



## **CITY PLANNING COMMISSION**

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May 25, 2005/Calendar No. 19

C 050232 HAM

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**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. The designation of property located at 239, 247 and 249 West 115<sup>th</sup> Street, (Block 1831, Lots 5, 6 and 10), as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such area; and
  
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of two, seven-story buildings, tentatively known as Cornerstone Sites 3A and 3B, each with approximately 15 residential units, to be developed under HPD's Cornerstone Program, Borough of Manhattan, Community District 10.

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Approval of three separate matters is required:

1. The designation of property located at 239, 247 and 249 West 115<sup>th</sup> Street, (Block 1831, Lots 5, 6 and 10), as an Urban Development Action Area; and
2. An Urban Development Action Area Project for such area; and
3. The disposition of such property to a developer selected by HPD.

The application for the Urban Development Action Area designation and project, and disposition of city-owned property was submitted by the Department of Housing Preservation and Development on December 22, 2004.

The Department of Housing Preservation and Development states in its application that:

The Project Area consists of underutilized vacant lots that tend to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Project Area is, therefore, eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

## **BACKGROUND**

The Department of Housing Preservation and Development (HPD) seeks approval of an Urban Development Action Area designation and project, and related disposition of city-owned property to facilitate the development of approximately 30 new co-op units under the city's Cornerstone Program. The proposed project comprises two housing sites that are located on the north side of West 115<sup>th</sup> Street between Adam Clayton Powell Jr and Frederick Douglass boulevards in south Central Harlem, Manhattan Community District 10.

The project includes three city-owned vacant lots on two sites: Cornerstone Site 3A: 247- 249 West 115<sup>th</sup> Street (Block 1831, Lots 5 and 6), and Cornerstone Site 3B: 239 West 115<sup>th</sup> Street (Block 1831, Lot 10). Each site has an area of 5,000 square feet. Both sites were recently rezoned from R7-2 (3.44 FAR) to R7A (4.0 FAR), as part of the Frederick Douglass Boulevard Rezoning project ( C 030436 ZMM), which was approved by the City Council on November 6, 2003.

The project proposes two, seven-story buildings, each having approximately 15 co-op units. Both buildings would have 16,974 square feet of floor area and would be built at 3.39 FAR. In addition to 30 affordable co-op units, the project would provide 1,856 square feet of landscaped open space to be placed in the rear of each building. Further, new street trees would be planted to improve the adjoining streetscape.

Along West 115<sup>th</sup> Street, the proposed housing site is adjoined by occupied five-story residential buildings. The block is typified by four and five-story residential and mixed residential/commercial buildings. The surrounding neighborhood has a mix of four, five and six-story residential buildings, community facilities and scattered vacant lots. The project site is served by several local bus routes that run along West 116<sup>th</sup> Street, and along Adam Clayton Powell Jr and Frederick Douglass boulevards. Subway service is provided at West 116<sup>th</sup> Street and Frederick Douglass Boulevard by the IND 6<sup>th</sup> and 8<sup>th</sup> Avenue lines. Local convenience shopping is primarily available along West 116<sup>th</sup> Street.

## **ENVIRONMENTAL REVIEW**

This application ( C 050232 HAM) 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 for Procedure of 1991 and Executive Order No. 91 of 1977.

The lead agency is the Department of Housing Preservation and Development.

This application was determined to be a Type II action which requires no further environmental review.

### **UNIFORM LAND USE REVIEW**

This application (C 050232 HAM) was certified as complete on January 3, 2005, and was duly referred to Community Board 10 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 10 did not submit a recommendation.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation on March 16, 2005 approving the application.

### **CITY PLANNING PUBLIC HEARING**

On April 13, 2005, (Calendar No. 4), the City Planning Commission scheduled April 27, 2005 for the public hearing on this application (C 050232 HAM). The hearing was duly held on April 27, 2005 (Calendar No. 33). There were three speakers in favor of this application and none in opposition.

A representative from HPD spoke in favor. The project's developer and architect presented the project in detail, describing the proposed income mix and build program.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the proposed Urban Development Action Area designation and project (UDAAP), and disposition of city-owned property, are appropriate.

The development site includes three city-owned vacant lots comprising two separate sites: Cornerstone Site 3A: 247- 249 West 115<sup>th</sup> Street (Block 1831, Lots 5 and 6), and Cornerstone Site 3B: 239 West 115<sup>th</sup> Street (Block 1831, Lot 10). Each site has an area of 5,000 square feet. Both sites were recently rezoned from R7-2 (3.44 FAR) to R7A (4.0 FAR), as part of the Frederick Douglass Boulevard Rezoning ( C 030436 ZMM), which was approved by the City Council on November 6, 2003.

The Commission believes the proposed project would provide new affordable housing for Harlem residents. The project complements ongoing public and private redevelopment efforts on neighboring blocks and underscores the city's commitment to redevelop Harlem. The Commission, therefore, believes that the proposed Urban Development Action Area designation and project (UDAAP), and related disposition of city-owned property are appropriate.

## **RESOLUTION**

**WHEREAS**, the Department of Housing Preservation and Development has recommended the designation of property located at 239, 247 and 249 West 115<sup>th</sup> Street, (Block 1831, Lots 5, 6

and 10), in Community District 10, Borough of Manhattan, as an Urban Development Action Area; and

**WHEREAS**, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

**THEREFORE be it FURTHER RESOLVED**, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) The designation of property located at 239, 247 and 249 West 115<sup>th</sup> Street, (Block 1831, Lots 5, 6 and 10), as an Urban Development Action Area, and
- b) an Urban Development Action Area Project for such area;

and the City Planning Commission recommends that the New York City Council find that:

- a. The present status of the area tends to impair or arrest the sound development of the municipality;
- b. The financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and
- c. The project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act; 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 located at 239, 247 and 249 West 115<sup>th</sup> Street, (Block 1831, Lots 5, 6 and 10), Community District 10, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 050232 HAM).

The above resolution (C 050232 HAM), duly adopted by the City Planning Commission on May 25, 2005 (Calendar No. 19) 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, AICP, **Chair**  
KENNETH J. KNUCKLES, Esq., **Vice Chairman**  
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.  
ANGELA R. CAVALUZZI, R.A., RICHARD W. EADDY,  
JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI,  
JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, **Commissioners**