



CITY PLANNING COMMISSION

April 25, 2007/Calendar No. 8

C 070284 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 27, 25, 23, and 21 West 128th Street (Block 1726; Lots 24, 124, 25 and 26), Site 2 of the Central Harlem East Urban Renewal Area, 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 a six-story building, tentatively known as the West 128th Street Apartments, with approximately 27 residential units, to be developed under the Department of Housing Preservation and Development's Mixed Income Rental Program, Borough of Manhattan Community District 10.

Approval of three separate matters is required:

1. The designation of properties located at 27, 25, 23, and 21 West 128th Street (Block 1726; Lots 24, 124, 25, and 26) in the Borough of Manhattan as an Urban Development Action Area; and
2. An Urban Development Action Area Project for such area; and
3. The disposition of properties located at 27, 25, 23, and 21 West 128th Street (Block 1726; Lots 24, 124, 25, and 26) to a developer selected by HPD.

The application for the Urban Development Action Area designation and project approval and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on January 9, 2007.

Approval of this application would facilitate the development of a six-story building, tentatively

known as the West 128th Street Apartments, with approximately 27 residential units.

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

The Project Area consists of underutilized vacant property that 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.

RELATED ACTION

In addition to the proposed Urban Development Action Area Project (UDAAP) designation, project approval, and disposition of city-owned property, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 070283 HUM: An amendment to the Central Harlem East Urban Renewal Plan.

BACKGROUND

A detailed description of the site, surrounding area and proposed project is included in the report on the related application for the First Amendment to the Central Harlem East Urban Renewal Plan (C 070283 HUM).

ENVIRONMENTAL REVIEW

This application (C 070284 HAM), in conjunction with the application for the related action (C 070283 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 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 070284 HAM), in conjunction with the application for the related action (C 070283 HUM), was certified as complete by the Department of City Planning on January 22, 2007, and was duly referred to Manhattan 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 held a public hearing on this application on March 7, 2007, and on that date, by a vote of 28 to 2 with 1 abstention, adopted a resolution recommending approval of the application with conditions. A summary of Community Board's recommendation appears in the report on the related application for the UDAAP designation and project approval, (C 070283 HUM).

Borough President Recommendation

This application was considered by the Manhattan Borough President who issued a recommendation approving the application on April 4, 2007.

City Planning Commission Public Hearing

On March 28, 2007 (Calendar No. 10), the City Planning Commission scheduled April 11, 2007 for a public hearing on this application (C 070259 HAM). The hearing was duly held on April 11, 2007 (Calendar No. 31), in conjunction with the public hearing on the application for the related action (C070283 HUM). There were four speakers in favor and one in opposition as described in the report on the related application for the First Amendment to the Central Harlem East Urban Renewal Plan (C 070283 HUM), and the hearing was closed.

CONSIDERATION

The Commission believes that the application for disposition of four city-owned properties located at 27, 25, 23, and 21 West 128th Street (Block 1726; Lots 24, 124, 25, and 26) to facilitate the development of residential units, is appropriate.

A further statement of the Commission, including a full consideration and analysis of the issues, and reasons for approving this application, appears in the related application for the UDAAP designation and project approval (C 070283 HUM).

RESOLUTION

The City Planning Commission finds that the proposed disposition of city-owned property located at 27, 25, 23, and 21 West 128th Street (Block 1726; Lots 24, 124, 25, and 26) conforms to the objectives and provisions of the Central Harlem East Urban Renewal Plan (C 070283

HUM) which is being considered concurrently with this application; 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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of properties located at 27, 25, 23, and 21 West 128th Street (Block 1726; Lots 24, 124, 25, and 26) Site 2 of the Central Harlem East Urban Renewal Area 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 properties;

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 properties located at 27, 25, 23, and 21 West 128th Street (Block 1726; Lots 24, 124, 25, and 26) Site 2 of the Central Harlem East Urban Renewal Area as an Urban Development Action Area; and
- b) an Urban development Action Area Project for such areas; 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 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;
- c) The project is consistent with the policy and purposes stated in the 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 properties located at 27, 25, 23, and 21 West 128th Street (Block 1726; Lots 24, 124, 25, and 26) Site 2 of the Central Harlem East Urban Renewal Area in Community District 10, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 070284HAM).

The above resolution (C 070284 HAM), duly adopted by the City Planning Commission on April 11 , 2007 (Calendar No. 8), 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, ANGELA R.CAVALUZZI, R.A., IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, RICHARD W. EADDY,
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DOLLY WILLIAMS, Commissioners