



CITY PLANNING COMMISSION

December 6, 2006/Calendar No. 4

C 060503 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 110-112 East 118th Street within the proposed Site 3C of the Upper Park Avenue Urban Renewal Area site 3C (Block 1645, p/o Lot 70) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of an accessory playground for the St. Paul Church and School, Borough of Manhattan, Community District 11.

Approval of three separate matters is required:

1. The designation of property located at 110-112 East 118th Street (Block 1645, p/o Lot 70) as an Urban Development Action Area; and
2. An Urban Development Action Area Project for such property; and
3. The disposition of such property to a developer selected by HPD.

The application was filed by HPD on May 17, 2006 to facilitate the development of an accessory playground for St. Paul's Church and school.

The Department of Housing Preservation and Development states in its application:

The Disposition Area consists of underutilized vacant land which 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 protect and promote sound growth and development. The Disposition 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.

RELATED ACTION

In addition to the Urban Development Action Area Project (UDAAP) designation, project approval and the disposition of city-owned 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 060502 HUM An amendment to the Upper Park Avenue Urban Renewal Plan.

BACKGROUND

A detailed description of the site, surrounding area and proposed project is included in the report on the related application for the First Amendment to the Upper Park Avenue Urban Renewal Plan (C 060502 HUM).

ENVIRONMENTAL REVIEW

This application (C 060503 HAM), in conjunction with the application for the related action (C 060502 HUM), 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 Rules and Regulations, Section 617.00et seq. and the New York Environmental Quality Review (CEQR) Rules of Procedure of 1991 and the Executive Order No. 91 of 1977. The designated number is 06HPD002M. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a Negative declaration was issued on April 3, 2006.

UNIFORM LAND USE REVIEW

This application (C 060503 HAM) was certified as complete by the Department of City Planning on July 10, 2006, and was duly referred to Community Board 11 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 11 held a public hearing on this application on September 6, 2006 and on that date by a vote of 23 to 3 with 7 abstention, adopted a resolution recommending approval of the application with conditions. A summary of the board's conditions appear in the report on the related application for the Amendment to the Upper Park Avenue Urban Renewal Area (C 060502 HUM).

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving this application with conditions on October 18, 2006.

A summary of the Borough President's conditions appear in the report on the related application for the Amendment to the Upper Park Avenue Urban Renewal Area (C 060502 HUM).

City Planning Commission Public Hearing

On October 11, 2006 (Calendar No. 5), the City Planning Commission scheduled October 25, 2006 for a public hearing on this application (C 060503 HAM). The hearing was duly held on October 25, 2006 (Calendar No. 7). There were two speakers in favor of the application and none in opposition as described in the report on the related application for the First Amendment to the Upper Park Avenue Urban renewal Plan (C 060502 HUM).

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for UDAAP designation, project approval and disposition of city-owned property is appropriate.

A full consideration and the reasons for approving the project appear in the report on the related application for the First Amendment to the Upper Park Avenue Urban Renewal Plan (C 060502 HUM).

RESOLUTION

The City Planning Commission finds that the proposed disposition of city-owned property located at 110-112 East 118th Street, (Block 1645, p/o Lot 70) Site 3C within the Upper Park Avenue Urban Renewal Area conforms to the objectives and provisions of the Amended Upper Park Avenue Urban Renewal Plan (C 060502 HUM) which is considered concurrently with this application; and be it further

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 110-112 East 118th Street (Site 3C) within the Upper Park

Avenue Urban Renewal Area (Block 1645, p/o Lot 70) in Community District 11, Borough of Manhattan, 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 **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:

- a) the designation of 110-112 East 118th Street(Block 1645, p/o Lot 70) Site 3C within the Upper Park Avenue Urban Renewal Area as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area; and the City Planning Commission recommends that the New York City Council finds 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;

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 the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 110-112 East 118th Street, Site 3C, within the Upper Park Avenue Urban Renewal Area (Block 1645, p/o Lot 70),

Community District 11, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 060503 HAM).

The above resolution (C 060503 HAM), duly adopted by the City Planning Commission on December 6, 2006 (Calendar No. 4), 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.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chair

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Commissioners