



September 25, 2019 / Calendar No. 19

C 190428 PQM

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**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 207-209 West 140th Street (Block 2026, Lots 24 and 25) and 304-308 West 150th Street (Block 2045, Lot 98) to facilitate a mixed-use development containing approximately 52 affordable housing units, Borough of Manhattan, Community District 10.

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The application for the acquisition of property was submitted by HPD on April 29, 2019, in conjunction with the related action, to facilitate the development of 52 homeownership units on two development sites in Central Harlem. The property to be acquired is located at 207-209 West 140th Street (Block 2026, Lots 24 and 25) and 304-308 West 150th Street (Block 2045, Lot 98), within Manhattan Community District 10.

### **RELATED ACTION**

In addition to the application for the acquisition of property, which is the subject of this report (C 190428 PQM), implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered with this application:

**C 190427 HAM**      Urban Development Action Area designation and project approval, and disposition of city-owned property.

### **BACKGROUND**

A full background discussion and description of this application appears in the report for the related action (C 190427 HAM).

## **ENVIRONMENTAL REVIEW**

The subject application (C 190428 PQM), in conjunction with the related application (C 190427 HAM), were reviewed pursuant 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 (NYCRR), Section 617.00 et seq. and the New York City Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 18HPD086M. The lead agency is HPD.

After a study of the environmental impacts of the proposed action, a Negative Declaration was issued on March 26, 2019.

## **UNIFORM LAND USE REVIEW**

On May 6, 2019, this application (C 190428 PQM), in conjunction with the related application (C 190427 HAM), was certified as complete by the Department of City Planning and duly referred to 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 Review**

Community Board 10 held a public hearing on this application (C 190428 PQM) on July 5, 2019, and on that date, by a vote of 17 in favor, 12 opposed, and two abstaining, adopted a resolution recommending disapproval of the proposed action.

### **Borough President Recommendation**

The Manhattan Borough President considered this application (C 190428 PQM) and, on August 21, 2019, issued a recommendation approving the application.

## **City Planning Commission Public Hearing**

On August 14, 2019, (Calendar No. 5), the CPC scheduled August 28, 2019, for a public hearing on this application (C 190427 HAM). The hearing was duly held on August 28, 2019 (Calendar No. 33), in conjunction with the related application (C 190427 HAM). Five people spoke in favor of the application, as described in the report for the related action (C 190427 HAM), and the hearing was closed.

## **CONSIDERATION**

The Commission believes that this application for acquisition of property at 207-209 West 140th Street (Block 2026, Lots 24 and 25) and 304-308 West 150th Street (Block 2045, Lot 98) to facilitate the development of 52 affordable homeownership units is appropriate.

A full consideration and analysis of the issues and the reasons for approving this application appear in the related report for the related action (C 190427 HAM).

## **RESOLUTION**

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

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c of the New York City Charter, that this application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 207-209 West 140th Street (Block 2026, Lots 24 and 25) and 304-308 West 150th Street (Block 2045, Lot 98) to facilitate the development of 52 affordable homeownership units, is approved.

The above resolution (C 190428 PQM), duly adopted by the City Planning Commission on

September 25, 2019 (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.

**MARISA LAGO**, *Chair*

**KENNETH J. KNUCKES, ESQ.**, *Vice Chairman*

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