



CITY PLANNING COMMISSION

May 7, 2014/ Calendar No. 8

C 140238 PQM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 492 St. Nicholas Avenue (Block 1959, Lot 54), Community District 10, Borough of Manhattan.

This application (C 140238 PQM) was filed on January 8, 2014 by the Department of Housing Preservation and Development (HPD) for acquisition of privately owned property located at 492 St. Nicholas Avenue (Block 1959, Lot 54), Borough of Manhattan, Community District 10.

RELATED ACTION:

In addition to the proposed acquisition of 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 140233 HAM: UDAAP Designation and Project approval, and disposition of privately-owned property.

BACKGROUND

The Department of Housing Preservation and Development proposes to acquire property located at 492 St. Nicholas Avenue (Block 1959; lot 54) to facilitate the development of a ten-story mixed-use predominantly market-rate residential building and to provide funding to preserve and maintain existing affordable housing. A full background discussion and description appears in the report on the related application for UDAAP designation and project approval and disposition of city-owned property (C 140233 HAM).

ENVIRONMENTAL REVIEW

This application (C 140238 PQM), in conjunction with the application for the related action (C 140233 HAM) 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 lead agency is the Department of Housing Preservation and Development. The designated CEQR number is 14HPD016M.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on December 30, 2013 which included (E) designations for noise attenuation.

UNIFORM LAND USE REVIEW

This application (C 140238 PQM), along with the application for the related action (C 140233 HAM) was certified as complete by the Department of City Planning on January 21, 2014, and was duly referred to Community Board 10 and the Manhattan Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 10 held a public hearing on this application (C 140238 PQM) on February 5, 2014, and on that date, by a vote of 23 to 4 with 1 abstention, adopted a resolution

recommending approval of this application.

Borough President Recommendation

This application (C 140238 PQM) was considered by the Manhattan Borough President who issued a recommendation approving the application on March 31, 2014 with conditions. A summary of the recommendation and conditions of the Borough President appear in the related report for the Urban development Action Area Project and disposition application (C 140233 HAM).

City Planning Commission Hearing

On March 19, 2014 (Calendar No. 5), the Commission scheduled April 2, 2014 for a public hearing on this application (C 140238 PQM). The hearing was duly held on April 2, 2014 (Calendar No.21) in conjunction with the hearing for the related action (C 140233 HAM).

There were five speakers in favor and none in opposition as described in the report on the related application for the UDAAP and project approval and disposition of city-owned property (C 140233HAM), and the hearing was closed.

CONSIDERATION

The Commission believes that the application for acquisition of to facilitate the proposed development, is appropriate.

A full consideration and analysis of the issues, and reasons for approving this application, appear

in the related application for the UDAAP designation and project approval and disposition of privately-owned property (C 140233 HAM).

RESOLUTION

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of New York City Charter, that based on the environmental determination and consideration described in this report, the application (C 140238 PQM) of the Department of Housing Preservation and Development for acquisition of property located at 492 St. Nicholas Avenue (Block 1959, lot 54), is approved.

The above resolution, duly adopted by the City Planning Commission on May 7, 2014 (Calendar No. 8), is filed with the office of the Speaker, City Council, and the Borough President of Brooklyn in accordance with the requirements of Section 197-d of the New York City Charter.

CARL WEISBROD, Chairman
KENNETH J. KNUCKLES, ESQ., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, JOSEPH DOUEK, ANNA HAYES LEVIN,
ORLANDO MARIN, Commissioners