



CITY PLANNING COMMISSION

July 11, 2012/ Calendar No. 9

N 120248 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 120 East 125th Street (Block 1773, Lot 62), as an Urban Development Action Area; and
- b. an Urban Development Action Area Project for such area;

to facilitate the rehabilitation of a vacant four-story building, Borough of Manhattan, Community District 11.

WHEREAS, on April 2, 2012, the Department of Housing Preservation and Development (HPD) submitted an application (N 120248 HAM) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of property located at 120 East 125th Street (Block 1773, Lot 62), as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area; and

WHEREAS, UDAAP designation of the subject parcel was approved by the City Planning Commission on July 11, 2012 (N 120248 HAM) and by the City Council on May 15, 2007. (Resolution No. 892); and

WHEREAS HPD has stated that:

The project site 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, unsanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The project site 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 120248 HAM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and 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. After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on March 23, 2011.

WHEREAS, Community Board 11 sent a letter, dated June 13, 2012, stating that the board voted to support the project on May 15, 2012; and

WHEREAS, on June 6, 2012, (Calendar No. 6), the City Planning Commission scheduled June 20, 2012, for a public hearing for this application (N 1280248 HAM). The hearing was duly held on June 20, 2012 (Calendar No. 27); and

WHEREAS, there were three speakers at the public hearing, who spoke in favor of the application, and the hearing was closed; and

WHEREAS, this application would facilitate the rehabilitation of an existing four-story building, formerly used as a firehouse, for community facility and art related uses; and

WHEREAS, the Commission has determined that the application warrants approval and therefore adopts the following resolution:

WHEREAS, the Department of Housing Preservation and Development has recommended an Urban Development Action Area located at 120 East 125th Street (Block 1773, Lot 62) on property previously disposed of as an Urban Development Action Area and Project; 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 120 East 125th Street (Block 1773, Lot 62), as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area;

to facilitate the rehabilitation of a vacant four-story building. Borough of Manhattan, Community District 11;

The above resolution, duly adopted by the City Planning Commission on July 11, 2012 (Calendar No.9), 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, FAICP, Chair
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE de la Uz,
RICHARD W. EADDY, MARIA M. DEL TORO, ANNA HAYES LEVIN,
ORLANDO MARIN, Commissioners

KENNETH J.KNUCKLES, Esq., Vice Chairman, Recused



Matthew S. Washington
Chairman

George Sarkissian
District Manager

COMMUNITY BOARD ELEVEN

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June 13, 2012

Amanda Burden
Director
Department of City Planning
22 Reade Street
New York, NY 10007

RE: Land use Review Application # N120248HAM

Dear Ms. Burden:

On May 15, 2012, Community Board 11 voted to support *Land Use Review Application #N120248HAM* as submitted by the New York City Department of Housing and Preservation requesting Urban Development Action Area Project (UDAAP) designation and project approval to facilitate the conversion of a former firehouse located at 120 East 125th Street in the Borough of Manhattan to a community facility.

The East Harlem Community is very excited about this rehabilitation that when complete will house the Caribbean Cultural Center African Diaspora Institute (CCCADI). CCCADI provides high quality interdisciplinary cultural, educational, and creative arts-based programs that will be a welcome addition to the already rich cultural experience of East Harlem.

We are excited about working with CCCADI to help people of all ages learn more about their roots and help them to express their pride in their histories. We look forward to opening the doors to this wonderful cultural institution in our community.

If you have any questions or require any additional information, please feel free to contact our Assistant District Manager, Angel Mescain-Archer at 212-831-8929.

Sincerely,

Matthew S. Washington
Chairman
Community Board 11

cc: Hon. Scott M. Stringer, Manhattan Borough President
Hon. Bill Perkins, New York State Senate
Hon. Keith L.T. Wright, New York State Assembly
Hon. Melissa Mark-Viverito, New York Council
Lashawn Henry, Manhattan Community Board 11
Dr. Marta Moreno Vega, CCCADI