



CITY PLANNING COMMISSION

May 25, 2005 / Calendar No. 30

C 050163 PCM

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 site selection and acquisition of the High Line rail structure and associated easements (Blocks 644-646, 712-714, and 689-702) located between Gansevoort Street, Tenth and Eleventh avenues, and West 30th Street, Community Districts 2 and 4, Borough of Manhattan, for use as public open space.

This application C 050163 PCM was filed by the Department of Citywide Administrative Services on December 15, 2004 for site selection and acquisition of the High Line rail structure and associated easements (Blocks 644-646, 712-714, and 689-702) located between Gansevoort Street, Tenth and Eleventh avenues, and West 30th Street, Community Districts 2 and 4, Borough of Manhattan, for use as public open space.

RELATED ACTIONS

In addition to the site selection and acquisition which is the subject of this report, implementation of the proposal for West Chelsea and the High Line requires action by the City Planning Commission (CPC) on the following applications which are being considered concurrently with this application:

1. N 050161(A) ZRM Zoning text amendment to create the Special West Chelsea District and regulations and elimination of the Special Mixed Use District-3.
2. C 050162(A) ZMM Zoning Map amendment to an area generally bounded by West 16th to West 30th streets, Tenth to Eleventh avenues, including creation of the Special West Chelsea District and elimination of the Special Mixed Use District (MX-3).

BACKGROUND

A full background discussion and description of this application appears in the report on the related zoning text change application N 050161(A) ZRM.

ENVIRONMENTAL REVIEW

This application (C 050163 PCM), 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 City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 03DCP069M. The lead agency is the City Planning Commission.

A summary of the environmental review and the Final Environmental Impact Statement appears in the report on the related zoning text change application (N 050161(A) ZRM).

UNIFORM LAND USE REVIEW

The application (C 050163 PCM) was certified as complete, by the Department of City Planning on December 20, 2004 and was duly referred to Manhattan Community Boards 2 and 4, the Borough President, and the Borough Board in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Review

Community Board 2 held a public hearing on the application (C 050163 PCM) on January 20, 2005. Community Board 4 held a public hearing on the application (C 050163 PCM) on January 6, 2005.

A full discussion of the Community Board resolutions appears in the report on the related zoning text change application N 050161(A) ZRM.

Borough President Review

The application (C 050163 PCM) was considered by the Manhattan Borough President.

A full discussion of the Manhattan Borough President's resolution appears in the report on the related zoning text change application N 050161(A) ZRM.

Borough Board Review

The application (C 050163 PCM) was considered by the Manhattan Borough Board.

A full discussion of the Borough Board resolution appears in the report on the related zoning text change application N 050161(A) ZRM.

City Planning Commission Public Hearing

On March 16, 2005 (Calendar No. 27), the City Planning Commission scheduled April 6, 2005, for a public hearing on the application (C 050163 PCM). The hearing was duly held on April 6, 2005, (Calendar No. 5), in conjunction with the public hearing on the related applications (N 050161 ZRM, N 050161(A) ZRM, C 050162 ZMM, C 050162(A) ZMM).

There were 14 speakers in favor of the application and related actions and 28 speakers in opposition. A full discussion of the City Planning Commission Public Hearing appears in the report on the related zoning text change application (N 050161(A) ZRM).

Waterfront Revitalization Program Consistency Review

This application, in conjunction with those 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 04-096. This action

was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that this application (C 050163 PCM) for the site selection and acquisition of the High Line rail structure and associated easements for use as a public open space is appropriate.

A full discussion of the consideration of issues appears in the report on the related zoning text change application (N 050161(A) ZRM).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion ratified herein was issued on May 13, 2005, with respect to this application (CEQR No. 03DCP069M), together with the Technical Memorandum, dated May 23, 2005, prepared with respect to the further modifications adopted by the City Planning Commission herein, 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. Consistent with social, economic and other essential considerations, including the provision of affordable housing, from among the reasonable alternatives thereto, Alternative F set forth in the FEIS and the Technical Memorandum, dated May 23, 2005, is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable; and

2. Adverse environmental impacts disclosed in the FEIS with respect to the Alternative F 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, 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 and 200 of the New York City Charter, that based on the environmental determination and consideration described in this report, the application (C 050163 PCM) submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection and acquisition of the High Line rail structure and associated easements (Blocks 644-646, 712-714, and 689-702) located between Gansevoort Street, Tenth and Eleventh avenues, and West 30th Street, Community Districts 2 and 4, Borough of Manhattan, for use as public open space, is approved.

The above resolution (C 050163 PCM), duly adopted by the City Planning Commission on May 25, 2005 (Calendar No. 30), 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 G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,

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JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners