



CITY PLANNING COMMISSION

January 11, 2006 | Calendar No.17

C 050435 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 150 West 111^h Street (Block 1820, Lot 58) as an Urban Development Action Area; and
 - (b) an Urban development Action Area Project for such area;
2. pursuant to Section 197-c of the New York City Charter for the disposition of such lots to a developer selected by HPD;

to facilitate the development of a 6-story building, tentatively known as Cornerstone Site 1, with approximately 18 residential units under the Department of Housing Preservation and Development's Cornerstone Program, Borough of Manhattan, Community District 10.

Approval of three separate matters is required:

- (1) The designation of property located at 150 West 111th Street (Block 1820 , Lot 58), as an Urban Development Action Area;
- (2) An Urban Development Action Area Project for such area; and
- (3) The disposition of such property to a developer selected by HPD.

The application for the Urban Development Action Area designation and project approval, and the disposition of city-owned property was submitted by the Department of Housing Preservation and Development on April 20, 2005.

Approval of this application would facilitate the development of a 6-story building containing 18 residential units under the Department of Housing Preservation and Development's Cornerstone Program.

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

The Project Area consists of one vacant lot whose condition 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 protect and promote sound growth and development. The Disposition 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.

BACKGROUND

The Department of Housing Preservation and Development (HPD) requests approval of an Urban Development Action Area designation and project, and the disposition of city-owned property to facilitate the development of one six-story building under HPD's Cornerstone Program. The project site is located in Central Harlem, Manhattan, Community District 10.

The project site is comprised of one city-owned lot located on the south side of West 111th Street between Lenox Avenue and Adam Clayton Powell Jr. Boulevard (Block 1820, Lot 58). The subject site is located within an R7-2 zoning district and has an area of 4,037 square feet. It is currently occupied by a paved parking lot, under a month-to-month lease with HPD. The remaining portion of the block is occupied by mid-rise residential institutional and community facility uses.

The surrounding area is predominantly residential with mid-rise residential buildings on the avenues and midblocks. Ground floor retail and commercial uses can be found along Saint Nicholas and Lenox avenues. Central Park is located to the south of the site.

The area has good transportation and is served by the IRT 2 or 3 subway lines with a stop on the corner of Central Park North (West 110th Street) and Saint Nicholas Avenue. Bus service is provided by the M4, M2, and the M18 routes.

The requested UDAAP and disposition action would facilitate the development of a one six-story building which would provide approximately 18 middle-income rental units to be built under the Department of Housing Preservation and Development's Cornerstone Program. Cornerstone financing is provided through loans from private institutional lenders and in some instances, loans from public sources, including HPD, and the New York State Housing Finance Authority. The project would include approximately 1,487 square feet of landscaped open space at the rear of the building.

ENVIRONMENTAL REVIEW

This application (C 050435 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 04HPD017M. The lead 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 August 12, 2004.

UNIFORM LAND USE REVIEW

This application (C 050435 HAM) was certified as complete by the Department of City Planning on August 22, 2005, and was duly referred to 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 October 5, 2005, and on that date, by a vote of 32 to 1 with 0 abstentions, adopted a resolution recommending disapproval of the application with the following comment:

...Whereas, Site 1 located at West 111th Street between Adam Clayton Powell, Jr. Blvd and St. Nicholas Avenue was designated to YUCO Real Estate; and
Whereas, there has been great concern around the designation of Site 1; and
Whereas, Community Board 10 has requested on numerous occasions to meet with HPD regarding the designation of Site 1; and
Whereas, HPD, a city agency, has not responded in a respectful or timely matter to address the designation of Site 1;
...Resolved, Community Board 10 calls upon HPD to remove Site 1 from third round of the Cornerstone initiative and remain in HPD's portfolio; and therefore, be it
Further resolved, That HPD cease and desist all land use actions until all matters regarding Site 1 be addressed; and therefore, be it
Further resolved, That Community Board 10 recommends the rejection of the ULURP application # 050435 HAM in regards to the designation of the property located at 150 West 111th Street.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application.

City Planning Commission Public Hearing

On November 16, 2005 (Calendar No. 5), the City Planning Commission scheduled December 7, 2005, for a public hearing on this application (C 050435 HAM). The hearing was duly held on December 7, 2005 (Calendar No. 23). There were three speakers in favor of the application and no speakers in opposition.

A representative from HDP explained their RFP process and the history of the site and the proposed project. Another HPD representative appeared in support of the project. A representative of the development team described the project and the proposed building.

There was no other speaker and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed Urban Development Action Area designation and project and disposition of city-owned property, are appropriate.

The requested actions would facilitate the development of a six-story residential building under the Department of Housing Preservation and Development's Cornerstone Program. The project is located on the south side of West 111th Street between Adam Clayton Powell Jr. Boulevard and Saint

Nicholas Avenue. Zoned R7-2, the site has one tax lot (Block 1820, Lot 58) that has approximately 4,037 square feet of lot area. This application would facilitate the development of 18 middle-income rental units to be built under the Cornerstone Program.

The Commission notes the Community Board concerns with respect to the selection process and designation of a sponsor for this project. While the selection process and site sponsorship are not the subject of this application, HPD in a letter to the Department dated December 2, 2005 explained in detail its process for selection and designation of a sponsor for this project.

The Commission therefore believes the proposed project would provide much needed new middle-income rental units. Further, the project complements ongoing public and private redevelopment efforts on neighboring blocks. The Commission, therefore, believes that the proposed Urban Development Action Area designation and project (UDAAP), and related disposition of city-owned property are appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment,

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 150 West 111th Street (Block 1820, Lot 58) 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 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 150 West 111th Street (Block 1820, Lot 58) as an Urban Development Action Area;
- (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; 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 property located at 150 West 111th Street (Block 1820, Lot 58), Community District 10, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 050435 HAM).

The above resolution (C 050435 HAM), duly adopted by the City Planning Commission on January 11, 2006 (Calendar No. 17), 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, Chair

KENNETH J. KNUCKLES, Vice-Chairman

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RICHARD W. EADDY; JANE D. GOL; LISA A. GOMEZ; CHRISTOPHER KUI;
JOHN MEROLO; KAREN PHILLIPS; DOLLY WILLIAMS; Commissioners**