



CITY PLANNING COMMISSION

July 25, 2007/Calendar No. 18

N 070467 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 217 West 147th Street (Block 2033, Lot 12) Site 27 within the Bradhurst Urban Renewal Area as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;

to facilitate the development a six-story mixed-use building, tentatively known as P.S. 90, with approximately 75 residential units and community facility space in Community District 10, Borough of Manhattan.

WHEREAS, on May 4, 2007, the Department of Housing Preservation and Development (HPD) submitted an application (N 070467 HAM) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of property located at 217 West 147th Street (Block 2033, Lot 12) Site 27 within the Bradhurst Urban Renewal Area as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area; and

WHEREAS, 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.

WHEREAS, this application (N 070467 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 06HPD004M. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued May 17, 2007.

WHEREAS, this application (N 070467 HAM) was referred by the Department of City Planning to Manhattan Community Board 10 on May 22, 2007; and

WHEREAS, Manhattan Community Board 10 submitted an unfavorable recommendation; and

WHEREAS, on June 20, 2007, (Calendar No. 13), the City Planning Commission scheduled July 11, 2007, for a public hearing on this application (N 070467 HAM). The hearing was duly held on July 11, 2007 (Calendar No. 43); and

WHEREAS, there were four speakers in favor of the application and two in opposition at the

public hearing; and

WHEREAS, a representative from HPD spoke in favor and described the project and explained the process in which the affordable units will be sold would be through a lottery. The project's sponsor spoke in favor about the site history and the conditions that predicated the need to convert this former school into housing. She also spoke about the project's affordability and its applicability to the surrounding community. The project's architect spoke in favor and described the project's design and the structural and financial constraints associated with the project. The developer talked about the partnership with the neighborhood sponsor and the structural issues associated with the project and the dialogue with the community board; and

WHEREAS, speaking in opposition was a resident of the community who believed that the developer did not provide enough information regarding the development strategy to allow the community to make an informed decision. A representative from the Harlem Platform Committee stated they were opposed to the project because they felt the developer did not lay out a clear strategy for the abatement of the asbestos and felt the City should not have let the property fall into such disrepair. They also believe the affordability scenarios associated with the proposed project does not address the housing needs of this community; and

WHEREAS, there were no other speakers and the hearing was closed; and

WHEREAS, this application would facilitate the conversion of a vacant public school building into a six-story condominium building located at 217 West 147th Street (Block 2033, Lot 12) Site 27 within the Bradhurst Urban Renewal Area in an R7-2 zoning district; and

WHEREAS, the Commission has determined that the application warrants approval and

therefore adopts the following 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 217 West 147th Street (Block 2033, Lot 12) Site 27 within the Bradhurst Urban Renewal Area, 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 **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:

- 1) the designation of 217 West 147th Street (Block 2033, Lot 12) Site 27 within the Bradhurst Urban Renewal Area as an Urban Development Action Area; and
- 2) 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.

The above resolution, duly adopted by the City Planning Commission on July 25, 2007

(Calendar No. 18), is filed with the Office of the Speaker, City Council, pursuant to Article 16 of the General Municipal Law of New York State.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chair

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., BETTY Y. CHEN,

RICHARD W. EADDY, NATHAN LEVENTHAL, JOHN MEROLO,

KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners

LISA A. GOMEZ, Commissioner, Recused