



CITY PLANNING COMMISSION

August 27, 2008/Calendar No. 18

N 090083 HGM

IN THE MATTER OF an amendment to Harlem-East Harlem Urban Renewal Area, designating additional property on Block 1790, Lots 8 and 46 and Block 1791, Lots 25 and 34 as an area appropriate for urban renewal, pursuant to Section 504 of Article 15 of the General Municipal Law (Urban Renewal Law) of New York State, Borough of Manhattan, Community District 11.

The application to amend the Harlem-East Harlem Urban Renewal Area by designating four lots within two designated sites on two blocks was filed by the Department of Housing Preservation and Development (HPD) to facilitate the East 125th Street Development, a mixed-use project with commercial, residential and cultural/arts uses, and public open space.

RELATED ACTIONS

In addition to the amendment to Harlem-East Harlem Urban Renewal Area which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

C 080331 HAM: Designation of an Urban Development Action Area and Project, and disposition of city-owned property

C 080332 HUM: 15th Amended Harlem-East Harlem Urban Renewal Plan

C 080333 ZMM: Zoning Map Amendment from M1-2, R7-2 and C4-4, to C6-3

M 850772(D) ZAM: Modification to East Harlem Triangle Large Scale Residential Development Plan (LSRD).

N 080334 ZCM: Special Transit Land Use District Certification

BACKGROUND

A full background discussion and description of the East 125th Street Development appears in the report for the related application for the 15th Amendment to the Harlem-East Harlem Urban Renewal Plan, C 080332 HUM.

ENVIRONMENTAL REVIEW

This application, in conjunction with the applications for the related actions (C 080331 HAM, C 080332 HUM, C 080333 ZMM, M 850772(D) ZAM and N 080334 ZCM), 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 07DME025M. The lead agency is Office of the Deputy Mayor for Economic Development and Rebuilding.

A summary of the environmental review and the Final Environmental Impact Statement appears in the report for the related application for the 15th Amendment to the Harlem-East Harlem Urban Renewal Plan, C 080332 HUM.

CONSIDERATION

The Commission believes that the application for the proposed amendment to the Harlem-East Harlem Urban Renewal Area, is appropriate.

A full consideration of the issues, and the reasons for approving this application, appear in the report on the related application for the 15th Amendment to the Harlem-East Harlem Urban Renewal Plan (C 080332 HUM).

RESOLUTION

WHEREAS, that the City Planning Commission finds that the amendment to Harlem-East Harlem Urban Renewal Area, designating additional property as an area appropriate for urban

renewal is appropriate, therefore be it

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on August 15, 2008, with respect to this application (CEQR No. 07DME025M), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that, consistent with social, economic and other essential considerations:

1. From among the reasonable alternatives thereto, the actions to be approved are ones which minimize or avoid adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts revealed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigative 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 hereby recommends to the City Council the designation of, pursuant to Section 504 Article 15 of the General Municipal Law of New York, the properties listed below as an area appropriate for urban renewal: (N 090083 HGM).

Block	Lot	Address	Site
1790	8	213 East 125 th Street	12
1790	46	2315 – 2319 3 rd Avenue	12
1791	25	2469 2 nd Avenue	9

Block	Lot	Address	Site
1791	34	230 East 127 th Street	9

AMANDA M. BURDEN, FAICP, Chair
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