



CITY PLANNING COMMISSION

November 22, 2004/ Calendar No. 10

C 040506 PPM

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of thirty-six (36) City-owned properties pursuant to zoning, Borough of Manhattan, Community District 4.

This application (C 040506 PPM) was filed on June 17, 2004 by the Department of Citywide Administrative Services (DCAS) for:

the disposition of thirty- six city-owned properties generally located between West 25th and West 41st streets and Ninth and Eleventh avenues pursuant to zoning:

<u>BLOCK #</u>	<u>LOT #</u>	<u>ADDRESS</u>
697	1	220 Eleventh Avenue
697	60	544 West 26 th Street
685	38	305 Eleventh Avenue
702	1	West 30 th Street
702	50	501 West 30 th Street
704	1	West 32 nd Street
704	5	West 32 nd Street
704	6	West 32 nd Street
705	1	380-386 Eleventh Avenue
705	5	553-557 West 33 rd Street
705	53	524-526 West 34 th Street
705	54	528-556 West 34 th Street
706	1	400 Eleventh Avenue
706	10	545 West 34 th Street
706	15	533-535 West 34 th Street
706	17	527-531 West 34 th Street
706	48	534-536 West 35 th Street
706	50	538-540 West 35 th Street
706	52	542-544 West 35 th Street
706	55	550 West 35 th Street
707	1	418 Eleventh Avenue
707	13	537-541 West 35 th Street
707	16	529-535 West 35 th Street
707	20	517-527 West 35 th Street
707	51	524 West 36 th Street

707	54	530 West 36 th Street
707	56	542 West 36 th Street
708	20	525 West 36 th Street
708	46	518 West 37 th Street
709	17	525-539 West 37 th Street
710	11	535 West 38 th Street
710	20	519 West 38 th Street
763	47	310-312 West 40 th Street
1051	1	562-574 Tenth Avenue
1069	29	537-541 Tenth Avenue
1069	34	543-551 Tenth Avenue

RELATED ACTIONS

In addition to the disposition of city-owned property, which is the subject of this report, implementation of the proposal requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C 040499(A) ZMM Zoning Map amendment to an area generally bounded by West 30th and West 41st streets and Seventh and Eighth avenues to Eleventh avenues including creation of the Special Hudson Yards District, modification of the Special Garment Center District, Special Midtown District, and elimination of the Special Jacob K. Javits Convention Center District.
2. N 040500(A) ZRM Zoning Text amendment to create the Special Hudson Yards District and regulations; modify the Special Garment Center District, Special Clinton District, and elimination of the Special Jacob K. Javits Convention Center District.
3. C 040501 PCM Site selection and acquisition of property bounded by West 29th and West 30th streets and Eleventh and Twelfth avenues for use as a sanitation garage and tow pound facility.
4. C 040502 PCM Site selection and acquisition of property generally bounded by West 34th and West 36th streets and Tenth and Eleventh avenues and acquisition of an easement for use as a public parking garage.

5. C 040503 PQM Acquisition of aerial easements located midblock between Tenth and Eleventh avenues from West 39th to West 41st streets for a pedestrian bridge.
6. C 040504 PQM Acquisition of property generally bounded by Eight and Eleventh avenues, West 25th and West 42nd streets to facilitate the construction of a subway extension; and the acquisition of easements for construction of a subway extension.
7. C 040505 PQM Acquisition of property bounded by West 30th and West 33rd streets, and Tenth and Eleventh avenues.
8. C 040507 MMM Amendment to the City map involving the establishment of Hudson Boulevard, Parks and legal grades; the elimination, discontinuance and closing of a volume of West 35th Street; and the elimination of West 32nd Street.
9. C 040508 MMM Amendment to the City Map involving the establishment of a park above a lower limiting plane bounded by West 29th Street, Eleventh Avenue, West 30th Street and Twelfth Avenue.

BACKGROUND

A full background discussion and description of this application appears in the report on the related zoning text change application (N 040500(A) ZRM).

ENVIRONMENTAL REVIEW

This application (C 040506 PPM), in conjunction with the related applications 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 designated CEQR number is 03DCP031M. The City Planning Commission and the Metropolitan Transit Authority are the co-lead agencies.

A positive declaration was issued on April 21, 2003 and distributed, published and filed, and the applicant was asked to prepare or have prepared a Draft Generic Environmental Impact Statement ("DGEIS"). A public meeting for the Draft Scope of Work for the DGEIS was held on June 6, 2003 and the Final Scope of Work for the DGEIS was issued on May 28, 2004.

The co-lead agencies prepared a DGEIS and a Notice of Completion for the DGEIS was issued on June 21, 2004. Pursuant to the SEQRA regulations and CEQR procedures, a joint public hearing was held on the DGEIS on September 23, 2004 in conjunction with the public hearing on this application (C 040506 PPM) and the related actions.

A Final Generic Environmental Impact Statement ("FGEIS") was completed and Notices of Completion for the FGEIS were issued by the co-lead agencies on November 8, 2004. The FGEIS identified significant adverse impacts and proposed mitigation measures that are summarized in the Co-Lead Agency Findings Statement set forth as Exhibit A attached to report N 040500(A) ZRM.

UNIFORM LAND USE REVIEW

This application (C 040506 PPM) was certified as complete by the Department of City Planning on June 21, 2004 and was duly referred to Manhattan Community Board 4 and the Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board 4 Public Hearing

Community Board 4 held a public hearing on this application (C 040506 PPM) on August 3, 2004.

A full discussion of the Community Board's resolution appears in the report on the related zoning text change application (N 040500(A) ZRM).

Borough President Recommendation

This application (C 040506 PPM) was considered by the Manhattan Borough President.

A full discussion of the Manhattan Borough President resolution appears in the report on the related application (N 040500(A) ZRM).

City Planning Commission Public Hearing

On September 8, 2004, (Calendar No. 17) the City Planning Commission scheduled September

23, 2004, for a public hearing on this application (C 040506 PPM). The hearing was duly held on September 23, 2004 (Calendar No. 10), in conjunction with the public hearing on the applications for the related actions.

There were a number of speakers, as described in the report on the related zoning text change application (N 040500(A) ZRM), and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application (C 040506 PPM), in conjunction with the applications for the related actions, was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 04-050.

A discussion of WRP Consistency Review appears in the report on the related zoning text change application (N 040500(A) ZRM).

CONSIDERATION

The Commission believes that this application (C 040506 PPM) by the Department of Citywide Administrative Services for the disposition of city -owned property is appropriate.

A full discussion of the consideration of the issues appears in the report on the related zoning text change application (N 040500(A) ZRM).

RESOLUTION

RESOLVED, that the City Planning Commission adopts and incorporates by reference herein the Co-Lead Agencies Findings Statement for the Final Generic Environmental Impact Statement for the No. 7 Subway Extension Hudson Yards Rezoning & Development Program, attached as Exhibit A to report N 040500(A) ZRM; 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 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 based on the environmental determination and the consideration described in

this report, the application (C 040506 PPM) of the Department of Citywide Administrative Services for:

the disposition of thirty- six city-owned properties generally located between West 25th and West 41st streets and Ninth and Eleventh avenues pursuant to zoning:

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Community District 4, Borough of Manhattan, is approved

The above resolution (C 040506 PPM), duly adopted by the City Planning Commission on November 22, 2004 (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.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice-Chairman

**ANGELA M. BATTAGLIA, IRWIN CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO,
DOLLY WILLIAMS, Commissioners**

KAREN A. PHILLIPS, Commissioner, Voting No