



Legislation Details (With Text)

**File #:** Res 0574-2018      **Version:** \*      **Name:** LU 223 - Planning, 95 Lenox Avenue - Article V Plan and Project, Manhattan (20195048 HAM)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 10/17/2018

**Enactment date:**      **Enactment #:**

**Title:** Resolution to approve modification to a previously approved Article V Plan and Project located at Block 1824, Lots 16 and 155 (f/k/a Lots 16, 18, 22, 23, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 38, 41, 42, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, and 54 and then as Lot 16), Community District 10, Borough of Manhattan (L.U. No. 223; 20195048 HAM).

**Sponsors:** Rafael Salamanca, Jr., Ben Kallos

**Indexes:**

**Attachments:** 1. Resolution, 2. September 12, 2018 - Stated Meeting Agenda with Links to Files, 3. Land Use Calendar - Week of September 17, 2018 - September 21, 2018, 4. Hearing Testimony - Planning 9-17-18, 5. Land Use Calendar - Week of October 1, 2018 - October 5, 2018, 6. Hearing Transcript - Planning 9-17-18, 7. Land Use Calendar - Week of October 8, 2018 - October 12, 2018, 8. REVISED - Land Use Calendar - Week of October 8, 2018 - October 12, 2018, 9. Land Use Calendar - October 10, 2018, 10. October 17, 2018 - Stated Meeting Agenda with Links to Files, 11. Hearing Transcript - Stated Meeting 10-17-18, 12. Minutes of the Stated Meeting - October 17, 2018, 13. Committee Report

Date	Ver.	Action By	Action	Result
10/10/2018	*	Committee on Land Use	Approved by Committee	
10/17/2018	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 574**

**Resolution to approve modification to a previously approved Article V Plan and Project located at Block 1824, Lots 16 and 155 (f/k/a Lots 16, 18, 22, 23, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 38, 41, 42, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, and 54 and then as Lot 16), Community District 10, Borough of Manhattan (L.U. No. 223; 20195048 HAM).**

By Council Members Salamanca and Kallos

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on October 1, 2018 an amendment to its original request of August 24, 2018, such amendment dated October 1, 2018, that the Council take the following actions regarding the previously approved Article V Plan and Project located at Block 1824, Lots 16 and 155 (f/k/a Lots 16, 18, 22, 23, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 38, 41, 42, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, and 54 and then as Lot 16), Community District 10, Council District 9, Borough of Manhattan (the "Original Plan and Project") to facilitate the development of two new buildings (the "Development Parcels");

WHEREAS, the deletion of Block 1824, Lot 155 (f/k/a p/o Lots 16, 18, 22, 23, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 38, 41, 42, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, and 54 and then as p/o Lot 16), from the Original Plan and Project, approved pursuant to Section 114 of the Private Housing Finance Law by the Board of Estimate on July 17, 1980 (Cal. No. 11), is requested, pursuant to Section 115 of the Private Housing Finance Law ("PHFL");

WHEREAS, upon due notice, the Council held a public hearing on the modification to a previously approved Article V Plan

and Project as to the Development Parcels on September 17, 2018;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the modification to facilitate the development of the Development Parcels;

RESOLVED:

The Council approves, pursuant to Section 115 of the PHFL, the deletion of Block 1824, Lot 155 (f/k/a p/o Lots 16, 18, 22, 23, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 38, 41, 42, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, and 54 and then as p/o Lot 16), from the Original Plan and Project. All references in the Plan and Project to Block 1824, Lot 155 (f/k/a p/o Lots 16, 18, 22, 23, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 38, 41, 42, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, and 54 and then as p/o Lot 16), as more particularly set forth in Exhibit A hereto, are modified so as to exclude it.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on October 17, 2018, on file in this office.

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City Clerk, Clerk of The Council

**EXHIBIT A**

**PROPERTY DESCRIPTION**

All those certain plots, pieces and parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the City and State of New York, designated on the Tax Map of the City of New York:

Borough: Manhattan

County: New York

Block: 1824

Lot: 155

as more particularly described as follows:  
(see following page)

499 Jericho Turnpike, Suite 201  
Mineola, New York 11501  
Phone: 516-873-7278  
Facsimile: 516-873-1218  
Email: JNSurveys@aol.com

Joseph Nicoletti Associates Professional Land Surveyors, P.C.

TAX BLOCK 1824 TAX LOT 155

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT 330 FEET 0 INCHES FROM THE CORNER FORMED BY THE INTERSECTION OF WESTERLY SIDE OF LENOX AVENUE (150' WIDE) AND THE NORTHERLY SIDE OF WEST 114TH STREET (60' WIDE);

RUNNING THENCE WESTERLY ALONG THE NORTHERLY SIDE OF WEST 114TH STREET, 70 FEET 0 INCHES TO A POINT;

THENCE NORTHERLY ALONG A LINE PARALLEL WITH LENOX AVENUE, 100 FEET 11 INCHES TO THE CENTER LINE OF BLOCK BETWEEN WEST 114TH STREET AND WEST 115TH STREET (60' WIDE);

THENCE WESTERLY ALONG THE CENTER LINE OF BLOCK, 75 FEET 0 INCHES TO A POINT;

THENCE NORTHERLY ALONG A LINE PARALLEL WITH LENOX AVENUE, 100 FEET 11 INCHES TO A POINT ON THE SOUTHERLY SIDE OF WEST 115TH STREET;

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF EAST 115TH STREET, 223 FEET 9 INCHES TO A POINT;

THENCE SOUTHERLY ALONG A LINE PARALLEL WITH LENOX AVENUE, 100 FEET 11 INCHES TO A POINT;

THENCE WESTERLY ALONG THE CENTER LINE OF BLOCK BETWEEN WEST 114TH STREET AND WEST 115TH STREET, 78 FEET 9 INCHES TO A POINT;

THENCE SOUTHERLY ALONG A LINE PARALLEL WITH LENOX AVENUE, 100 FEET 11 INCHES TO THE POINT OR PLACE OF BEGINNING

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