



CITY PLANNING COMMISSION

March 3, 2021 / Calendar No. 9

C 200278 HAM

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 2803 Frederick Douglass Boulevard (Block 2045, Lot 89), 136 West 137th Street (Block 1921, Lot 49), 203 West 135th Street (Block 1941, Lot 27), 61 West 130th Street (Block 1728, Lot 9), 142 West 129th Street (Block 1913, Lot 52) and 109 West 126th Street (Block 1911, Lot 26) 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 to be selected by HPD.

to facilitate the development of six six-story buildings containing a total of 58 affordable housing units, Borough of Manhattan, Community District 10.

Approval of three separate matters is required:

1. The designation of property located at 2803 Frederick Douglass Boulevard (Block 2045, Lot 89); 136 West 137th Street (Block 1921, Lot 49); 203 West 135th Street (Block 1941, Lot 27); 61 West 130th Street (Block 1728, Lot 9); 142 West 129th Street (Block 1913, Lot 52) 109 West 126th Street (Block 1911, Lot 26) as an Urban Development Action Area; and
2. An Urban Development Action Area Project (UDAAP) for such area; and
3. The disposition of such property to a developer to be selected by HPD.

This application for the UDAAP designation, project approval, and disposition of City-owned property (C 200278 HAM) was filed by the HPD on March 3, 2020. Approval of this application would facilitate the development of five six-story buildings and one four-story building with a total of 58 affordable rental units in the Central Harlem, Manhattan Community District 10.

HPD states in its application that:

“The Project Area consists of underutilized vacant property which tends 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

HPD is seeking UDAAP designation, project approval, and disposition of City-owned property for six sites located at 2803 Frederick Douglass Boulevard (Block 2045, Lot 89), 136 West 137th Street (Block 1921, Lot 49), 203 West 135th Street (Block 1941, Lot 27), 61 West 130th Street (Block 1728, Lot 9), 142 West 129th Street (Block 1913, Lot 52) and 109 West 126th Street (Block 1911, Lot 26) to facilitate the development of six residential buildings containing a total of 58 units, within Central Harlem, Manhattan Community District 10.

This application for the UDAAP designation, project approval, and disposition of City-owned property is part of a comprehensive HPD cluster site development plan that includes three additional HPD applications (C 200276 HAM, C 200277 HAM, C 200279 HAM) undergoing concurrent ULURP review with this application. These applications also seek UDAAP and City-owned property disposition approvals that would, in conjunction with the subject application, facilitate development of 12 new residential buildings comprising 119 affordable residential units.

Project Area

Development Site 1

Site 1, 2803 Frederick Douglass Boulevard (Block 2045, Lot 89), is located at the northwest corner of West 149th Street and Frederick Douglass Boulevard. The development site comprises a vacant, 2000 square-foot, City-owned lot, located within an R7-2/C1-4 zoning district, which

allows medium density residential development with a Floor Area Ratio (FAR) up to 3.44 FAR and community facility uses up to 6.5 FAR. Local retail uses, up to 2.0 FAR are allowed; however, in mixed residential/commercial buildings, retail use is limited to the ground floor. Site 1 would have 7,998 square feet of floor area (3.98 FAR) developed with 11 affordable one-bedroom units. The development site is within a designated FRESH-eligible area and located inside the Transit Zone.

Development Site 2

Development Site 2, 136 West 137th Street (Block 1921, Lot 49), is located mid-block between Adam Clayton Powell Jr and Malcolm X boulevards. The site comprises a vacant, 2,498-square-foot, City-owned lot located within an R7-2 zoning district. Site 2 would be developed with a six-story residential building having 8,592 square feet of floor area (3.42 FAR), with 10 affordable units: nine one-bedroom units and one three-bedroom unit. The development site is within a designated FRESH-eligible area and inside the Transit Zone.

Development Site 3

Development Site 3, 203 West 135th Street (Block 1941, Lot 27, is located mid-block between Frederick Douglass and Adam Clayton Powell Jr boulevards. The site comprises a vacant, 2,498 square-foot, City-owned lot located within an R7-2 zoning district. Site 3 would be developed into a six-story residential building with 8,640 square feet of floor area (3.47 FAR) with 10 affordable units with nine one-bedroom units and one three-bedroom unit. The development site is within a designated FRESH-eligible area and inside of the Transit Zone.

Development Site 4

Development Site 4, 61 West 130th Street (Block 1728, Lot 9), is located mid-block between Malcolm X Boulevard and Fifth Avenue. Site 4 is a vacant, 1,998 square-foot, City-owned lot located within an R7-2 zoning district. The site would be developed with a six-story residential building having 5,787 square feet of floor area (3.27 FAR) with 10 affordable units. The site is located within a designated FRESH-eligible area and inside of the Transit Zone.

Development Site 5

Development Site 5, 142 West 129th Street (Block 1913, Lot 52), is located mid-block between Adam Clayton Powell Jr. and Malcolm X boulevards. The development site is a vacant, 2,548 square-foot, City-owned lot located within an R7-2 zoning district. The site would be developed into a six-story residential building with 8,783 square feet of floor area (3.37 FAR) and 10 affordable units: nine one-bedroom units and one three-bedroom unit.

Development Site 6

Development Site 6, 109 West 126th Street (Block 1911, Lot 26), is located mid-block between Adam Clayton Powell Jr and Malcolm X boulevards. Site 6 is a vacant, 1,782 square-foot, City-owned lot located in an R7-2 zoning district. The site would be developed into a four-story residential building with 4,190 square feet of floor area (3.14 FAR) and seven affordable studio units.

For all six development sites, the surrounding area is predominantly residential in character, with four to six story rowhouses, three-story brownstones and high-rise superblock multi-family developments. R7-2 zoning districts are found throughout the area, with C1-4 and C2-4 commercial overlays mapped along major avenues and cross streets. The surrounding area also has several community facilities including The Harlem Hospital Center, houses of worship, community centers, public parks and playgrounds.

The surrounding area is well-served by several subway lines along St. Nicholas Avenue (A, B, C D), and Nos. 2 and 3 lines along Malcolm X Boulevard. The area is well-served by several bus lines that run along all major avenues and cross-streets, such as Fifth Avenue; Adam Clayton Powel Jr, Frederick Douglass and Malcolm X boulevards; and West 125th, West 135th and West 145th streets.

ENVIRONMENTAL REVIEW

This application (C 200278 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 of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 19HPD056M. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on September 23, 2020.

UNIFORM LAND USE REVIEW

This application (C 200278 HAM) was certified as complete by the Department of City Planning on October 5, 2020 and was duly referred to Manhattan Community Board 10 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

Community Board 10 held two public hearings on this application on October 15, 2020 and November 19, 2020. On December 2, 2020, by a vote of 19 in favor, six opposed, two abstentions and one recusal, the Community Board adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Manhattan Borough President who issued a recommendation approving the application on January 11, 2021.

City Planning Commission Public Hearing

On January 6, 2021 (Calendar No. 4), the City Planning Commission scheduled January 20, 2021 for a public hearing on this application (C 200278 HAM). The hearing was duly held on January 20, 2021 (Calendar No. 27). There were three speakers from the development team in favor of the application and none opposed.

Those speaking in favor included three speakers, as part of the applicant team comprising one HPD representative, one representative of the developer, and one member of the architect team. The applicant team described the existing conditions and surrounding context of the development sites, provided background information related to HPD's process for developing infill lots, and spoke to the developer selection process. The team described the buildings, compliance with existing zoning, unit sizes, affordability, and the HPD Neighborhood Construction Rental Program in detail. The development team representative explained the rationale for the breakdown of units according to Area Median Income and the future management of the sites.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for Urban Development Project Area designation, project approval, and disposition of City-owned property, is appropriate.

The project will develop 58 affordable housing units in six new, six-story residential buildings on six vacant City-owned lots. At six stories, the buildings will be built at a scale that complements Harlem's predominant medium-density scale and strong street wall character. The Commission notes that the project will develop small lots that range 1,700 to 2,500 square feet and applauds HPD for their efforts to redevelop small City-owned vacant lots to provide much-needed affordable housing for Harlem residents.

The Commission notes that this application is part of a comprehensive HPD cluster site development plan that includes three additional HPD applications (C 200276 HAM, C 200277 HAM, C 200279 HAM) undergoing concurrent ULURP review with this application. These applications, in conjunction with the subject application, will facilitate development of 12 new residential buildings comprising 119 affordable residential units.

The Commission believes that this development will support the continued renewal of Harlem and supports the City's efforts to provide more affordable housing. The Commission, therefore, believes that this application for Urban Development Action Area designation, project approval, and the disposition of City-owned property, is appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 2803 Frederick Douglass Boulevard (Block 2045, Lot 89), 136 West 137th Street (Block 1921, Lot 49), 203 West 135th Street (Block 1941, Lot 27), 61 West 130th Street (Block 1728, Lot 9), 142 West 129th Street (Block 1913, Lot 52) and 109 West 126th Street (Block 1911, Lot 26) 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 the designation of property located at 2803 Frederick Douglass Boulevard (Block 2045, Lot 89), 136 West 137th Street (Block 1921, Lot 49), 203 West 135th Street (Block 1941, Lot 27), 61 West 130th Street (Block 1728, Lot 9), 142 West 129th Street (Block 1913, Lot 52) and 109 West 126th Street (Block 1911, Lot 26) 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;

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 2803 Frederick Douglass Boulevard (Block 2045, Lot 89), 136 West 137th Street (Block 1921, Lot 49), 203 West 135th Street (Block 1941, Lot 27), 61 West 130th Street (Block 1728, Lot 9), 142 West 129th Street (Block 1913, Lot 52) and 109 West 126th Street (Block 1911, Lot 26), in Community District 10, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 200278 HAM).

The above resolution (C 200278 HAM), duly adopted by the City Planning Commission on March 3, 2021 (Calendar No. 9), 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.

~~MARISA LAGO, *Chair*~~
~~KENNETH J. KNUCKLES, ESQ., *Vice Chairman*~~
~~DAVID BURNEY, ALLEN P. CAPPELLI, ESQ.,~~
~~ALFRED C. CERULLO III, JOSEPH I. DOUEK,~~
~~RICHARD W. EADDY, HOPE KNIGHT,~~
~~ANNA HAYES LEVIN, ORLANDO MARIN,~~
~~LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*~~



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Gale A. Brewer, Borough President

January 11, 2021

**Recommendation on ULURP Application C200278 HAM
Central Harlem Infill - NCP
By the NYC Department of Housing Preservation and Development**

PROPOSED ACTIONS

The New York City Department of Housing Preservation and Development (“HPD” or “the Applicant”) is seeking approval for an Urban Development Action Area Project (“UDAAP”) designation, project approval, and disposition of City-owned properties located at 109 West 126th Street (Block 1911, Lot 26), 142 West 129th Street (Block 1913, Lot 52), 61 West 130th Street (Block 1728, Lot 9), 203 West 135th Street (Block 1941, Lot 27), 136 West 137th Street (Block 1921, Lot 49), and 2803 Frederick Douglass Boulevard (Block 2045, Lot 89). All of these sites are located in Manhattan Community Board 10. This action will facilitate the creation of 58 units of housing for low-income residents and persons without housing.

City-owned properties that are no longer in use or are in deteriorating condition are eligible to be designated as UDAA and UDAAP, pursuant to the Urban Development Area Act (Article 16 of the State General Municipal Law). UDAA and UDAAP provide incentives for private entities to correct substandard, unsanitary and/or blighted conditions. According to New York State General Municipal Law § 694(4), to receive a UDAA and/or UDAAP designation the City Planning Commission and the City Council must find that:¹²

- (a) the present status of the area tends to impair or arrest the sound growth and development of the municipality;
- (b) the financial aid in the form of tax incentives, if any, to be provided by the municipality pursuant to [the tax incentives provisions of the Urban Development Action Area Act] ... is necessary to enable the project to be undertaken; and
- (c) the area designation is consistent with the policy and purposes [of the Urban Development Action Area Act].

Section 197-c of the New York City Charter mandates that the disposition of all City-owned real property (other than the lease of office space) be subject to the Uniform Land Use Review

¹ [New York State General Municipal Law § 694\(4\)](#).

² [HPD Description of UDAAP projects](#).

Procedure (“ULURP”). While no specific findings must be met to make a property eligible for disposition under Section 197-c, Section 1802(6)(j) of the Charter limits HPD to the disposition of residential real property.

BACKGROUND

These sites were acquired by the City of New York between 1968 and 1991 through foreclosures. The sites and the area around them were zoned R7-2 in 1961. This area has not been rezoned since 1961. Several other areas in Harlem were rezoned which include the 2017 East Harlem Rezoning, the 2012 West Harlem Rezoning, and the 2008 125th Street Rezoning. The sites under consideration in this ULURP are not within a special or historic district. However, the 125th Street Special District is located to the south and the Hamilton Heights/Sugar Hill, St. Nicholas, and Central Harlem Historic Districts are nearby. Community Board 10 has noted that there is a lack of affordable housing throughout the district.³

The proposed development of these sites follows a design competition in 2019 by HPD and the American Institute of Architects New York (AIANY).⁴ The competition addressed the need for affordable housing, the design and technical aspects of building on small lots, and the use of small City-owned lots as an opportunity for such development.

PROPOSED DEVELOPMENTS

The Applicant will partner with two Minority Business Enterprises (“MBE”), Iris Development and Lemor Development Group, in collaboration with a Women Business Enterprise (“WBE”), Curtis Ginsburg Architects. They were hired to construct six structures that will vary in height, size, and number of units (see below chart). The proposed structures will have several rental housing units consisting of a mix of studio, one-, and three-bedroom units. The rents for the units will be set between 27% and 77% of Area Median Income (“AMI”). At the low end, an individual earning \$23,880 a year would pay \$397 in monthly rent for a studio apartment. At the upper end, a family of four earning \$90,960 a year would pay \$2,161 in monthly rent for a three bedroom apartment.⁵

The proposed development is one of four ULURP applications (C200276 HAM, C200277 HAM, C200279 HAM) filed by the Applicant for a total of 12 sites in Central Harlem. Of the 12 sites, 11 are in Community Board 10 and one site is in Community Board 11. The additional sites are proposed to be a mix of rental housing units and homeowner units for low-income and persons without housing. Though these applications are separate, they are being financed together.

³ [Community Board 10 statement on affordable housing in Harlem.](#)

⁴ [Big Ideas for Small Lots NYC: Housing Design Competition.](#)

⁵ [2020 HPD AMI Guidelines.](#)

Table 1: List of Sites

Address	Unit Count	Zoning Square Feet	Proposed Zoning Square Feet	Proposed FAR	Proposed Number of Floors	Proposed Height (in feet)
109 West 126 th Street	7	1,782	4,190	3.14	4	41.6
142 West 129 th Street	10	2,548	8,783	3.37	6	60
2803 Frederick Douglass Boulevard	11	2,000	7,998	3.98	6	61.6
203 West 135 th Street	10	2,498	8,640	3.47	6	61.6
61 West 130 th Street	10	1,998	5,787	3.27	6	60
136 West 137 th Street	10	2,498	8,592	3.42	6	60

Table 2: Unit Distribution

Address	Studio	One-bedroom	Three-bedroom	Total
109 West 126 th Street	7	-	-	7
142 West 129 th Street	-	9	1	10
2803 Frederick Douglass Boulevard	-	11	-	11
203 West 135 th Street	-	9	1	10
61 West 130 th Street	10	-	-	10
136 West 137 th Street	-	9	1	10

Area Context

The development sites are all located within Manhattan Community District 10 in Central Harlem. These sites are located near several landmarks and destinations in Harlem, including the Apollo Theater, The City College of New York, Jackie Robinson Park, the Schomburg Center, and Harlem Hospital. Some of the sites are near either the 125th Street, 135th Street, or 145th Street Subway stations along the 2/3 and A/B/C/D lines. Nearby bus stops include the M1, M2, M3, M7, M10, M60 SBS, M100, M101, M102, Bx15, Bx19, and Bx33 routes.

Site Descriptions

All of the sites are currently on City-owned, vacant land, with adjacent multifamily residential buildings that vary in height from three to seven stories. The zoning for all sites is R7A which allows for medium-density quality housing apartments. 2803 Frederick Douglass Boulevard and 203 West 135th Street also have C1-4 overlays. The maximum FAR is 3.44 and if Inclusionary Housing is provided, the maximum FAR increases to 4.6.

The development site located at 109 West 126th Street is 17.83 feet wide, and thus the Applicant will seek a Mayoral Zoning Override (MZO) due to its narrow width.⁶ An MZO would allow for

⁶ Minimum Lot Area or Lot Width for Residences. ZR 23-32. Last amended June 29, 2006.

a total of seven residential units on the site. Without an MZO, only two residential units could be constructed.

COMMUNITY BOARD RESOLUTION

At its Full Board meeting on December 2, 2020, Manhattan Community Board 10 voted to recommend approval of the application by a vote of 19 in favor, 6 opposed, 2 abstentions, and 1 recusal.

BOROUGH PRESIDENT'S COMMENTS

The Project addresses a long term need for more affordable housing. Community Board 10 has made it clear that affordable housing is one of their top priorities, which I share. This Project, along with the other pending applications (C200276 HAM, C200277 HAM, C200279 HAM), presents an opportunity to remedy a shortage of affordable housing in Harlem. I am supportive of this application, but one issue needs to be addressed.

Due to the narrowness of 109 West 126th Street, the Applicant is seeking a Mayoral Zoning Override (MZO). I would like to note that the Applicant's request for an MZO when this Project is already going through a public review process seems dubious. This decision on behalf of the Applicant and the City raises questions about the use of MZOs in general.

Overall, the proposed application will add to the housing stock in the community and give the most vulnerable who are extremely low income access to quality affordable housing. Of the 72 units proposed under these applications, 36 units, or 50%, will be designated for Very Low Income individuals and households. Of those 36 units, 12 units will be designated for Extremely Low Income individuals and households. The remaining 36 units, or 50%, will be designated for Low Income individuals and households.

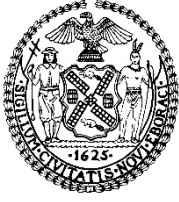
Additionally, I am in support of the partnership with MBEs and WBEs to bring housing to Central Harlem. These entities have a proven record of success in creating affordable housing.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, the Manhattan Borough President recommends approval of ULURP Application C200278 HAM.



Gale A. Brewer
Manhattan Borough President



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CICELY HARRIS
Chairperson

SHATIC MITCHELL
District Manager

**Central Harlem Open Door/Neighborhood Construction Program
(NCP) Resolution
Manhattan Community Board 10**

RESOLUTION: To approve the Central Harlem Open Door/Neighborhood Construction Program (NCP) Cluster Certification seeking the designation of an Urban Development Action Area (UDAA), approval of an Urban Development Action Area Project (UDAAP), and the disposition of City-owned property.

Whereas, New York City Housing Preservation & Development (*hereafter known as "HPD"*) Division of Planning and Predevelopment, Iris Development, and Lemor Development Group are seeking approval of a Uniform Land Use Review Procedure (*hereafter known as "ULURP"*) application, C200277-HAM, C200278-HAM, and C200279-HAM for the Central Harlem Open Door/NCP Cluster Certification. The application is to approve the designation of an Urban Development Action Area (UDAA), an Urban Development Action Area Project (UDAAP), and the disposition of City-owned property; and

Whereas, Iris Development and Lemor Development Group are Minority Business Enterprises (MBE) that develop affordable housing, worked with Curtis Ginsberg Architects, a Women Business Enterprise (WBE) to develop three 4-story buildings, seven 6-story buildings, and one 10-story building that will be HPD and Enterprise Green Communities Standard compliant; and

Whereas, there are eleven sites located in Manhattan Community Board 10 and one in Manhattan Community Board 11 mainly clustered around 135th Street and 145th Street stations, that are currently empty, narrow lots between 16'8" to 33'3" wide; and

Whereas, Lemor Development Group stated that the project is financed with the Neighborhood Construction Program for rentals, and the Open Door Program for home ownership, based on 2020 rates that are developed annually and subject to change; and

Whereas, the NCP Program will provide 78 affordable housing rental units with AMIs between 27% and 77%, for family sizes of 1-4 individuals with income ranges from \$23,880 to \$90,960, with monthly rents from \$433 - \$751 at the 27% AMI level to \$1286 - \$2229 at the 80% AMI

level for studio to 3-bedroom apartments respectively, with 10% of the apartments set aside for the homeless; and

Whereas, the Central Harlem Open Door Program will provide 48 affordable home ownership units with AMIs between 80% and 130%, for family sizes of 1-4 individuals with income ranges from \$90,960 (80% AMI) to \$147,810 (130% AMI), with a monthly maintenance of \$365 - \$978 for studio to 3-bedroom units respectively; and

Whereas, the buildings located on the wide lots will have elevator access and ADA accessibility on all floors, an onsite laundry room, and a bicycle storage room, while the buildings located on the narrow lots will have all of the aforementioned features but will only have ADA accessibility on the ground floor with other ADA amenities in the kitchens and bathrooms of the apartments on the upper floors; and

Whereas, the buildings will be contextually similar to other buildings in the neighborhood, the apartments will have individualized heating and cooling units, as well as ample natural daylight in the living rooms and bedrooms; and

Whereas, Manhattan Community Board 10 has 60 days to review the Central Harlem Open Door/NCP Cluster Certification application and render an opinion on same, which such time to review began on October 14, 2020; and

Whereas, Community Board 10 through its Land Use Committee held two public meetings on October 15, 2020 and November 19, 2020, respectively, affording HPD, Lemor Development Group, and Iris Development the opportunity to present to the board and the public, and affording the community at large to review said applications and comment; and

Whereas, on November 19, 2020, the Land Use Committee after hearing all of the views, including written submissions, for and against the project voted **11 Yes, 0 No, 0 Abstention, and 0 Recusal** to approve the application; and

Whereas, on December 1, 2020, The Executive Committee voted **7 Yes, 0 No, 1 Abstention, and 1 Recusal** to approve the application.

NOW THEREFORE, BE IT RESOLVED

Community Board 10 **APPROVES** C200277-HAM, C200278-HAM, and C200279-HAM applications for designation of an Urban Development Action Area (UDAA), approval of an Urban Development Action Area Project (UDAAP), and the disposition of City-owned property for the Central Harlem Open Door/NCP Cluster Certification. During the December 2, 2020 General Board Meeting, the board voted **19 Yes, 6 No, 2 Abstention, and 1 Recusal.**