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December 5, 2018/Calendar No. 11

C190064 HDM

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**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property (Block 991, Lots 60 and 61) within the Waterside Plaza Urban Renewal Area, Borough of Manhattan, Community District 6.

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This application for a disposition of City-owned property was filed by the Department of Housing Preservation and Development (HPD) on August 23, 2018. The proposed action applies to Waterside Plaza, located at 10, 20, 25, 30, 40 Waterside Plaza. This action, in conjunction with the related action, would, through an underlying ground lease facilitate the long-term preservation of up to 325 existing units, in addition to maintaining enhanced Section 8 voucher arrangements for 92 tenants in the Kips Bay neighborhood of Manhattan Community District 6.

#### **RELATED ACTION**

In addition to the disposition action that is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

**C190065 HUM**                      First Amendment to the Waterside Urban Renewal Plan (URP).

#### **BACKGROUND**

A full background discussion and description of this application appears in the report for the related amendment to the Waterside URP (C 190065 HUM).

#### **ENVIRONMENTAL REVIEW**

This application (C 190064 HDM), in conjunction with the application for the related action (C 190065 HUM), 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 1997. The designated CEQR number is 19HPD001M. The lead agency is HPD. This application was determined to be a Type II action, which requires no further environmental review.

## **UNIFORM LAND USE REVIEW**

This application (C 190064 HDM), in conjunction with the related action (C 190065 HUM), was certified as complete by the Department of City Planning on September 4, 2018, and was duly referred to Manhattan Community Board 6 and the Manhattan Borough President in accordance with Title 62 of the rules of the City of New York, Section 2-02(b).

### **Community Board Public Hearing**

Manhattan Community Board 6 held a public hearing on this application (C 190064 HDM) on September 12, 2018, and on that date, by a vote of 34 in favor, none opposed, and four abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application (C 190064 HDM) was considered by the Manhattan Borough President, who on October 16, 2018, issued a recommendation to approve the application.

### **City Planning Commission Public Hearing**

On October 17, 2018 (Calendar No. 2), the City Planning Commission scheduled October 31, 2018, for a public hearing on this application (C 190064 HDM) and the related application (C 190065 HUM). The hearing was duly held on October 31, 2018 (Calendar No. 26). A summary of the testimony is provided in the report for the related amendment of the Waterside URP (C 190065 HUM).

## **CONSIDERATION**

The Commission believes that the proposed disposition of City-owned Property (190064 HDM), in conjunction with the related application for the First Amendment to the Waterside Urban Renewal Plan (C 190065 HUM), is appropriate. A full consideration and analysis of issues and the

reasons for approving this application appear in the report for the related amendment to the Waterside URP (C 190065 HUM).

## **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the proposed property disposition of Block 991, Lots 60 and 61, known as Waterside Plaza, is consistent with the objectives and provisions of the Waterside Urban Renewal Plan, CP-19667, approved by the City Planning Commission on April 12, 1967, and be it further

**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 the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property comprising Block 991, Lots 60 and 61 of Waterside Plaza Urban Renewal Plan, Community District 6, Borough of Manhattan, submitted on August 23, 2018 is approved (C 190064 HDM).

The above resolution (C190064 HDM), duly adopted by the City Planning Commission on December 5, 2018 (Calendar No. 11), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

**MARISA LAGO**, *Chair*

**KENNETH J. KNUCKLES, ESQ.**, *Vice Chairman*

**ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO, III,**

**MICHELLE DE LA UZ, JOSEPH DOUEK, RICHARD W. EADDY,**

**CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,**

**ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD** *Commissioners*

Application #: **C 190064 HDM**

CEQR Number: 19HPD001M

Project Name: **Waterside Plaza - URA Extension**

Borough(s): **Manhattan**

Community District Number(s): **6**

Please use the above application number on all correspondence concerning this application

### SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271
  - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

#### Docket Description:

**IN THE MATTER OF** an application, submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property (Block 991 Lots 60 and 61), within the Waterside Plaza Urban Renewal Area, Borough of Manhattan, Community District 6.

|                                                                                                                                                                                                                                                    |  |                                                                                                                                       |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Applicant(s):</b><br>Department of Housing Preservation and Development<br>100 Gold Street<br>New York, NY 10038                                                                                                                                |  | <b>Applicant's Representative:</b><br>Kevin Parris<br>NYC Housing Preservation & Development<br>100 Gold Street<br>New York, NY 10038 |  |
| <b>Recommendation submitted by:</b><br>Manhattan Community Board Six                                                                                                                                                                               |  |                                                                                                                                       |  |
| <b>Date of public hearing:</b> 09/12/18                                                                                                                                                                                                            |  | <b>Location:</b> Podell Auditorium at Mount Sinai Beth Israel Hospital                                                                |  |
| <b>Was a quorum present?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>                                                                                                                                                   |  | A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.       |  |
| <b>Date of Vote:</b> 09/12/18                                                                                                                                                                                                                      |  | <b>Location:</b> Podell Auditorium at Mount Sinai Beth Israel Hospital                                                                |  |
| <b>RECOMMENDATION</b><br><input checked="" type="checkbox"/> Approve<br><input type="checkbox"/> Disapprove<br><input type="checkbox"/> Approve With Modifications/Conditions<br><input type="checkbox"/> Disapprove With Modifications/Conditions |  |                                                                                                                                       |  |
| Please attach any further explanation of the recommendation on additional sheets, as necessary.                                                                                                                                                    |  |                                                                                                                                       |  |
| <b>Voting</b><br># In Favor: 34    # Against: 0    # Abstaining: 4    Total members appointed to the board: 50                                                                                                                                     |  |                                                                                                                                       |  |
| <b>Name of CB/BB officer completing this form</b><br>Cody Osterman                                                                                                                                                                                 |  | <b>Title</b><br>Community Associate                                                                                                   |  |
|                                                                                                                                                                                                                                                    |  | <b>Date</b><br>09/13/18                                                                                                               |  |

Application #: **C 190065 HUM**

CEQR Number: 19HPD001M

Project Name: **Waterside Plaza - URA Extension**

Borough(s): Manhattan

Community District Number(s): 6

Please use the above application number on all correspondence concerning this application

### SUBMISSION INSTRUCTIONS

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- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

#### Docket Description:

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the First amendment to the Waterside Plaza Urban Renewal Plan, Borough of Manhattan, Community District 6.

|                                                                                                                                                                                                                                                    |  |                                                                                                                                 |                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Applicant(s):<br>Department of Housing Preservation and Development<br>100 Gold Street<br>New York, NY 10038                                                                                                                                       |  | Applicant's Representative:<br>Kevin Parris<br>NYC Housing Preservation & Development<br>100 Gold Street<br>New York, NY 10038  |                         |
| Recommendation submitted by:<br><b>Manhattan Community Board Six</b>                                                                                                                                                                               |  |                                                                                                                                 |                         |
| Date of public hearing: <b>09/12/18</b>                                                                                                                                                                                                            |  | Location: <b>Podell Auditorium at Mount Sinai Beth Israel Hospital</b>                                                          |                         |
| Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>                                                                                                                                                          |  | A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members. |                         |
| Date of Vote: <b>09/12/18</b>                                                                                                                                                                                                                      |  | Location: <b>Podell Auditorium at Mount Sinai Beth Israel Hospital</b>                                                          |                         |
| <b>RECOMMENDATION</b><br><input checked="" type="checkbox"/> Approve<br><input type="checkbox"/> Disapprove<br><input type="checkbox"/> Approve With Modifications/Conditions<br><input type="checkbox"/> Disapprove With Modifications/Conditions |  |                                                                                                                                 |                         |
| Please attach any further explanation of the recommendation on additional sheets, as necessary.                                                                                                                                                    |  |                                                                                                                                 |                         |
| <b>Voting</b><br># In Favor: <b>34</b> # Against: <b>0</b> # Abstaining: <b>4</b> Total members appointed to the board: <b>50</b>                                                                                                                  |  |                                                                                                                                 |                         |
| Name of CB/BB officer completing this form<br><b>Cody Osterman</b>                                                                                                                                                                                 |  | Title<br><b>Community Associate</b>                                                                                             | Date<br><b>09/13/18</b> |

# Borough President Recommendation

**City Planning Commission**  
**120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271**  
**Fax # (212) 720-3488**

## INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

Applications: C 190065 HUM and C 190064 HDM

### Docket Description:

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the First amendment to the Waterside Plaza Urban Renewal Plan, Borough of Manhattan, Community District 6.

COMMUNITY BOARD NO:

6

BOROUGH: Manhattan

## RECOMMENDATION

- ☒ APPROVE
- ☐ APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- ☐ DISAPPROVE
- ☐ DISAPPROVE WITH MODIFICATIONS/CONDITONS (Listed below)

EXPLANATION OF RECOMMENDATION – MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

See Attached

  
BOROUGH PRESIDENT

10/16/2018  
DATE