



Legislation Details (With Text)

**File #:** Res 0320-2018      **Version:** \*      **Name:** LU 54 - Planning, WEST 108TH STREET WSFSSH, Manhattan (C 180114 HAM)

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

**In control:** Committee on Land Use

**On agenda:** 4/25/2018

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

**Title:** Resolution approving the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) and the decision of the City Planning Commission, ULURP No. C 180114 HAM, approving the designation of an Urban Development Action Area located at 103-107, 137-143, 145-149 and 151-159 West 108th Street (Block 1863, Lots 5, 10, 13, and 26), an Urban Development Action Area Project, and the disposition of City-owned property located at 103-107, 137-143, and 151-159 West 108th Street (Block 1863, Lots 5, 13, and 26), Community District 7, Borough of Manhattan, to a developer to be selected by HPD (L.U. No. 54; C 180114 HAM).

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

**Indexes:**

**Attachments:** 1. Res. No. 320, 2. March 22, 2018 - Stated Meeting Agenda, 3. Land Use Calendar - Week of March 26, 2018 - March 30, 2018, 4. Hearing Testimony - Planning 3-27-18, 5. Land Use Calendar - Week of April 16, 2018 - April 20, 2018, 6. Hearing Transcript - Stated Meeting 4-25-18, 7. Minutes of the Stated Meeting - April 25, 2018, 8. Project Summary, 9. Committee Report, 10. Exhibit A

Date	Ver.	Action By	Action	Result
4/19/2018	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
4/25/2018	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 320**

**Resolution approving the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) and the decision of the City Planning Commission, ULURP No. C 180114 HAM, approving the designation of an Urban Development Action Area located at 103-107, 137-143, 145-149 and 151-159 West 108<sup>th</sup> Street (Block 1863, Lots 5, 10, 13, and 26), an Urban Development Action Area Project, and the disposition of City-owned property located at 103-107, 137-143, and 151-159 West 108<sup>th</sup> Street (Block 1863, Lots 5, 13, and 26), Community District 7, Borough of Manhattan, to a developer to be selected by HPD (L.U. No. 54; C 180114 HAM).**

**By Council Members Salamanca and Kallos**

WHEREAS, the City Planning Commission filed with the Council on March 16, 2018 its decision dated March 14, 2018 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) regarding:

- a) pursuant to Article 16 of the General Municipal Law of New York State for the designation of properties located at 103-107, 137-143, 145-149 and 151-159 West 108<sup>th</sup> Street (Block 1863, Lots 5, 10, 13, and 26), as an Urban Development Action Area;

- b) pursuant to Article 16 of the General Municipal Law of New York State an Urban Development Action Area Project for the Disposition Area (the "Project"); and
- c) pursuant to Section 197-c of the New York City Charter for the disposition of the Disposition Area located at 103-107, 137-143, and 151-159 West 108<sup>th</sup> Street (Block 1863, Lots 5, 13, and 26), to a developer to be selected by the New York City Department of Housing Preservation and Development;

which in conjunction with the related actions would facilitate the development of two new 11-story buildings with affordable and supportive housing and community facility uses on West 108<sup>th</sup> Street in the Manhattan Valley neighborhood of Manhattan Community District 7, Borough of Manhattan, (ULURP No. C 180114 HAM) (the "Application");

WHEREAS, the Application is related to applications C 180112 ZMM (L.U. No. 52), a zoning map amendment to change an R8B zoning district to an R8A district; and N 180113 ZRM (L.U. No. 53), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, the Application and Decision are subject to review and action by the Council pursuant to Article 16 of the General Municipal Law of New York State;

WHEREAS, by letter dated March 26, 2018 and submitted to the Council on March 26, 2018, HPD submitted its requests (the "HPD Requests") respecting the Application including the submission of the project summary for the Project (the "Project Summary");

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision and the HPD Requests on March 27, 2018;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the targeted Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on March 2, 2018 (CEQR No. 17HPD083M), which identified significant adverse impacts with respect to Construction (Noise) as shown in Exhibit A;

RESOLVED:

Having considered the FEIS with respect to the Decision and Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and

- (3) The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, through the Land Disposition Agreement between HPD and the project sponsor, those project components related to the environment and mitigation measures that were identified as practicable; and
- (4) The Decision, together with the FEIS, constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report (C 180114 HAM) and incorporated by reference herein, the Council approves the Decision of the City Planning Commission and the HPD Requests.

The Council finds that the present status of the Project Area tends to impair or arrest the sound growth and development of the City of New York and that a designation of the Project as an urban development action area project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law.

The Council approves the designation of the Project Area as an urban development action area pursuant to Section 693 of the General Municipal Law.

The Council approves the Project as an urban development action area project pursuant to Section 694 of the General Municipal Law and subject to the terms and conditions of the Project Summary.

The Project shall be developed in a manner consistent with Project Summary submitted by HPD, copy of which is attached hereto and made a part hereof.

The Council approves the disposition of the Disposition Area under Section 197-d of the New York City Charter, to a developer to be selected by the New York City Department of Housing Preservation and Development for the development of the Project consistent with the Project Summary.

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 April 25, 2018, on file in this office.

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City Clerk, Clerk of The Council