



CITY PLANNING COMMISSION

January 28, 2008 / Calendar No. 17

C 080067 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 103-07, 137-43, and 151-59 West 108th Street (Block 1863, Lots 26, 13, and 5), Sites 3, 3B, and 3D within the Cathedral Parkway Urban Renewal Area, 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 to be selected by HPD.

to facilitate the continued use of these properties as public parking garages, Borough of Manhattan, Community District 7.

Approval of three separate matters is required:

1. The designation of the property located at 103-07, 137-43, and 151-59 West 108th Street (Block 1863, Lots 26, 13, and 5), Sites 3, 3B, and 3D within the Cathedral Parkway Urban Renewal Area, as an Urban Development Action Area; and
2. An Urban Development Action Area Project (UDAAP) for such area; and
3. The disposition of such property to a developer to be selected by HPD.

The application for the Urban Development Action Area designation and Project approval and disposition of City-owned property was submitted by the Department of Housing Preservation and Development on August 22, 2007.

Approval of this application would facilitate the continued operation of three public parking garages located on the subject properties.

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

The Project Area consists of underutilized 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.

RELATED ACTION

In addition to the application for the Urban Development Action Area designation and Project approval and disposition of City-owned property, which is the subject of this report (C 080067 HAM), 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 080066 HUM: The fifth amendment to the Cathedral Parkway Urban Renewal Plan.

BACKGROUND

A detailed description of the site, surrounding area, and proposed disposition is included in the report on the related application for the amendment to the Cathedral Parkway Urban Renewal Plan (C 080066 HUM).

ENVIRONMENTAL REVIEW

This application (C 080067 HAM), in conjunction with the application for the related action (C 080066 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 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 06HPD024M. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on July 14, 2006.

UNIFORM LAND USE REVIEW

This application (C 080067 HAM), in conjunction with the application for the related action (C 080066 HUM), was certified as complete by the Department of City Planning on September 4, 2007, and was duly referred to Community Board 7 and the Manhattan Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 7 held a public hearing on this application on November 7, 2007 and on that date, by a vote of 35 to 0 with one abstention, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 080067 HAM) was considered by the Manhattan Borough President, who issued a recommendation approving the application with conditions on December 12, 2007. A summary

of the Borough President's recommendation appears in the report on the related application for the amendment to the Cathedral Parkway Urban Renewal Plan (C 080066 HUM).

City Planning Commission Public Hearing

On December 5, 2007 (Calendar No. 6), the City Planning Commission scheduled December 19, 2007 for a public hearing on this application (C 080067 HAM). The hearing was duly held on December 19, 2007 (Calendar No. 26), in conjunction with the hearing on the application for the related action (C 080066 HUM). There were four speakers in favor and none in opposition.

A full discussion of the public hearing appears in the report on the related application for the amendment to the Cathedral Parkway Urban Renewal Plan (C 080066 HUM).

CONSIDERATION

The Commission believes that the application for UDAAP designation and Project approval and disposition of City-owned property located at 103-07, 137-43, and 151-59 West 108th Street (Block 1863, Lots 26, 13, and 5), in conjunction with the related action (C 080066 HUM), is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report on the related application for the amendment to the Cathedral Parkway Urban Renewal Plan (C 080066 HUM).

RESOLUTION

The City Planning Commission finds that the proposed designation of City-owned property located at 103-07, 137-43, and 151-59 West 108th Street (Block 1863, Lots 26, 13, and 5) conforms to the objectives and provisions of the 5th Amended Cathedral Parkway Urban Renewal Plan (C 080066 HUM) which is being 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 103-07, 137-43, and 151-59 West 108th Street (Block 1863, Lots 26, 13, and 5), Sites 3, 3B, and 3D within the Cathedral Parkway Urban Renewal Area, located in Community District 7, 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 property located at 103-07, 137-43, and 151-59 West 108th Street (Block 1863, Lots 26, 13, and 5), Sites 3, 3B, and 3D within the Cathedral Parkway Urban Renewal Area, Borough of Manhattan, Community District 7, 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 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.

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 103-07, 137-43, and 151-59 West 108th Street (Block 1863, Lots 26, 13, and 5), Sites 3, 3B, and 3D within the Cathedral Parkway Urban Renewal Area, Community District 7, Borough of Manhattan, to a developer to be selected by HPD is approved (C 080067 HAM).

The above resolution (C 080067 HAM), duly adopted by the City Planning Commission on January 28, 2008 (Calendar No. 17), 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.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, JOHN MEROLO,
KAREN A. PHILLIPS, Commissioners

SHIRLEY A. MCRAE, Commissioner, ABSTAINING