



CITY PLANNING COMMISSION

March 24, 2004/Calendar No. 37

C 030230 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 removal of the floor area restriction on property located at West 165th Street and St. Nicholas Avenue (Block 2124, Lot 43), pursuant to zoning, Borough of Manhattan, Community District 12.

The application for the disposition of City-owned property was filed by the Department of Citywide Administrative Services on November 26, 2002, to facilitate development of the proposed Audubon IV project. The project site is located in Washington Heights, Manhattan Community District 12.

RELATED ACTIONS

In addition to the subject application, implementation of the proposed Audubon IV project also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

C 030229 ZSM: Special Permit pursuant to Section 74-48 of the Zoning Resolution to allow a scientific research and development facility and modifications of height and setback regulations;

N 030228 ZRY: Zoning Text Amendment to amend Section 74-48 of the Zoning Resolution to allow modifications to height and setback regulations for scientific research and development facilities in C6 Districts.

BACKGROUND

The Department of Citywide Administrative Services (DCAS), Division of Real Estate Services (DRES), seeks approval to remove the floor area restriction on City-owned property located at West 165th Street and St. Nicholas Avenue, within the Audubon Research Park in Washington Heights.

The subject property, Block 2124, Lot 43, is located on a block bounded by West 165th and West 166th streets, St. Nicholas Avenue and Broadway. The property totals 19,249 square feet and abuts the Mary Woodward Lasker Research Building (Audubon I), which was completed in 1995. The property is currently leased by Columbia University for accessory parking purposes.

The proposed action (C 030230 PPM) would facilitate the development of Audubon IV, a new twelve-story commercial biotech research building to be developed by Columbia University and New York City Economic Development Corporation. The proposed action would remove the floor area restriction on the Audubon IV project site. Under the previous disposition approval granted by the City Planning Commission and the Board of Estimate in 1990, (C 890663 PPM, Calendar No. 47), future development on Block 2124 was limited to 95,000 square feet of floor area.

A more detailed description of the site, surrounding area and the proposed Audubon IV project is included in the report on the related application, C 030229 ZSM.

ENVIRONMENTAL REVIEW

This application (C 030230 PPM), in conjunction with the applications for the related actions (C 030229 ZSM and N 030228 ZRY) 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 02DME010M. The lead agency is the Office of the Deputy Mayor for Economic Development and Rebuilding.

After a study of the potential impact of the proposed action, a Negative Declaration was issued on December 18, 2002.

UNIFORM LAND USE REVIEW

This application (C 030230 PPM), in conjunction with the application for the related action (C 030229 ZSM) was certified as complete by the Department of City Planning on November 3, 2003, and was duly referred to Community Board 12 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules, along with the related zoning text change application (N 030228 ZRY), which was referred for review and comment.

Community Board Public Hearing

Community Board 12 held a public hearing on this application on January 8, 2004 and on that date, by a vote of 16 in favor, 5 opposed and 2 abstentions, adopted a resolution recommending approval of the application with conditions.

A summary of the recommendation of Community Board 12 appears in the report on the related application for the Audubon IV project, C 030229 ZSM.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application with conditions on February 11, 2004.

A summary of the Borough President's recommendation appears in the report on the related application for the Audubon IV project, C 030229 ZSM.

City Planning Commission Public Hearing

On February 11, 2004 (Calendar No. 6), the City Planning Commission scheduled February 25, 2004, for a public hearing on this application (C 030230 PPM) in conjunction with the applications for the related actions (C 030229 ZSM and N 030228 ZRY). The hearing was duly held on February 25, 2004 (Calendar No. 8), in conjunction with the public hearings on the applications for the related actions.

There were a number of speakers, as described in the report on the related application for the Audubon IV project, C 030229 ZSM, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for the proposed removal of the floor area restriction on City-owned property is appropriate.

A full consideration and analysis of the issues, and reasons for approving this application, appears in the related application for the Audubon IV project, C 030229 ZSM.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and

RESOLVED, by the City Planning Commission pursuant to Section 197-c of the New York City Charter, that the application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the removal of the floor area restriction on property located at West 165th Street and St. Nicholas Avenue (Block 2124, Lot 43), pursuant to zoning, in the Borough of Manhattan, Community District 12, proposed in an application by the Department of Citywide Administrative Services, dated November 26, 2002, is approved.

The above resolution (C 030230 PPM), duly adopted by the City Planning Commission on March 24, 2004 (Calendar No. 37), 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., RICHARD W. EADDY,
ALEXANDER GARVIN, JANE D. GOL,
CHRISTOPHER KUI, JOHN MEROLO,
DOLLY WILLIAMS, **Commissioners**

KAREN A. PHILLIPS, **Commissioner voting no**