



CITY PLANNING COMMISSION

March 2, 2011 / Calendar No. 20

C110141PQM

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 9, 11-17 Second Avenue (Block 456, lots 27 and 28), Community District 3, Borough of Manhattan.

This application (C110141PQM) was filed on November 3, 2010, by the Department of Housing Preservation and Development (HPD) for acquisition of privately owned property located at 9, 11-17 Second Avenue (Block 456, lots 27 and 28), Borough of Manhattan, Community District 3.

RELATED ACTIONS

In addition to the proposed acquisition of property, which is the subject of this report (C110141PQM), 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:

C110140HAM: Designation of an Urban Development Action Area and Project, and disposition of city-owned property

N110124ZCM: Special Transit Land Use District Certification

N110165ZRM: Zoning text amendment relating to the Inclusionary Housing Program.

BACKGROUND

The Department of Housing Preservation and Development proposes to acquire property located at 9, 11-17 Second Avenue (Block 456; lots 27 and 28) to facilitate the development of a 12-story mixed-use building. A full background discussion and description of the proposed 9, 11-17 Second Avenue development project appears in the report for the related application for the Designation of an Urban Development Action Area and Project, and disposition of city-owned property (C110140HAM).

ENVIRONMENTAL REVIEW

This application (C110141PQM) 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 11HPD004M. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential impact of the proposed action, a Negative Declaration was issued on October 20, 2010.

UNIFORM LAND USE REVIEW

This application (C110141PQM), in conjunction with the application for the related action (C110140HAM), was certified as complete by the Department of City Planning on December 13, 2010, and was duly referred to Community Board 3 and the Manhattan Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related non-ULURP applications (N110124ZCM, N110165ZRM), which were sent to Community Board 3 and the Borough President for information and review.

Community Board Public Hearing

Community Board 3 held a public hearing on this application in conjunction with the related applications on December 8, 2010, and on December 21, 2010, by a vote of 36 in favor and 0 opposed, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C110141PQM) and the related applications (C110140HAM, N110124ZCM, N110165ZRM) were considered by the Borough President, who issued a recommendation approving the application on February 10, 2011.

City Planning Commission Public Hearing

On January 26, 2011 (Calendar No. 7), the City Planning Commission scheduled February 16, 2011, for a public hearing on this application (C110141PQM). The hearing was duly held on

February 16, 2011 (Calendar No. 29), in conjunction with the hearing on the applications for the related actions (C110140HAM, N110165ZRM).

There were a number of speakers, as described in the report on the related application (C110140HAM), and the hearing was closed.

CONSIDERATION

The Commission believes that this acquisition of property is appropriate. A full consideration of the issues and the reasons for approving this application appears in the report on the related Urban Development Action Area (UDAAP) designation, project approval and disposition application (C110140HAM).

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and 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 consideration described in the report, the application (C110141PQM) submitted by the Department of Housing Preservation and Development for the acquisition of property located at 9, 11-17 Second Avenue (Block 456, Lots 27 and 28), Borough of Manhattan, Community District 3, is approved.

The above resolution (C110141PQM), duly adopted by the City Planning Commission on March 2, 2011 (Calendar No. 20), 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, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
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