls Club, with approximately 78 residential units, retail and community facility space, Community District 3, Borough of Manhattan.

WHEREAS, on December 19, 2008, the Department of Housing Preservation and Development (HPD) submitted an application (N 090252 HAM) pursuant to Article 16 of the General Municipal Law of New York State for:

1. the designation of property located at 400-402 East 8th Street; 103, 101, and 97-99 Avenue D; 281 and 279 East 7th Street (Block 377, Lots 35, 41-43, and 47-48) as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area; and

WHEREAS, HPD states in its application that:

The project area consists of underutilized vacant property that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The project area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

WHEREAS, this application (N 090252 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 City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The

designated CEQR number is 09HPD014M. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on December 22, 2008.

WHEREAS, this application (N 090252 HAM) was referred by the Department of City Planning to Manhattan Community Board 3 on January 8, 2009; and

WHEREAS, Manhattan Community Board 3 submitted a favorable recommendation; and

WHEREAS, on February 4, 2009 (Calendar No. 5), the City Planning Commission scheduled February 18, 2009, for a public hearing on this application (N 090252 HAM). The hearing was duly held on February 18, 2009 (Calendar No. 31); and

WHEREAS, there were four speakers in favor of the application and none in opposition at the public hearing; and

WHEREAS, a representative from HPD spoke in favor of the proposed project. She summarized the program for the site and the affordability associated with the project. The project's intended sponsor spoke about her organization's background and community contributions, as well as its plans to consolidate disparate area operations into a single location at the project site. The project's developer spoke briefly about the project history and how the different uses would be located in the new building. The project's architect spoke briefly about the project's design and planning, including information about certain technical aspects of the building's mechanical systems; and

WHEREAS, there were no other speakers and the hearing was closed; and

WHEREAS, this application would facilitate the construction of a new, mixed-use, 12-story building including mixed-income rental housing, retail and community facility space at 400-402 East

8th Street; 103, 101, and 97-99 Avenue D; 281 and 279 East 7th Street (Block 377, Lots 35, 41-43, and 47-48) in an R7A/C1-5 and R8B zoning district; and

WHEREAS, the Commission has determined that the application warrants approval and therefore adopts the following resolution:

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 400-402 East 8th Street; 103, 101, and 97-99 Avenue D; 281 and 279 East 7th Street (Block 377, Lots 35, 41-43, and 47-48), as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

THEREFORE, BE IT FURTHER RESOLVED, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

1. the designation of property located at 400-402 East 8th Street; 103, 101, and 97-99 Avenue D; 281 and 279 East 7th Street (Block 377, Lots 35, 41-43, and 47-48) as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area; and

the City Planning Commission recommends that the New York City Council find that:

- a) The present status of the area tends to impair or arrest the sound development of the municipality;
- b) The financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and
- c) The project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act.

The above resolution, duly adopted by the City Planning Commission on March 4, 2009 (Calendar No. 10), is filed with the Office of the Speaker, City Council, pursuant to Article 16 of the General Municipal Law of New York State.

AMANDA M. BURDEN, FAICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, AIA,

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RICHARD W. EADDY, NATHAN LEVENTHAL, SHIRLEY A. MCRAE,

KAREN A. PHILLIPS, Commissioners