

LEGAL NOTICE

THE CITY OF NEW YORK

NOTICE OF PUBLIC HEARING TO BE HELD TUESDAY, APRIL 30, 2019

PURSUANT TO SECTIONS 201-204 OF THE EMINENT DOMAIN PROCEDURE  
LAW IN CONNECTION WITH THE HUDSON YARDS PHASE 2, HUDSON PARK  
AND BOULEVARD, PROJECT

PLEASE TAKE NOTICE that a public hearing, open to all persons, will be held by The City of New York (“City”) pursuant to Sections 201-204 of the New York State Eminent Domain Procedure Law (“EDPL”) at the Jacob K. Javits Convention Center, Room 1C03, located at 655 West 34<sup>th</sup> Street, New York, NY (enter on 11<sup>th</sup> Avenue, at 35<sup>th</sup> Street), from 5 p.m. to 7 p.m. on Tuesday, April 30, 2019, to consider the proposed acquisition by condemnation of certain properties in furtherance of the Hudson Yards Phase 2, Hudson Park and Boulevard Project (the “Project”).

The public hearing is for the purpose of: (1) informing the public about the Project; (2) reviewing the public use to be served by the Project, the proposed location of the Project, and the impact the Project may have on the environment and residents of the locality where the Project will be constructed; and (3) giving all interested persons an opportunity to present oral and written statements relating to, and to comment upon, the Project.

Project Location and Description

The Project area is on the west side of the Borough of Manhattan, City, County and State of New York, running generally from West 36<sup>th</sup> Street to West 39<sup>th</sup> Street between 10<sup>th</sup> Avenue and 11<sup>th</sup> Avenue. The Project consists of the completion of a mid-

block park and boulevard system that currently extends from West 33<sup>rd</sup> Street to West 36<sup>th</sup> Street. The completed park and boulevard (hereinafter “Hudson Park and Boulevard”) is a fundamental element of the new Hudson Yards district, and will include an approximately four-acre system of tree-lined parks and pedestrian friendly open space and an adjacent street extending from 33<sup>rd</sup> Street to 39<sup>th</sup> Street.

#### Proposed Property Acquisition

Attached to this notice and made a part hereof is a schedule of the property interests that the City proposes to acquire by eminent domain. All references to blocks and lots in this notice and on the attached schedule are to the Manhattan Tax Blocks and Lots as they appear on the official New York City Tax Map. (The addresses on the attached schedule are for the convenience of the reader. In the event of any conflict between the address and the Tax Block and Lot, the Tax Block and Lot shall control.)

The proposed acquisitions consist of ten parcels, each of which would be taken either entirely or partially in fee. These parcels (consisting of Block 708, Lots 17, 20 (partial), and 48; Block 709, Lots 17, 23, 31 (partial), and 52; and Block 710, Lots 11 (partial), 15, and 20) would be used for the mid-block park and boulevard system. Additionally, a temporary easement is proposed to be acquired for the remainder of Block 710, Lot 11 that is not being acquired in fee. The temporary easement is expected to be acquired for approximately five years (from acquisition of the easement) and is necessary to allow removal of the building currently on Block 710, Lot 11 and use of the area for Project construction purposes. The acquisitions would be subject to Amtrak’s right to operate its Empire Line that runs below grade in the area.

### Availability of the Environmental Review Documents

An analysis of the environmental impact of the entire No. 7 Subway Extension - Hudson Yards Rezoning and Development Program, including those elements of the Program associated with this Project, is included within the Final Generic Impact Statement (“FGEIS”) for the No. 7 Subway Extension - Hudson Yards Rezoning and Development Program, which is available through the HYDC.org website (click on The Hudson Yards Project, Rezoning, and follow link, just above the heading District Improvement Bonus, to City Planning website, scroll down to pages 13-14 of the pdf to the FGEIS). The FGEIS is available for inspection during regular business hours by calling Lincoln Patel at (212) 312-4267.

In addition to the FGEIS, a Technical Memorandum, dated February 2019 (“2019 Tech Memo”) regarding the impact of the Project was prepared. A copy of this 2019 Tech Memo is available at the HYDC.org website (click on The Hudson Yards Project on the left hand side, and then click on Hudson Park & Boulevard Phase II).

Copies of the executive summary of the FGEIS and the 2019 Tech Memo regarding the FGEIS are available, without charge, by calling Lincoln Patel at (212) 312-4267.

### Receipt of Comments

Comments on the proposed acquisitions are requested and may be made orally or in writing at the hearing on April 30, 2019 or presented in writing at the following address on or before 5:00 p.m. (E.D.T.) May 21, 2019:

Hudson Yards Development Corporation  
c/o New York City Economic Development Corporation  
Attention: Lincoln Patel, Esq.  
110 William Street, Room 400  
New York, NY 10038

Comments received after 5:00 p.m. (E.D.T.) on May 21, 2019 will not be considered.

**According to EDPL Section 202(C), those property owners who may subsequently wish to challenge the condemnation of their property via judicial review, may do so only on the basis of issues, facts, and objections raised at the hearing.**

The hearing is accessible to people who are mobility impaired. Sign language interpreter services will be provided upon advance request by contacting Lincoln Patel at (212) 312-4267 or [info@hydc.org](mailto:info@hydc.org) on or before Tuesday, April 23, 2019.

Dated: New York, New York  
April 1, 2019

### List of Sites Where City is Seeking Acquisition or a Temporary Easement

Block	Lot	Property Address	Property Interest Sought
708	17	527-531 West 36 <sup>th</sup> Street	Fee
708	Part of 20	515 West 36 <sup>th</sup> Street	Fee
708	48	522-524 West 37 <sup>th</sup> Street	Fee
709	17	525-539 West 37 <sup>th</sup> Street	Fee
709	23	521-523 West 37 <sup>th</sup> Street	Fee
709	Part of 31	505 West 37 <sup>th</sup> Street	Fee
709	52	522 West 38 <sup>th</sup> Street	Fee
710	Easterly Part of 11	535-537 West 38 <sup>th</sup> Street 528 West 39 <sup>th</sup> Street	Fee
710	Remainder of 11	535-537 West 38 <sup>th</sup> Street 528 West 39 <sup>th</sup> Street	Temporary Easement
710	15	520 West 39 <sup>th</sup> Street	Fee
710	20	519-521 West 38 <sup>th</sup> Street 514-516 West 39 <sup>th</sup> Street	Fee