



CITY PLANNING COMMISSION

March 10, 2008 / Calendar No. 6

C 080097 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 237, 241, 243, and 247 East 124th Street, and 2417 Second Avenue (Block 1789, Lots 18, 19, 20, 22 and 121), part of Site 13 within the Harlem-East Harlem 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 to be selected by HPD.

to facilitate the development of a 12-story, mixed-use building, tentatively known as Kingsgate House, with approximately 185 residential units and commercial space, Borough of Manhattan, Community District 11.

Approval of three separate matters is required:

1. The designation of the property located at 237, 241, 243, and 247 East 124th Street, and 2417 Second Avenue (Block 1789, Lots 18, 19, 20, 22 and 121), part of Site 13 within the Harlem-East Harlem Urban Renewal Area, 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.

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 on September 24, 2007.

Approval of this application would facilitate the development of Kingsgate House, a 12-story, 185-unit residential building with ground floor commercial space.

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

The Project Area consists of underutilized 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 application for the Urban Development Action Area designation and Project approval and disposition of city-owned property, which is the subject of this report (C 080097 HAM), 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 080096 HUM: 14th Amendment to the Harlem-East Harlem Urban Renewal Plan.

BACKGROUND

A full background discussion and description of the Kingsgate House project appears in the report for the related application for the 14th Amendment to the Harlem-East Harlem Urban Renewal Plan, C 080096 HUM.

ENVIRONMENTAL REVIEW

This application, in conjunction with the related application (C 080096 HUM) and applications related to the proposed 125th Street Rezoning and Special District (C 080099 ZMM, C 080099(A) ZMM, N 080100 ZRM, N 080100(A) ZRM), were 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

New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 07DCP030M. The lead agency is the City Planning Commission (CPC).

A summary of the environmental review and Final Environmental Impact Statement (FEIS) appears in the report on the application for the proposed amendment to the Zoning Resolution to establish the Special 125th Street District (N 080100(A) ZRM).

UNIFORM LAND USE REVIEW

This application (C 080097 HAM), in conjunction with the application for the related action (C 080096 HUM), was certified as complete by the Department of City Planning on October 1, 2007, and was duly referred to Community Board 11 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 11 held a public hearing on this application on November 20, 2007, and on that date, by a vote of 27 to 0 with one abstention, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 080097 HAM) was considered by the Manhattan Borough President, who issued a recommendation approving the application on January 9, 2008.

City Planning Commission Public Hearing

On January 9, 2008 (Calendar No. 2), the City Planning Commission scheduled January 30, 2008 for a public hearing on this application (C 080097 HAM). The hearing was duly held on January 30, 2008 (Calendar No. 27), in conjunction with the hearing on the application for the related

action (C 080096 HUM). There were four speakers in favor and one in opposition, as described in the related application. There were a number of appearances, as described in the report for the related application (C 080096 HUM) and the hearing was closed.

CONSIDERATION

The Commission believes that the application for Urban Development Action Area designation and Project (UDAAP) approval, and disposition of City-owned property, in conjunction with the related action (C 080096 HUM), is appropriate.

A full consideration and analysis of the issues, and reasons for approving this application appear in the report on the related application for the 14th Amendment to the Harlem-East Harlem Urban Renewal Plan, C 080096 HUM.

RESOLUTION

The City Planning Commission finds that the proposed designation of city-owned property located at 237, 241, 243 and 247 East 124th Street, and 2417 Second Avenue (Block 1789, Lots 18, 19, 20, 22 and 121) conforms to the objectives and provisions of the 14th Amended Harlem-East Harlem Urban Renewal Plan (C 080096 HUM) which is being considered concurrently with this application, and be it further

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on February 29, 2008, with respect to this application, together with the Technical Memorandum, dated march 10, 2008, the City Planning Commission finds that the requirements of Part 617 of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. Consistent with the social, economic and other essential considerations, from among the reasonable alternatives thereto, the action under the Expanded Arts Bonus Alternative, is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

WHEREAS the Department of Housing Preservation and Development has recommended the designation of 237, 241, 243, and 247 East 124th Street, and 2417 Second Avenue (Block 1789, Lots 18, 19, 20, 22 and 121), part of Site 13 within the Harlem-East Harlem 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:

- a. the designation of property located at 237, 241, 243, and 247 East 124th Street, and 2417 Second Avenue (Block 1789, Lots 18, 19, 20, 22, and 121), part of Site 13 within the Harlem-East Harlem Urban Renewal Area, 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 237, 241, 243, and 247 East 124th Street, and 2417 Second Avenue (Block 1789, Lots 18, 19, 20, 22 and 121), part of Site 13 within the Harlem-East Harlem Urban Renewal Area, Borough of Manhattan, Community District 11, to a developer to be selected by HPD is approved (C 080097 HAM).

The above resolution (C 080097 HAM), duly adopted by the City Planning Commission on March 10, 2008 (Calendar No. 6), 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
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