



---

**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 107-111 East 123rd Street (Block 1772, Lots 4, 7 and 8) 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 15-story building containing approximately 81 supportive and affordable housing units, Borough of Manhattan, Community District 11.

---

Approval of three separate matters is required:

1. The designation of property located at 107-111 East 123rd Street (Block 1772, Lots 4, 7 and 8) as an Urban Development Action Area (UDAA);
2. Designation of an Urban Development Action Area Project (UDAAP) for such area; and
3. The disposition of such property to a developer selected by HPD.

This application (C 220060 HAM) for the designation of a property located at 107-111 East 123rd Street as UDAA and UDAAP, and the disposition of such property was filed by HPD on August 3, 2021.

Approval of this application would facilitate the development of a 15-story building containing 81 supportive and affordable housing units, plus one superintendent's unit, and community facility space for formerly homeless individuals and low-income individuals and households in East Harlem, Manhattan Community District 11.

HPD states in its application that:

“The Development Site consists of an underutilized vacant lot 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 will protect and promote health and safety and encourage sound growth and development. The Development Site is therefore eligible to be an Urban Development Action Area and the Proposed Development is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law”.

## **RELATED ACTIONS**

In addition to the proposed UDAAP designation, project approval and disposition of City-owned property (C 220060 HAM) that is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

**C 220059 ZSM**                      Special permit pursuant to Zoning Resolution (ZR) Section 74-903 to modify the maximum floor area ratio for certain community facility uses.

## **BACKGROUND**

HPD seeks UDAAP designation, project approval and disposition of City-owned property and a special permit pursuant to ZR Section 74-903 to facilitate the development of a 15-story building on property located at 107-111 East 123rd Street (Block 1772, Lots 4, 7 and 8), in an R7-2 District. The special permit would modify the requirements of ZR Section 24-111 (Maximum floor area ratio for certain community facility uses) and allow the community facility floor area ratio of ZR Section 24-11 (Maximum Floor Area Ration and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations.

The project area, coterminous with the development site, consists of Block 1772, Lots 4, 7, and 8 in the East Harlem neighborhood of Manhattan, Community District 11. The project area was designated as Site 4C in the 1993 Upper Park Avenue Urban Renewal Plan (UPAURP), which restricted the site to residential use (C920660HUM). The UPAURP was originally part of the Harlem East Harlem Urban Renewal Plan but was delineated as part of a separate plan in 1993. The UPAURP expired in 2008.

The East Harlem neighborhood contains a mix of residential, commercial, community facility, and industrial uses. East Harlem is characterized by low- and mid-rise buildings consisting of mostly four- to

10-story multifamily walk-up and elevator buildings and numerous commercial buildings. The surrounding area is predominately mapped with R7B, R7-2, R8, R10, and M1-6 zoning districts. There are also several commercial overlays including C2-4, C2-5, and C6-4 districts along Park and Lexington avenues, providing local retail and other commercial uses. There are several nearby high-rise multifamily buildings, including the Lexington Heights, a 32-story New York City Housing Authority development located on the corner of East 120th Street and Lexington Avenue. Numerous public facilities are located within the surrounding area, including several healthcare institutions and schools. The NYC Health + Hospitals Henry J. Carter Specialty Hospital and Nursing Facility is located across the Park Avenue Viaduct, two blocks to the southwest of the project area, and the Northern Manhattan Rehab and Nursing Center is located one block north of the project area. P.S. 79 Horan School is located three blocks to the southwest. In addition, Marcus Garvey Park is located two blocks to the west.

Within the surrounding area there are three special districts: The Special Transit Land Use District, the Special East Harlem Corridors District, and the Special 125th Street District. In 1973, the CPC and the New York City Council approved zoning text and map amendments (CP-22441) establishing the Special Transit Land Use District, intended to create transit easements, as needed, to enable the MTA's construction of new subway stations and to preserve a means of public access to subway mezzanines. Because the project area is located within a Transit Zone and all housing units within the proposed development would be income-restricted, accessory off-street parking spaces are not required. The city-sponsored East Harlem Neighborhood Rezoning (C 170358 ZMM) was approved in 2017, establishing the Special East Harlem Corridors District (EHC), with the goals of facilitating the development of affordable housing, preserving existing neighborhood character, and creating new commercial and manufacturing space to support job creation adjacent to existing and future transit nodes. The EHC includes approximately 96 blocks bounded by East 104th Street to the south, East 132nd Street to the north, Park Avenue to the west and Second Avenue to the east. The project area was not rezoned as part of this proposal but is located on a midblock that remained with an R7-2 zoning district. The blocks in the surrounding area within the EHC are mapped with C6-4, R10, M1-6/R10, and R7D/C2-5 zoning districts. The Special 125th Street District, approved in 2008 (N 080099(A) ZRM and C 080100(A) ZMM) encompasses approximately 24 blocks bounded by 124th Street, 126th Street, Broadway, and Second Avenue. The special purpose district was established to support and enhance 125th Street as a

regional business district and arts and entertainment destination. The blocks in the surrounding area within the Special 125th Street District are mapped with C4-4D, C4-7, and C6-4 zoning districts.

The project area is well-served by public transit, located only two blocks south of the 125th Street Station, providing service to the 4, 5, and 6 subway lines, and two blocks south of the Harlem-125th Street station, served by the Metro-North Hudson, New Haven, and Harlem lines. The M101 and M103 buses run north-south along Lexington and Third avenues with stops one block north and two blocks south of the project area on Lexington Avenue providing connections between Lower and Upper Manhattan. The M1 bus runs north-south along Madison Avenue with a stop a block west of the project area providing connection to the Lower East Side and Harlem neighborhoods.

The project area is currently mapped with an R7-2 zoning district. R7-2 districts are medium-density residential zoning districts with a maximum floor area ratio (FAR) of 3.44 for residential development and 6.5 for developments containing community facility uses. Buildings may be developed under either height factor or Quality Housing regulations. Under height factor regulations, there is no maximum building height, but the bulk of buildings may not penetrate a sky exposure plane that begins at a height of 60 feet above curb level. As an alternative to height factor development, residential buildings constructed pursuant to the Quality Housing Program may be developed, on narrow streets, with a maximum FAR of 3.44 and a maximum height of 75 feet, and on a wide street, with a maximum FAR of 4.0 and a maximum building height of 80 feet. While a maximum 6.5 FAR is permitted for buildings containing community facility uses, the maximum FAR for philanthropic and nonprofit institutions with sleeping accommodations is 3.44.

The project area comprises three contiguous vacant City-owned lots (Block 1772, Lots 4, 7, and 8) totaling approximately 8,578 square feet. It is situated on the north side of East 123rd Street between Park and Lexington avenues and has approximately 85 feet of frontage on East 123rd Street, a narrow street. A three-story industrial building is located immediately west of the project site (101 East 123rd Street) and a six-story community facility building with 50 dwelling units is located east of the project site (113 East 123rd Street). A parking facility and a five-story commercial/office building are located to the north of the project site, along East 124th Street. Across East 123rd Street to the south, there are four- to six-story multi-family walk-up buildings interspersed by vacant land and a parking garage.

There are additional residential buildings to the south and west of the project site that range from three to eight stories in height. Taller buildings in the surrounding area include a 12-story residential building on East 122nd Street and a 32-story residential building on Lexington Avenue. There are also several transit facilities in close proximity to the project area, including several surface parking lots to the north and east of the site, and the Metro-North Park Avenue viaduct directly to the west of the project area.

The proposed development comprises a 15-story building with approximately 55,758 zoning square feet of community facility space and a total FAR of 6.5. The building would contain 81 affordable units, one superintendent's unit, and space for supportive social services. Of the proposed units 60 will be supportive housing for formerly homeless and incarcerated individuals. The remaining units will be allocated for households earning 30 to 60 percent of the area median income (AMI).

The building would rise 12 stories (approximately 125 feet), with a setback of 20 feet before rising to a total height of approximately 157 feet (167 feet including the bulkhead). The proposed use is a nonprofit institution with sleeping accommodations within Use Group 3. Per ZR Section 22-13, a facility with sleeping accommodations shall be classified as Use Group 3 provided that the owner and operator of the facility is a non-profit organization and at least 60 percent of the units in such facility are designated for the special needs population and are dispersed throughout the facility. The proposed development meets both requirements.

Amenities within the building are expected to include a laundry and community room on the second floor and a 19-space bicycle room at the cellar. In addition, an office suite at the cellar would house dedicated services for the building's supportive tenants, as well as a large multi-purpose room. The first floor would include a proposed separate office suite, a meeting room, and a teaching kitchen that would be utilized as community program space and may host programs such as nutrition education and workforce training. The first-floor community program space would serve building residents as well as the public.

HPD requests UDAAP and UDAA designations and the disposition of city-owned property located at 107-111 East 123rd Street (Block 1772; Lot 4, 7, and 8) to facilitate the proposed development. The applicant seeks these actions to dispose of the project area consisting of three contiguous underutilized

vacant lots. In addition to these actions, the applicant is also requesting a special permit, pursuant to ZR Section 74-903, to modify the requirements of ZR Section 24-111 (Maximum FAR and Percentage of Lot Coverage) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage). In an R7-2 Zoning District, the CPC may permit the allowable community facility FAR established in ZR Section 24-11 to apply to a development, extension, or enlargement, or change of use containing long-term facilities (including nursing homes, health-related facilities, and sanitariums), or philanthropic or non-profit institutions as listed in Use Group 3, each of which has secured certification by the appropriate governmental agency. The applicant seeks this special permit to allow a maximum FAR of 6.5 to develop a non-profit institution with sleeping accommodations.

### **ENVIRONMENTAL REVIEW**

This application (C 220060 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 21HPD004M. The lead agency is HPD.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on August 23, 2021.

### **UNIFORM LAND USE REVIEW**

This application (C 220060 HAM), in conjunction with the related action (C 220059 ZSM), was certified as complete by the Department of City Planning on August 30, 2021 and was duly referred to Manhattan 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**

Manhattan Community Board 11 held one public hearing on this application (C 220060 HAM) on October 13, 2021, and on October 26, 2021, by a vote of 33 in favor, none opposed, and three abstaining adopted a resolution to approve the application with the following conditions:

- “1. that to the extent legally permissible, qualified residents of Manhattan Community District 11 are given priority in the leasing of residential units; including targeted outreach in partnership with local community service organizations serving formerly incarcerated and other low-income residents of East Harlem.
2. that the Fortune Society establish partnerships with local workforce development organizations to source qualified residents of East Harlem for employment opportunities created by all phases of this project, including design, construction and post-construction.
3. that the Fortune Society establish a Community Advisory Board for the Caste III property to be facilitated in collaboration with CB11.”

### **Borough President Recommendation**

This application (C 220060 HAM) was considered by the Manhattan Borough President, and on December 13, 2021, issued a recommendation to approve the application with the following conditions:

- “1. Market available units in coordination with local organizations in East Harlem to ensure equitable selection of tenants; and
2. Prioritize potential tenants who are already residing in the East Harlem neighborhood.”

### **City Planning Commission Public Hearing**

On December 1, 2021 (Calendar No. 1), the City Planning Commission scheduled December 15, 2021 for a public hearing on this application and related action (C 220059 ZSM). The hearing was duly held on December 15, 2021 (Calendar. No. 19). Three speakers testified in favor of the application and none in opposition.

All speakers in favor of the proposal represented the applicant team, including a representative from HPD, one representative from the selected developer, and one representative from the project design and consultant team.

The HPD representative provided an overview of the requested land use actions. A representative from the developer provided an overview of the proposed development, the social services provided on site, and community outreach. A representative from the project design and consultant team provided an overview of the proposed building's design and noted that it would be an energy-efficient development.

The applicant team noted that the proposed development would provide 81 affordable dwelling units, including one unit for a superintendent, and that 60 of units will be supportive housing for formerly homeless and incarcerated individuals. The remaining units will be allocated for households earning up to 60% of the AMI. According to the applicant team, the programming of the proposed building will also include outdoor landscaped yard spaces for recreational use open to the community and residents and critical social, supportive service programming, including counseling and workforce training. The applicant also mentioned plans to activate the sidewall of the building in response to the public review's feedback from the community board and the CPC regarding the design of the façade.

There were no other speakers, and the hearing was closed.

## **CONSIDERATION**

The Commission believes that this application (C 220060 HAM) for UDAAP designation, project approval, and disposition of city-owned property, in conjunction with the related action (C 220059 ZSM), is appropriate.

The proposed development will improve underutilized, city-owned vacant property by facilitating the development of a 15-story building providing critically needed housing for the formerly homeless and low-income households. The onsite community facility uses, and amenities provided by the chosen developer will ensure tenants have access to supportive social services and workforce training opportunities.



The proposed development of affordable housing is consistent with the City's housing policy goals and ongoing planning initiatives such as *Housing New York*, the 2016 East Harlem Neighborhood Plan, and the 2017 East Harlem Neighborhood rezoning, all of which aim to expand affordable housing opportunities throughout the city. It is also in line with the Manhattan Community District's Fiscal Year 2021 Statement of Community District Needs, which outlines East Harlem's need for deeply affordable housing. In 2021, affordable housing was identified as the most pressing issue facing Community Board 11. The proposed project's deep affordability percentages ranging from 30 percent to 60 percent of AMI and units for the formerly homeless and incarcerated individuals will be a critical asset for the East Harlem community and the city.

The Commission believes that the special permit (C 220059 ZSM), pursuant to ZR Section 74-903, is appropriate. The proposed increase in floor area is necessary to produce the needed housing units and supportive services on site. The requested special permit will increase the allowable community facility FAR from 3.44 to 6.5 for a non-profit development with sleeping accommodations, allowing for the creation of additional supportive units. With the increased density, the 15-story building remains in context with the surrounding mid-density buildings of the East Harlem neighborhood.

Pursuant to the conditions for granting the special permit, the Commission finds that the distribution of bulk with the increased density on the zoning lot will not unduly obstruct the access of light and air to adjoining properties or the surrounding public streets. The allowance for increased density will result in a satisfactory site plan, and the proposed building design successfully relates to the adjacent buildings and streets. It is anticipated that residents and employees will use nearby public transit options, including the 4, 5 and 6 train line and multiple bus routes. The location of the proposed project is adequate to handle traffic generated by the proposed development

The proposed development's design anticipates the use of passive house principles, including solar panels at the setback and main roof of the building, for an efficient envelope and efficient heating, cooling, and ventilation systems. The building's primary south façade will be set back from the property line by 20 feet, and the front and rear yards would be fully landscaped amenity areas for building residents. The front yard will contain raised planting beds, trees, and a shaded area at the building's main entrance. The rear yard would contain seating, a green wall, planting areas, including planting

beds for the tenants' gardening program, and an outdoor exercise area. The rear yard will also contain at-grade skylights interspersed within the garden planters, allowing natural light to reach the offices and multi-purpose room at the cellar level.

The Commission recognizes and applauds The Fortune Society's commitment to provide and expand supportive housing to residents of East Harlem. The proposed development will not require any additional supporting social services as robust amenities and services through Fortune Society will be available on-site to all tenants (including counseling and workforce training). The project will not create an undue burden on the supporting services of the neighborhood, but instead will be an asset for the East Harlem community

The Commission recognizes that it is critical for the city to effectively leverage its dwindling stock of underutilized vacant land to maximize opportunities for affordable housing development. The proposed developments will provide much needed affordable housing and supportive social services for the East Harlem community and amplify broader efforts to provide more permanent affordable housing. The Commission, therefore, believes that this application for the disposition of city-owned property and related special permit is appropriate.

## **RESOLUTION**

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

**WHEREAS**, the Department of Housing Preservation and Development has recommended the designation of property located at 107-111 East 123rd Street (Block 1772, Lots 4, 7 and 8) 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 area;

**THEREFORE**, be it further **RESOLVED**, that the City Planning Commission, after

due considerations of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

1. The designation of property located at 107-111 East 123rd Street (Block 1772, Lots 4, 7 and 8) as an Urban Development Action Area;
2. Designation of an Urban Development Action Area Project for such area; and

**BE IT FURTHER RESOLVED**, that 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 submitted by the Department of Housing Preservation and Development (HPD), for the disposition of City-owned property, located at 107-111 East 123rd Street (Block 1772, Lots 4, 7 and 8) in Community District 11, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development is approved (C 220060 HAM).

The above resolution (C 220060 HAM), duly adopted by the City Planning Commission on January 31, 2021 (Calendar No. 17), is filed with the Office of the Speaker, City Council, and the Manhattan Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**KENNETH J. KNUCKLES, ESQ.**, *Vice Chairman*  
**DAVID BURNEY, ALLEN P. CAPPELLI, ALFRED C. CERULLO III,**  
**JOSEPH DOUEK, RICHARD W. EADDY, ANNA HAYES LEVIN,**  
**ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD,**  
*Commissioners*



# BOROUGH PRESIDENT RECOMMENDATION

|  |  |
|--|--|
| <b>Project Name:</b> Castle III: 107-111 E 123rd Street                |  |
| <b>Applicant:</b> HPD - NYC Dept of Housing Preservation & Development | <b>Applicant's Administrator:</b> Joan Huang |
| <b>Application #</b> 220060HAM   | <b>Borough:</b> Manhattan                    |
| <b>CEQR Number:</b> 21HPD004M  | <b>Validated Community Districts:</b> M11    |

**Docket Description:**

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 107-111 East 123rd Street (Block 1772, Lots 4, 7 and 8) 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 15-story building containing approximately 81 supportive and affordable housing units, Borough of Manhattan, Community District 11.

*Please use the above application number on all correspondence concerning this application*

**RECOMMENDATION:** Conditional Favorable

*Please attach any further explanation of the recommendation on additional sheets as necessary*

**CONSIDERATION:**

|                             |       |                          |
|-----------------------------|-------|--------------------------|
| Recommendation submitted by | MN BP | Date: 12/13/2021 3:40 PM |
|-----------------------------|-------|--------------------------|



# BOROUGH PRESIDENT RECOMMENDATION

|  |  |
|--|--|
| <b>Project Name:</b> Castle III: 107-111 E 123rd Street                |  |
| <b>Applicant:</b> HPD - NYC Dept of Housing Preservation & Development | <b>Applicant's Administrator:</b> Joan Huang |
| <b>Application #</b> 220059ZSM   | <b>Borough:</b> Manhattan                    |
| <b>CEQR Number:</b> 21HPD004M  | <b>Validated Community Districts:</b> M11    |

**Docket Description:**

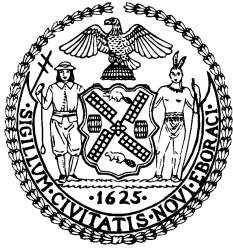
*Please use the above application number on all correspondence concerning this application*

**RECOMMENDATION:** Conditional Favorable

*Please attach any further explanation of the recommendation on additional sheets as necessary*

**CONSIDERATION:**

|                             |       |                          |
|-----------------------------|-------|--------------------------|
| Recommendation submitted by | MN BP | Date: 12/13/2021 3:40 PM |
|-----------------------------|-------|--------------------------|



# COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN  
1664 PARK AVENUE  
NEW YORK, NY 10035  
TEL: 212-831-8929  
FAX: 212-369-3571  
www.cb11m.org

Nilsa Orama  
Chair

Angel D. Mescain  
District Manager

October 26, 2021

Marisa Lago  
Director  
New York City Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

**Re: Recommendation on Land Use Applications C 220059 ZSM; C 220060 HAM Castle III: 107-111 East 123rd Street**

Dear Director Lago,

Community Board 11 (CB11) appreciates the opportunity to review and comment on the Department of City Planning's proposed Elevate Transit: Zoning for Accessibility (ZFA) Citywide Text Amendment.

Please find our comments and recommendations below:

## Community Board Recommendation

Whereas, the New York City Department of Housing Preservation and Development (HPD) is seeking approval of a series of actions to facilitate the construction of a new 15-story building containing a total of 81 units of affordable housing, plus one superintendent's unit, and community facility space ("Proposed Development");

Whereas, the Proposed Development will provide 58 units reserved for homeless formerly incarcerated individuals earning between 0% and 60 of AMI, as well as 24 units, including one for the live-in Superintendent, available to households 30% AMI and 60% AMI;

Whereas, the Proposed Development will provide on-site comprehensive supportive services, including counseling and workforce training;

Whereas, the designated sponsor of Proposed Development is The Fortune Society, a nonprofit housing and supportive services provider;

Whereas, the proposed actions necessary to facilitate the proposed development include:

1. Designation of an Urban Development Action Area (“UDAA”), approval of an Urban Development Action Area Project (“UDAAP”).
2. Disposition of City-owned property.
3. Zoning special permit pursuant to Zoning Resolution (“ZR”) §74-903. The proposed special permit would modify ZR §24-111 to allow the maximum community facility floor area ratio (“FAR”) of up to 6.5 to be applied to a nonprofit institution with sleeping accommodations.

Whereas, the approval of the Proposed Actions will permit the development of an underutilized vacant site with much needed affordable and supportive housing;

Whereas, the site is located at 107-111 East 123rd Street, Block 1772, Lots 4, 7 and 8 (“Development Site”) in East Harlem, Manhattan;

Whereas, the Development Site comprises three contiguous vacant City-owned lots, totaling approximately 8,578 square feet on Block 1772 (Lots 4, 7 and 8) situated on the north side of East 123rd Street between Park and Lexington Avenues;

Whereas, the Development Site has approximately 85 feet of frontage on East 123rd Street, which is a narrow street;

Whereas, the Development Site is located in an R7-2 zoning district, and housing may be developed under Height Factor or Quality Housing regulations;

Whereas, under Height Factor regulations, residential buildings may reach a maximum FAR of 3.44; buildings are permitted with no fixed height limits, and building envelopes are regulated by a sky exposure plane after a maximum base height of 60 feet;

Whereas, under Quality Housing regulations, residential development may reach a maximum FAR of 3.44 for properties fronting on narrow streets. Buildings on narrow streets may have a maximum building height of 75 feet. A maximum 6.5 FAR is permitted for buildings containing community facility uses. However, the maximum FAR for philanthropic and nonprofit institutions with sleeping accommodations is 3.44;

Whereas, the proposed use is a nonprofit institution with sleeping accommodations within Use Group 3;

Whereas, the Proposed Development will contain approximately 55,758 zoning square feet of community facility space with an FAR of 6.5. The building will rise 12 stories or approximately 125 feet, with a setback of 20 feet before rising to a total height of 15 stories or approximately 157 feet. The building’s primary south façade will be set back from the property line by 20 feet, behind raised planters, trees, and decorative pavers;

Whereas, the Proposed Development’s design anticipates the use of Passive House principles for an efficient envelope and efficient heating, cooling, and ventilation systems. In addition, the Proposed Development expects to contain solar panels at the setback and main roof of the building;

Whereas, because the Development Site is located within a Transit Zone and all housing units within the Proposed Development will be income-restricted, accessory off-street parking spaces are not required,

as provided in ZR § 25-251-Income Restricted Housing Units. There will be 21 bicycle parking spaces in the cellar;

Whereas, CB11's Affordable Housing Development Guidelines state that it will give priority to those proposals which seek Community Board approval and meet certain guidelines, including, as it relates to the Proposed Development:

- Development on Publicly Owned Sites target 100% rent and income restricted development with deep affordability and at a variety of low- and moderate-income rent levels in perpetuity
- Developers must have a proven track record of quality affordable housing development
- Special Needs Housing should be accompanied by the appropriate services and level of funding to maintain quality service provision and meet the needs of clients. These service provisions may include, but are not limited to: case managers, service coordinators, group therapy, mental health counseling, employment training, security or other health and human services deemed necessary for the target population served and (2) Service providers or nonprofit partners must have a proven track record of providing quality services and care to the target population;

Now, therefore, be it

Resolved that Manhattan Community Board 11 recommends approval of this application with the following conditions:

1. that to the extent legally permissible, qualified residents of Manhattan Community District 11 are given priority in the leasing of residential units; including targeted outreach in partnership with local community service organizations serving formerly incarcerated and other low-income residents of East Harlem;
2. that the Fortune Society establish partnerships with local workforce development organizations to source qualified residents of East Harlem for employment opportunities created by all phases of this project, including design, construction and post-construction;
3. that the Fortune Society establish a Community Advisory Board for the Caste III property to be facilitated in collaboration with CB11

*Full Board Vote: In Favor: 33; Opposed: 0; Abstentions: 3; Present not Voting: 0*

If you have any questions regarding our recommendation, please contact Angel Mescaín, District Manager, at 212-831-8929 or amescain@cb11m.org.

Sincerely,



Nilsa Orama

cc: Hon. Gale A. Brewer, Manhattan Borough President (via email)  
Hon. Bill Perkins, New York City Council (via email)  
Hon. Robert J. Rodriguez, New York State Assembly (via email)

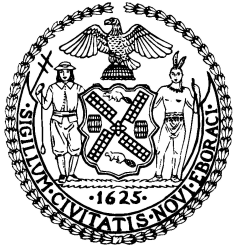


Elsie Encarnacion, Community Board 11 (via email)

Judith Febbraro, Community Board 11 (via email)

JoAnne Page, Fortune Society (via email)

Felipe Cortes, Department of Housing Preservation & Development (via email)



# COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN  
1664 PARK AVENUE  
NEW YORK, NY 10035  
TEL: 212-831-8929  
FAX: 212-369-3571  
www.cb11m.org

Nilsa Orama  
Chair

Angel D. Mescain  
District Manager

October 26, 2021

Marisa Lago  
Director  
New York City Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

**Re: Recommendation on Land Use Applications C 220059 ZSM; C 220060 HAM Castle III: 107-111 East 123rd Street**

Dear Director Lago,

Community Board 11 (CB11) appreciates the opportunity to review and comment on the Department of City Planning's proposed Elevate Transit: Zoning for Accessibility (ZFA) Citywide Text Amendment.

Please find our comments and recommendations below:

## Community Board Recommendation

Whereas, the New York City Department of Housing Preservation and Development (HPD) is seeking approval of a series of actions to facilitate the construction of a new 15-story building containing a total of 81 units of affordable housing, plus one superintendent's unit, and community facility space ("Proposed Development");

Whereas, the Proposed Development will provide 58 units reserved for homeless formerly incarcerated individuals earning between 0% and 60 of AMI, as well as 24 units, including one for the live-in Superintendent, available to households 30% AMI and 60% AMI;

Whereas, the Proposed Development will provide on-site comprehensive supportive services, including counseling and workforce training;

Whereas, the designated sponsor of Proposed Development is The Fortune Society, a nonprofit housing and supportive services provider;

Whereas, the proposed actions necessary to facilitate the proposed development include:

1. Designation of an Urban Development Action Area (“UDAA”), approval of an Urban Development Action Area Project (“UDAAP”).
2. Disposition of City-owned property.
3. Zoning special permit pursuant to Zoning Resolution (“ZR”) §74-903. The proposed special permit would modify ZR §24-111 to allow the maximum community facility floor area ratio (“FAR”) of up to 6.5 to be applied to a nonprofit institution with sleeping accommodations.

Whereas, the approval of the Proposed Actions will permit the development of an underutilized vacant site with much needed affordable and supportive housing;

Whereas, the site is located at 107-111 East 123rd Street, Block 1772, Lots 4, 7 and 8 (“Development Site”) in East Harlem, Manhattan;

Whereas, the Development Site comprises three contiguous vacant City-owned lots, totaling approximately 8,578 square feet on Block 1772 (Lots 4, 7 and 8) situated on the north side of East 123rd Street between Park and Lexington Avenues;

Whereas, the Development Site has approximately 85 feet of frontage on East 123rd Street, which is a narrow street;

Whereas, the Development Site is located in an R7-2 zoning district, and housing may be developed under Height Factor or Quality Housing regulations;

Whereas, under Height Factor regulations, residential buildings may reach a maximum FAR of 3.44; buildings are permitted with no fixed height limits, and building envelopes are regulated by a sky exposure plane after a maximum base height of 60 feet;

Whereas, under Quality Housing regulations, residential development may reach a maximum FAR of 3.44 for properties fronting on narrow streets. Buildings on narrow streets may have a maximum building height of 75 feet. A maximum 6.5 FAR is permitted for buildings containing community facility uses. However, the maximum FAR for philanthropic and nonprofit institutions with sleeping accommodations is 3.44;

Whereas, the proposed use is a nonprofit institution with sleeping accommodations within Use Group 3;

Whereas, the Proposed Development will contain approximately 55,758 zoning square feet of community facility space with an FAR of 6.5. The building will rise 12 stories or approximately 125 feet, with a setback of 20 feet before rising to a total height of 15 stories or approximately 157 feet. The building’s primary south façade will be set back from the property line by 20 feet, behind raised planters, trees, and decorative pavers;

Whereas, the Proposed Development’s design anticipates the use of Passive House principles for an efficient envelope and efficient heating, cooling, and ventilation systems. In addition, the Proposed Development expects to contain solar panels at the setback and main roof of the building;

Whereas, because the Development Site is located within a Transit Zone and all housing units within the Proposed Development will be income-restricted, accessory off-street parking spaces are not required,

as provided in ZR § 25-251-Income Restricted Housing Units. There will be 21 bicycle parking spaces in the cellar;

Whereas, CB11's Affordable Housing Development Guidelines state that it will give priority to those proposals which seek Community Board approval and meet certain guidelines, including, as it relates to the Proposed Development:

- Development on Publicly Owned Sites target 100% rent and income restricted development with deep affordability and at a variety of low- and moderate-income rent levels in perpetuity
- Developers must have a proven track record of quality affordable housing development
- Special Needs Housing should be accompanied by the appropriate services and level of funding to maintain quality service provision and meet the needs of clients. These service provisions may include, but are not limited to: case managers, service coordinators, group therapy, mental health counseling, employment training, security or other health and human services deemed necessary for the target population served and (2) Service providers or nonprofit partners must have a proven track record of providing quality services and care to the target population;

Now, therefore, be it

Resolved that Manhattan Community Board 11 recommends approval of this application with the following conditions:

1. that to the extent legally permissible, qualified residents of Manhattan Community District 11 are given priority in the leasing of residential units; including targeted outreach in partnership with local community service organizations serving formerly incarcerated and other low-income residents of East Harlem;
2. that the Fortune Society establish partnerships with local workforce development organizations to source qualified residents of East Harlem for employment opportunities created by all phases of this project, including design, construction and post-construction;
3. that the Fortune Society establish a Community Advisory Board for the Caste III property to be facilitated in collaboration with CB11

*Full Board Vote: In Favor: 33; Opposed: 0; Abstentions: 3; Present not Voting: 0*

If you have any questions regarding our recommendation, please contact Angel Mescaín, District Manager, at 212-831-8929 or amescain@cb11m.org.

Sincerely,



Nilsa Orama

cc: Hon. Gale A. Brewer, Manhattan Borough President (via email)  
Hon. Bill Perkins, New York City Council (via email)  
Hon. Robert J. Rodriguez, New York State Assembly (via email)

Elsie Encarnacion, Community Board 11 (via email)

Judith Febbraro, Community Board 11 (via email)

JoAnne Page, Fortune Society (via email)

Felipe Cortes, Department of Housing Preservation & Development (via email)

# 107-111 East 123rd St Area Map

## Block 1772, Lots 4, 7, and 8



### Project

- Development Site
- 600 Foot Radius

### Zoning

- Zoning District
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

### Land Use

- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other

### Transportation

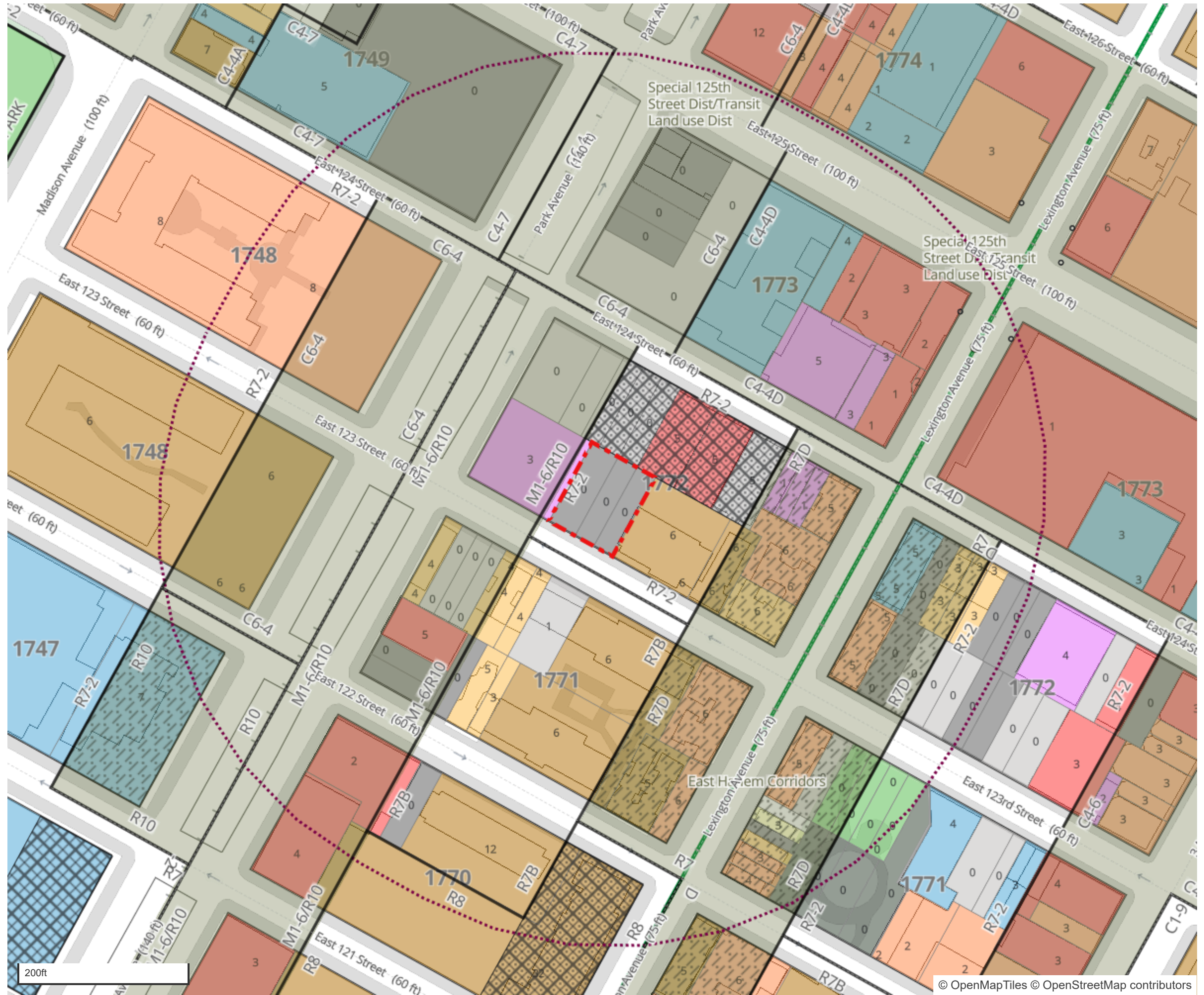
- Subway Stop
- Subway Entrance

Map Created: Oct 21, 2020, 8:50am

Data Sources: [layers-api.planninglabs.nyc/v1/sources](https://layers-api.planninglabs.nyc/v1/sources)  
 pluto MapPLUTO™ 20v4, Bytes of the Big Apple (July 2020); zoning-districts (June 2020); digital-citymap (June 2020); planimetrics (26 February 2019); transportation (21 November 2017); supporting-zoning (June 2020)



© OpenMapTiles © OpenStreetMap contributors



© OpenMapTiles © OpenStreetMap contributors

<https://applicantmaps.planning.nyc.gov/projects/rF3ZTKXVrFHbp4Nd2wvl/edit/map/edit>

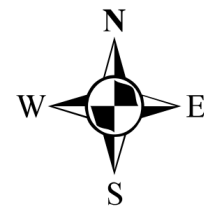


### NYC Digital Tax Map

Effective Date : 11-20-2015 10:47:37

End Date : Current

Manhattan Block: 1772



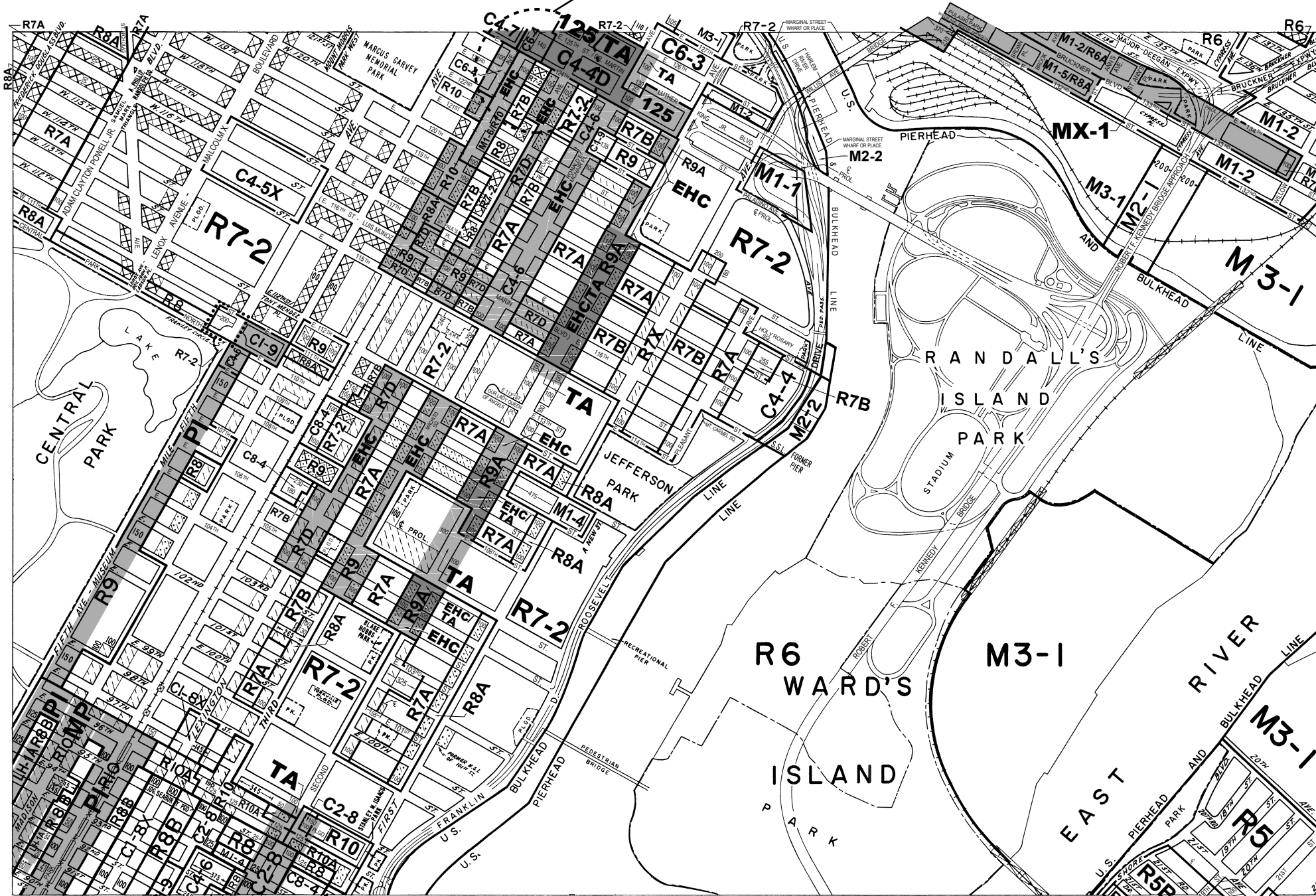
#### Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

Development Site/UDAAP Site



# Proposed Project Area



# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

### Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

### Effective Date(s) of Rezoning:

12-19-2019 C 190434 ZMM

### Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

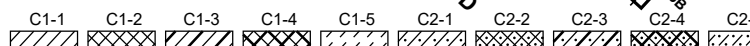
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

#### MAP KEY

|    |           |    |
|----|-----------|----|
| 5c | 6a        | 6c |
| 5d | <b>6b</b> | 6d |
| 8c | 9a        | 9c |

© Copyrighted by the City of New York

600 0 600 1200 1800 FEET



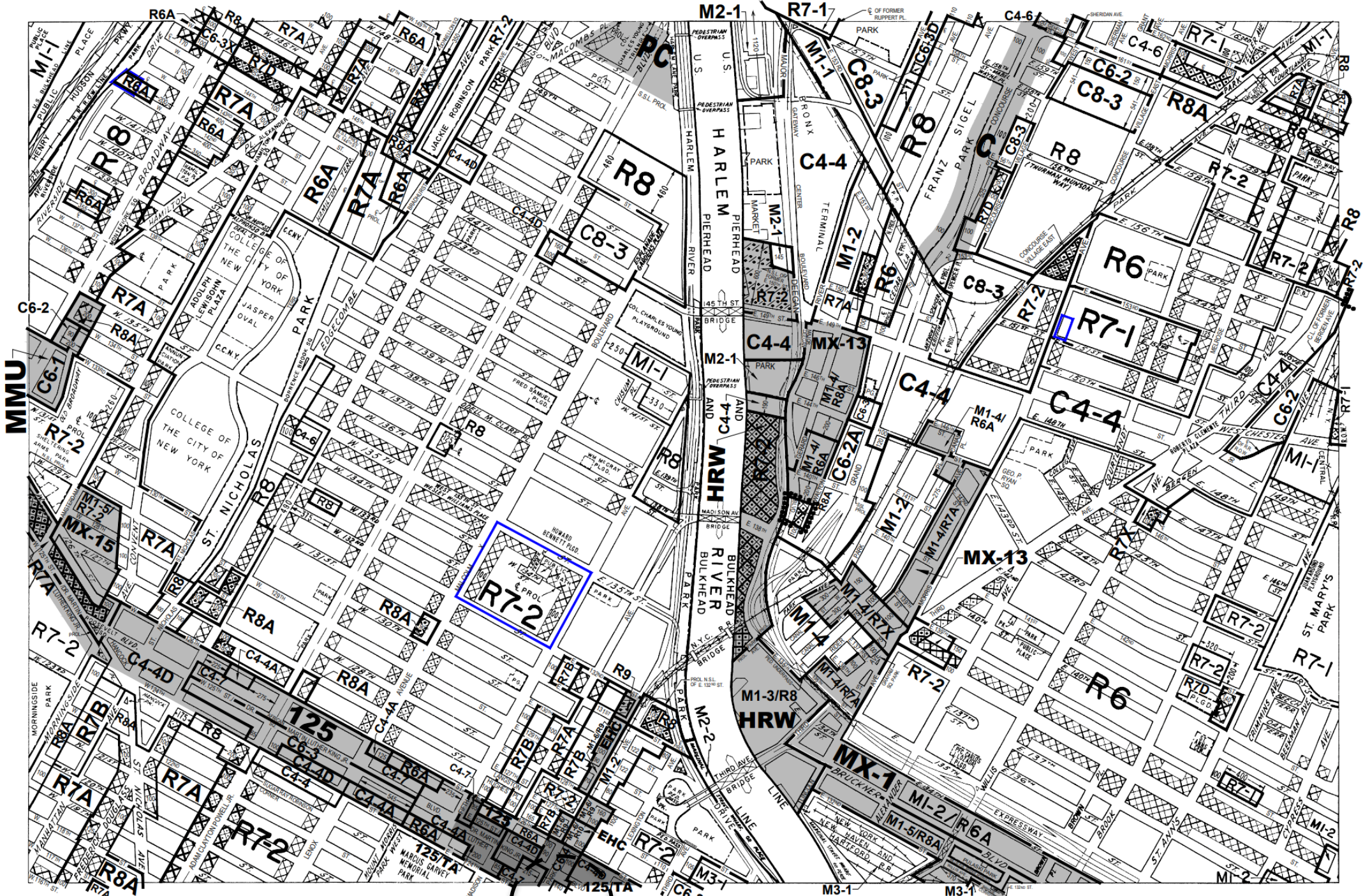
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP 6b

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.



Click blue outline on map to view diagram of **proposed** zoning change



# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

## Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

## Effective Date(s) of Rezoning:

05–27–2021 C 200286 ZMX

## Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

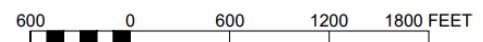
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

### MAP KEY

|    |           |    |
|----|-----------|----|
|    | 3b        | 3d |
| 5c | <b>6a</b> | 6c |
| 5d | 6b        | 6d |

© Copyrighted by the City of New York



Proposed Project Area

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 6a

**Special Permit Pursuant to ZR Section 74-903  
Statement of Findings**

**ZR §74-903**

*Certain community facility uses in R3 to R9 Districts and certain Commercial Districts*

*The City Planning Commission may permit the #community facility floor area ratio# and the #community facility bulk# provisions to apply to a #development#, #extension# or #enlargement#, or change of #use# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, as set forth in paragraph (a), provided that the findings in paragraph (b) of this Section are met.*

*(a) The Commission may permit:*

*(1) In R3 through R9 Districts, or in C1 or C2 Districts mapped within an R3 through R9 District or #Commercial Districts# with an R3 through R9 District residential equivalent, the #community facility floor area ratio# of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to #buildings# containing philanthropic or non-profit institutions with sleeping accommodations, as listed in Use Group 3;*

The proposed affordable housing project (“Proposed Development”) will be built on Block 1772, Lots 4, 7, and 8 (“Development Site”), a vacant site on the north side of East 123<sup>rd</sup> Street between Park Avenue and Lexington Avenues. The Development Site is mapped as an R7-2 zoning district in the East Harlem neighborhood of Community District No. 11 in Manhattan. The Proposed Development will be a non-profit institution with sleeping accommodations under Use Group 3. Therefore, under ZR § 74-903(a)(1), the community facility floor area ratio set forth in Section 24-11 may be applied to the Development Site provided that the findings in paragraph (b) are met.

\* \* \* \* \*

*(b) In order to grant such a special permit for #community facility floor area ratio# or #community facility bulk#, as applicable, the Commission shall find that:*

*(1) the distribution of #bulk# on the #zoning lot# will not unduly obstruct the access of light and air to adjoining properties or public #streets#, and will result in satisfactory site planning and satisfactory urban design relationships of #buildings# to adjacent #streets# and the surrounding area;*

The distribution of bulk within the Development Site will not unduly obstruct the access of light and air to adjoining properties or public streets. The proposed 15-story building will be set back 20 feet from the street line; it will not penetrate the sky exposure plane, and the width of East 123<sup>rd</sup> Street at 60 feet will allow for ample light and air to surrounding properties. As stated in the Environmental Assessment Statement (“EAS”), the four sunlight sensitive resources within the study area, 400-foot perimeter of the Development Site, – Dr. Ronald E. McNair Playground, Lifespire Garden, Jackie Robinson Garden, and Carolina Garden – are located to the southeast of the Development Site and will therefore not receive new shadows from the Proposed Development. The fifth resource within the study area - Marcus Garvey Park – is located to the west of the Proposed Development. However, only approximately one to two feet of Marcus Garvey Park falls within the study area. Consequently, as stated in the EAS, any potential incremental shadow that could reach the Marcus Garvey Park would be so fleeting in duration and minimal in extent that it would not significantly impact the park’s vegetation or use.

The form and location of the Proposed Development are designed with sensitivity to the scale of the surrounding area, resulting in satisfactory site planning and urban design relationships.

- The proposed 20-foot setback from the street line, which will include trees and raised planting beds, increases open space and improves circulation at the front of the building for residents and visitors.

- The landscaped open spaces at the front and rear of the building minimize potential adverse effects on adjacent and nearby properties, and enhance the urban fabric. The façade of the building, which is intended to include decorative brick and paneling, further relates to the existing building character of the area. The landscaped open space at the front of the building will be 20 feet deep and will contain trees and raised planting beds. The rear yard will be 30'-11" deep and will contain seating, a green wall, and planting areas, including planting beds for the tenants' gardening program.
- The Proposed Development will be taller than adjacent buildings, which range in height from one to six floors. The surrounding area also includes taller buildings, including the 12-story residential building at 134 East 122<sup>nd</sup> Street located between Park and Lexington Avenues and a 32-story New York City Housing Authority residential building at 1982 Lexington Avenue located between East 121<sup>st</sup> and 122<sup>nd</sup> Streets. The Special East Harlem Corridor District ("EHC"), adopted in 2017, allows a maximum building height of 275 feet along Park Avenue (between 120<sup>th</sup> and 125<sup>th</sup> Streets). Among the projected and potential developments identified in the FEIS for the 2017 East Harlem Rezoning is a residential building with a height of 165 feet at 101 East 122<sup>nd</sup> Street, one block to the south of the Development Site.

***(2) that the proposed facility will not require any significant additions to the supporting services of the neighborhood or that provision for adequate supporting services has been made; and***

The Proposed Development will provide approximately 81 affordable units plus one superintendent's unit, 70 percent of which, approximately 58 units, will be supportive housing serving individuals reentering the community from incarceration. The remaining 30 percent, approximately 23 units, will be permanently affordable housing. The amenities in the Proposed Development will include a laundry facility, teaching kitchen, meeting rooms, bike storage room, and landscaped front and rear yards.

The Proposed Development is not expected to require significant additions to the supporting services of the neighborhood. All supporting services will be provided on-site and available to all tenants residing in the Proposed Development. The services will address the unique needs of homeless individuals reentering the community after incarceration and individuals living with special needs. The services will promote housing stability and greater independence by providing mental health and substance abuse counseling and crisis intervention, coordinating access to legal services, public benefits management and advocacy, transportation assistance for needed services/entitlements, life skills training and support, family reunification support and guidance, job placement services, and referrals to Fortune's wide array of in-house services. Residents will also have access to the programs provided in the Proposed Development's ground floor that will be offered to the larger community. These programs will include educational sessions that address health and wellness strategies and use the teaching kitchen, and group sessions discussing communicable disease prevention, among others. The Proposed Development will have 24-hour on-site security to ensure the safety of residents in the building along with an extensive security camera system. Therefore, it is expected that there will be little demand for supporting services from neighborhood institutions.

The EAS determined that the Proposed Development will not have direct or indirect effects on community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations. The approximately 81 affordable units, plus one superintendent's unit, are targeted to low-income and formerly homeless residents who will have numerous on-site resources and access to referrals to community organizations that can provide additional support. As such, the Proposed Development is expected to require minimal, if any, additional supportive services in the community.

***(3) that the #streets# providing access to such #use# will be adequate to handle the traffic generated thereby or provision has been made to handle such traffic.***

The Development Site is located on East 123<sup>rd</sup> Street, a 60-foot-wide street with one travel lane for westbound one-directional traffic between two major avenues in Manhattan: Park Avenue, which is 140 feet in width and carries two-way traffic, and Lexington Avenue, which is 75 feet in width and carries two lanes of south-bound traffic. The Development Site is also located two blocks south of East 125<sup>th</sup> Street, which is 100 feet in width and carries two-way traffic, connecting the west and east sides of Manhattan.

The Proposed Development will not exceed CEQR thresholds for vehicle, transit, and pedestrian trips. The proposed 81 units of supportive and affordable housing, plus one superintendent's unit, would result in fewer than 50 peak hour vehicle trips, 200 peak hour subway/rail or bus transit riders and 200 peak hour pedestrian trips; therefore, significant adverse impacts are considered unlikely. Therefore, it can be concluded that the surrounding streets have adequate capacity to handle any additional traffic that could be generated by the Proposed Development. The surrounding roadways provide good vehicle access to the Development Site and can accommodate any increased traffic generated by the Proposed Development.

It is expected that most building residents, on-site staff, and visitors will take public transportation to the Development Site. The area is very well-served by public transportation. The 125<sup>th</sup> Street MTA station is located just over two blocks away at East 125<sup>th</sup> Street and Lexington Avenue. The Harlem-125<sup>th</sup> Street station on Metro-North Railroad's Harlem line is located approximately two blocks north at Park Avenue and East 125<sup>th</sup> Street. The Park Avenue Viaduct for the Metro-North Railroad is located above Park Avenue, just to the west of the Development Site. Several bus lines serve the area, including the M1 along Madison Avenue, the M35 along East 125<sup>th</sup> Street, and the M101/M103 along Third and Lexington Avenues.

The EAS analysis determined that the Proposed Development is not expected to significantly alter traffic conditions and will not exceed any thresholds defined in the *2014 CEQR Technical Manual* for traffic analysis. According to the *CEQR Technical Manual*, significant adverse impacts are unlikely for projects that do not exceed these transportation thresholds. Given the proximity of public transit and the nature of the project, the surrounding streets providing access to the Proposed Development will be adequate to handle the minimal traffic generated.


***The Commission may request a report from appropriate governmental agencies with respect to #community facility uses# requesting a special permit under this Section.***

***The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.***

# CASTLE III

107-111 E. 123RD ST, NEW YORK NY

PROJECT NO. 1808

Owner  
 The Fortune Society  
BUILDING PEOPLE. NOT PRISONS  
29-76 Northern Blvd.  
Long Island City, NY 11101  
T: 212-691-7554

Architect  
Curtis + Ginsberg Architects  
55 Broad Street, FL8  
New York, New York 10004  
T: 212-929-4417  
F: 212-929-4756

Structural Engineer  
DE NARDIS ENGINEERING, LLC  
239 Central Ave Suite 200  
White Plains, NY 10606  
T: 914-948-8844

MEPF  
DAGHER ENGINEERING, PLLC  
29 Broadway  
New York, NY 10006  
T: 212-480-2591

Sustainability Consultant  
BRIGHT POWER  
11 Hanover Square, 21st Floor  
New York, NY 10005  
T: 212-803-5888


Landscape Architect  
WEINTRAUB DIAZ LANDSCAPE ARCHITECT  
19 New Street  
Nyack, NY 10960  
T: 845-353-2500



## LIST OF DRAWINGS


ULURP SUBMISSION

- Z-001 COVER SHEET
- Z-002 SITE PLAN
- Z-003 ZONING ANALYSIS
- Z-004 CELLAR & 1ST FLOOR PLANS
- Z-005 2ND, TYP (3-7), TYP (8-12), & TYP (13-15) FLOOR PLANS
- Z-006 SECTIONS
- Z-007 ELEVATIONS
- Z-008 NEIGHBORHOOD CHARACTER DIAGRAM

|   |   |
|---|---|
| Issue Date:   | 6/25/21                                 |
|  | © 2021 CURTIS + GINSBERG ARCHITECTS LLP |
| Job No.:  | 1808                                    |
| Date:   | 6/25/21                                 |
| Sheet No.:  | Z-001                                   |
| 1 of 8  |   |

# CASTLE III

107-111 E. 123RD ST, NEW YORK NY

Owner  
 The Fortune Society  
 29-76 Northern Blvd.  
 Long Island City, NY 11101

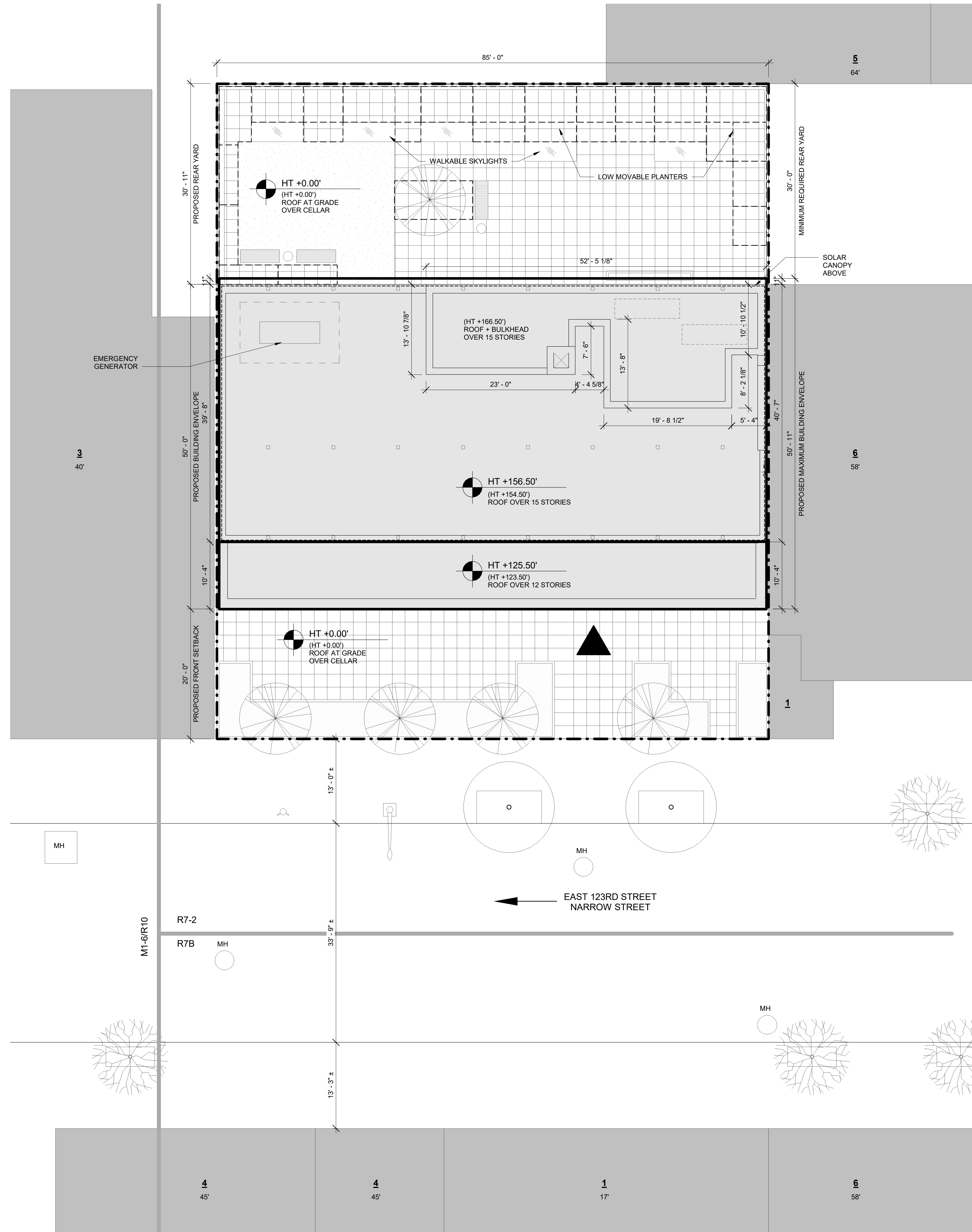
Architect  
 Curtis + Ginsberg Architects  
 55 Broad Street, FL 8  
 New York, New York 10004

Structural Engineer  
 DE NARDIS ENGINEERING, LLC  
 239 Central Ave., Suite 200,  
 White Plains, NY 10606

MEPF  
 DAGHER ENGINEERING, PLLC  
 29 Broadway  
 New York, NY 10006

Landscape Architect  
 WEINTRAUB DIAZ LANDSCAPE ARCHITECT  
 19 New Street  
 Nyack, NY 10960

Sustainability Consultant  
 BRIGHT POWER  
 11 Hanover Square, 21st Floor  
 New York, NY 10005



- NOTE: LANDSCAPE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY**
- EXERCISE SURFACE
  - PLANTER
  - LANDSCAPE PAVERS
  - BENCH
  - SKYLIGHT
  - RESIDENTIAL ACCESS POINT
  - BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
  - R9 / C2-5** ZONING DISTRICT
  - # STORIES
  - BUILDING HEIGHT
  - ROAD DIRECTION
  - ZONING LOT LINE
  - ZONING DISTRICT BOUNDARY
  - ILLUSTRATIVE BUILDING LINE
  - PROPOSED MAXIMUM BUILDING ENVELOPE
  - STREET LAMP
  - FIRE HYDRANT
  - PROPOSED TREE
  - PROPOSED STREET TREE
  - EXISTING STREET TREE
  - EXISTING MANHOLE
  - HT +458.50' DEVELOPMENT ENVELOPE HEIGHT (HT +418.50')
  - ILLUSTRATIVE BUILDING HEIGHT
  - EXISTING BUILDING FOOTPRINT
  - PROPOSED BUILDING FOOTPRINT
- LEGEND**

1 SITE PLAN  
 Z402 1/8" = 1'-0"



APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

| No. | Date | Revision |
|-----|------|----------|
|     |      |          |

|   |          |                       |
|---|----------|-----------------------|
| 2 | 6/25/21  | ULURP Submission      |
| 1 | 10/27/20 | Issued for DCP Review |

| No. | Date | Submission |
|-----|------|------------|
|     |      |            |

## SITE PLAN

© 2021 CURTIS + GINSBERG ARCHITECTS LLP  
 Job No.: 1808  
 Scale: As indicated  
 Drawn By: RE/SK  
 Checked By: TC

# CASTLE III

107-111 E. 123RD ST, NEW YORK NY

Owner  
The Fortune Society  
29-76 Northern Blvd.  
Long Island City, NY 11101

Architect  
Curtis + Ginsberg Architects  
55 Broad Street, FL 8  
New York, New York 10004

Structural Engineer  
DE NARDIS ENGINEERING, LLC  
239 Central Ave., Suite 200,  
White Plains, NY 10606

MEPF  
DAGHER ENGINEERING, PLLC  
29 Broadway  
New York, NY 10006

Landscape Architect  
WEINTRAUB DIAZ LANDSCAPE ARCHITECT  
19 New Street  
Nyack, NY 10960

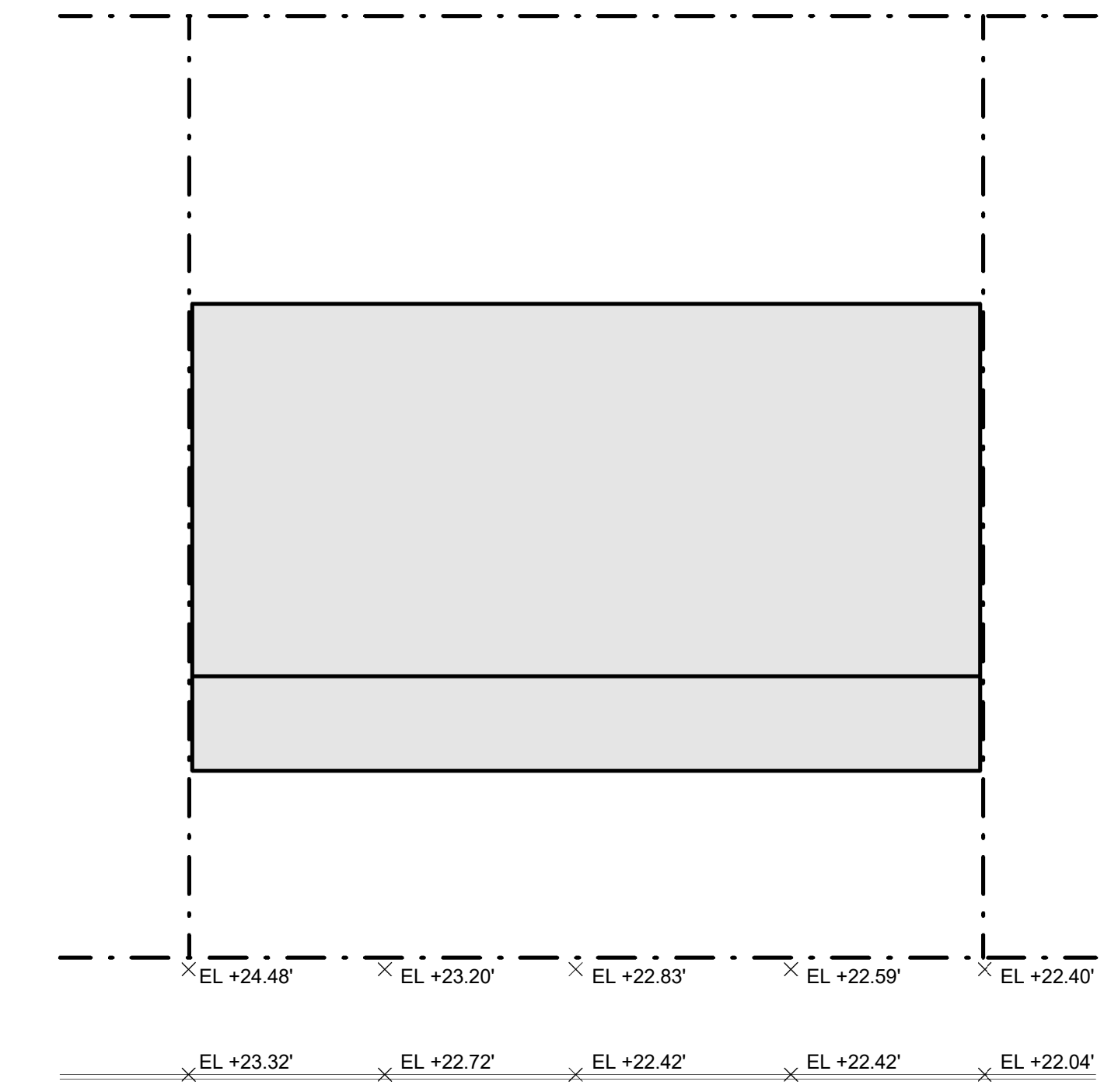
Sustainability Consultant  
BRIGHT POWER  
11 Hanover Square, 21st Floor  
New York, NY 10005

| Zoning - Gross & Zoning Area Summary |                  |                          |                          |                   |
|--------------------------------------|------------------|--------------------------|--------------------------|-------------------|
| Floor                                | Gross Floor Area | Zoning Deductions        |                          | Zoning Floor Area |
|                                      |                  | Supportive Housing - UG3 | Supportive Housing - UG3 |                   |
| CELLAR                               | 8,389.6          | 0.0                      | 0.0                      | 0.0               |
| 1ST FLOOR                            | 4,216.5          | 248.0                    | 3,968.5                  | 3,968.5           |
| 2ND FLOOR                            | 4,216.6          | 340.5                    | 3,876.1                  | 3,876.1           |
| 3RD FLOOR                            | 4,216.6          | 340.8                    | 3,875.8                  | 3,875.8           |
| 4TH FLOOR                            | 4,216.6          | 340.8                    | 3,875.8                  | 3,875.8           |
| 5TH FLOOR                            | 4,216.6          | 340.8                    | 3,875.8                  | 3,875.8           |
| 6TH FLOOR                            | 4,216.6          | 340.8                    | 3,875.8                  | 3,875.8           |
| 7TH FLOOR                            | 4,216.6          | 340.8                    | 3,875.8                  | 3,875.8           |
| 8TH FLOOR                            | 4,216.7          | 346.5                    | 3,870.2                  | 3,870.2           |
| 9TH FLOOR                            | 4,216.7          | 346.5                    | 3,870.2                  | 3,870.2           |
| 10TH FLOOR                           | 4,216.7          | 346.5                    | 3,870.2                  | 3,870.2           |
| 11TH FLOOR                           | 4,216.7          | 346.5                    | 3,870.2                  | 3,870.2           |
| 12TH FLOOR                           | 4,216.7          | 346.5                    | 3,870.2                  | 3,870.2           |
| 13TH FLOOR                           | 3,357.1          | 296.0                    | 3,061.1                  | 3,061.1           |
| 14TH FLOOR                           | 3,357.1          | 296.0                    | 3,061.1                  | 3,061.1           |
| 15TH FLOOR                           | 3,357.1          | 296.0                    | 3,061.1                  | 3,061.1           |
| ROOF                                 | 778.1            | 0.0                      | 0.0                      | 0.0               |
|                                      | 69,838.6         | 4,913.0                  | 55,757.9                 | 55,757.9          |

### PROPOSED ACTIONS:

- Designation of an Urban Development Action Area, approval of an Urban Development Action Area Project, and disposition of the Development Site to a developer to be selected by HPD;
- Zoning special permit pursuant to Zoning Resolution (ZR) § 24-903. The proposed special permit will modify ZR §24-111 to allow the maximum community facility floor area ratio ("FAR") of up to 6.5 to be applied to a non-profit institution with sleeping accommodations

| LOT INFORMATION    |   |
|--------------------|---|
| ADDRESS            | 107-111 EAST 123RD STREET, NEW YORK, NY |
| BLOCK              | 1772                                    |
| LOT                | 4, 7, 8                                 |
| ZONING LOT AREA    | 8,578.20 SF                             |
| ZONING MAP         | 69                                      |
| DISTRICT           | R7-2                                    |
| COMMUNITY DISTRICT | 11 MANHATTAN                            |



LEGEND  
--- ZONING LOT LINE

EAST 123RD STREET (NARROW STREET)  
CURB LEVEL CALCULATION  
EAST 123RD STREET: 23.32' + 22.72' + 22.42' + 22.42' + 22.04' = 112.925 = 22.58'  
(MEAN CURB LEVEL) = 0.0'

1 CURB LEVEL DIAGRAM  
Z.003 / 1/16" = 1'-0"

| NEW YORK CITY ZONING RESOLUTION                                    |   |   |  |  |
|--|---|---|--|--|
| DISTRICT   | ITEM  | PERMITTED/REQUIRED  | PROPOSED   | COMPLIANCE   |
| 22-10 / 22-13  | USES PERMITTED AS-OF-RIGHT  | 1, 2, 3, 4, 6C  | USE GROUP 3; NON-PROFIT INSTITUTION WITH SLEEPING ACCOMMODATIONS   | COMPLIES   |
| <b>COMMUNITY FACILITY BULK REGULATIONS IN RESIDENTIAL DISTRICT</b> |   |   |  |  |
| 24-11  | MAXIMUM LOT COVERAGE IN R6 THROUGH R10 DISTRICTS FOR NON-CONTEXTUAL DISTRICTS   | MAX LOT COVERAGE = 65%  | 4216.5 / 8,578.20 = 49%  | COMPLIES.  |
| 24-111   | MAXIMUM FLOOR AREA RATIO FOR CERTAIN COMMUNITY FACILITY USES  | 3.44<br>8,578.20 X 3.44 = 29,509 SQ. FT.  | 6.50*<br>55,758*   | DOES NOT COMPLY*   |
| 24-34  | MINIMUM REQUIRED FRONT YARD   | NOT REQUIRED.   | PROVIDED FRONT YARD = 20'-0"   | COMPLIES.  |
| 24-35  | MINIMUM REQUIRED SIDE YARD  | NOT REQUIRED.<br>IF PROVIDED AT ANY LEVEL IT SHALL BE AT LEAST 8'-0"  | NONE PROVIDED.   | COMPLIES.  |
| 24-36  | MINIMUM REQUIRED REAR YARD  | REQUIRED REAR YARD = 30'-0"   | PROVIDED REAR YARD = 30'-0"  | COMPLIES.  |
| 24-53  | ALTERNATE FRONT SETBACK - NARROW STREET   | DEPTH OF OPTIONAL FRONT OPEN AREA = 15'-0"<br>SKY EXPOSURE PLANE HT. ABOVE STREET LINE = 60'-0"<br>SKY EXPOSURE PLANE SLOPE = 3.7:1                       | DEPTH OF PROVIDED FRONT OPEN AREA = 20'-0"<br>PROVIDED SKY EXPOSURE PLANE HT. ABOVE STREET LINE = 60'-0"<br>PROVIDED SKY EXPOSURE PLANE SLOPE = WITHIN 3.7:1 | COMPLIES.  |
| <b>ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS</b>        |   |   |  |  |
| 25-31  | ACCESSORY OFF STREET PARKING COMMUNITY FACILITY USE (NON-PROFIT WITH SLEEPING ACCOMMODATIONS)                             | NONE REQUIRED.  | NONE PROVIDED.   | COMPLIES.  |
| 25-811   | ENCLOSED BICYCLE PARKING SPACES FOR COMMUNITY FACILITY  | ONE BIKE PARKING SPACE IS REQUIRED PER 10,000 SQ. FT. TOTAL FLOOR AREA = 54,932 SQ. FT. FLOOR AREA / 10,000 = 5.49 TOTAL REQUIRED BIKE PARKING = 6 SPACES | PROVIDED BICYCLE SPACES = 21   | COMPLIES.  |
| <b>SPECIAL URBAN DESIGN GUIDELINES</b>                             |   |   |  |  |
| 26-41  | ONE STREET TREE, PRE-EXISTING OR NEWLY PLANTED, SHALL BE PROVIDED FOR EVERY 25 FEET OF STREET FRONTAGE OF THE ZONING LOT. | STREET FRONTAGE = 85'-0"<br>REQ'D. STREET TREES = STREET FRONTAGE / 25 = 3.4<br>ROUNDED DOWN = 3  | NUMBER OF EXISTING ON-SITE TREES TO REMAIN = 0<br>NUMBER OF PROVIDED NEW ON-SITE TREES = 2<br>NUMBER OF OFF-SITE TREES = 1<br>TOTAL NUMBER OF TREES = 3      | 2 ON-SITE TREES PROVIDED. 1 TREE TO BE PAID INTO A FUND OR PROVIDED OFF-SITE AS APPROVED BY DPR PURSUANT TO ZR 26-41.<br>COMPLIES. |

\*SPECIAL PERMIT REQUESTED PURSUANT TO ZR-903

| No. | Date | Revision |
|-----|------|----------|
|     |      |          |

2 6/25/21 ULURP Submission  
1 10/27/20 Issued for DCP Review

No. Date Submission

Title: ZONING ANALYSIS


© 2021 CURTIS + GINSBERG ARCHITECTS LLP  
Job No.: 1808  
Scale: As indicated  
Drawn By: RE/SK  
Checked By: TC

Sheet No.:

3 of 8 Z-003

# CASTLE III

107-111 E. 123RD ST, NEW YORK NY

Owner  
 The Fortune Society  
 29-76 Northern Blvd.  
 Long Island City, NY 11101

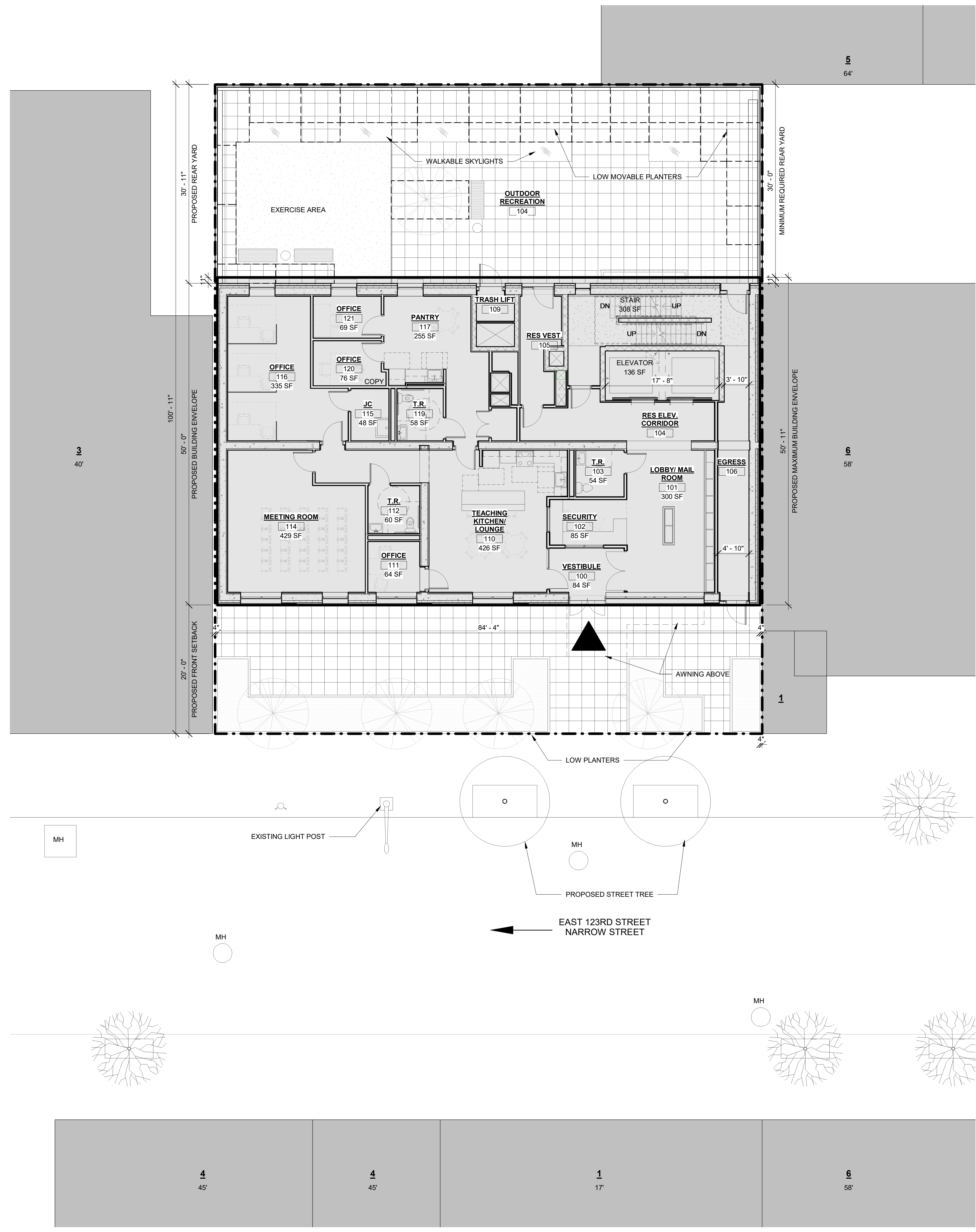
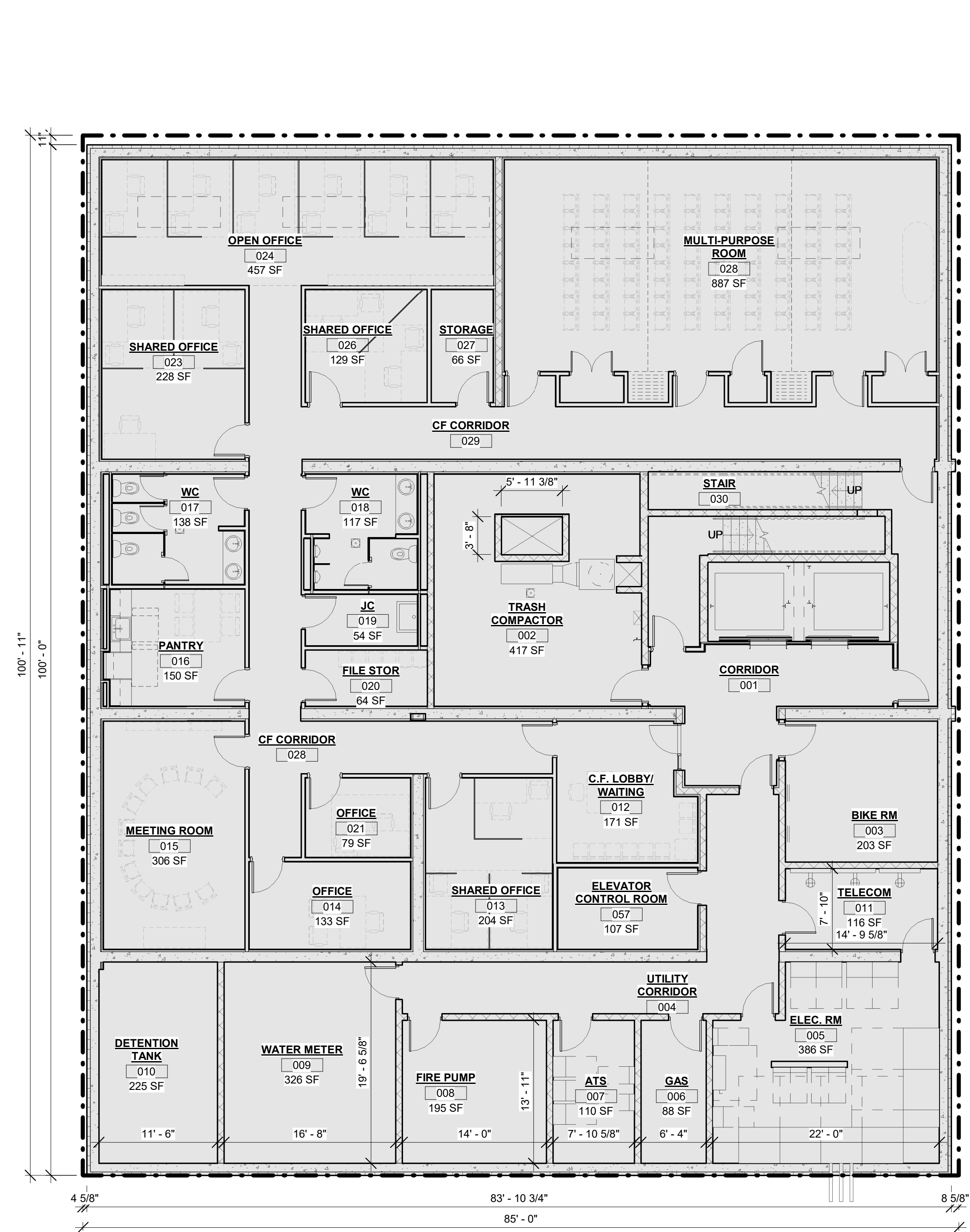
Architect  
 Curtis + Ginsberg Architects  
 55 Broad Street, FL 8  
 New York, New York 10004

Structural Engineer  
 DE NARDIS ENGINEERING, LLC  
 239 Central Ave., Suite 200,  
 White Plains, NY 10606

MEPP  
 DAGHER ENGINEERING, PLLC  
 29 Broadway  
 New York, NY 10006

Landscape Architect  
 WEINTRAUB DIAZ LANDSCAPE ARCHITECT  
 19 New Street  
 Nyack, NY 10960

Sustainability Consultant  
 BRIGHT POWER  
 11 Hanover Square, 21st Floor  
 New York, NY 10005



- NOTE: LANDSCAPE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- EXERCISE SURFACE
  - PLANTER
  - LANDSCAPE PAVERS
  - BENCH
  - SKYLIGHT
  - RESIDENTIAL ACCESS POINT
  - BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
  - R9 / C2-5** ZONING DISTRICT
  - # STORIES
  - BUILDING HEIGHT
  - ROAD DIRECTION
  - ZONING LOT LINE
  - ZONING DISTRICT BOUNDARY
  - ILLUSTRATIVE BUILDING LINE
  - PROPOSED MAXIMUM BUILDING ENVELOPE
  - STREET LAMP
  - FIRE HYDRANT
  - PROPOSED TREE
  - PROPOSED STREET TREE
  - EXISTING STREET TREE
  - MH
  - EXISTING MANHOLE
  - HT +458.50' DEVELOPMENT ENVELOPE HEIGHT
  - (HT +418.50') ILLUSTRATIVE BUILDING HEIGHT
  - EXISTING BUILDING FOOTPRINT
  - PROPOSED BUILDING FOOTPRINT
- LEGEND

1 CELLAR FLOOR PLAN  
 Z-004 1/8" = 1'-0"



2 1ST FLOOR PLAN  
 Z-004 1/8" = 1'-0"



| No. | Date | Revision |
|-----|------|----------|
|     |      |          |

|   |          |                       |
|---|----------|-----------------------|
| 2 | 6/25/21  | ULURP Submission      |
| 1 | 10/27/20 | Issued for DCP Review |

| No. | Date | Submission |
|-----|------|------------|
|     |      |            |

## CELLAR & 1ST FLOOR PLANS

© 2021 CURTIS + GINSBERG ARCHITECTS LLP  
 Job No.: 1808  
 Scale: As indicated  
 Drawn By: RE/SK  
 Checked By: TC

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.



# CASTLE III

107-111 E. 123RD ST, NEW YORK NY

Owner  
The Fortune Society  
29-76 Northern Blvd.  
Long Island City, NY 11101

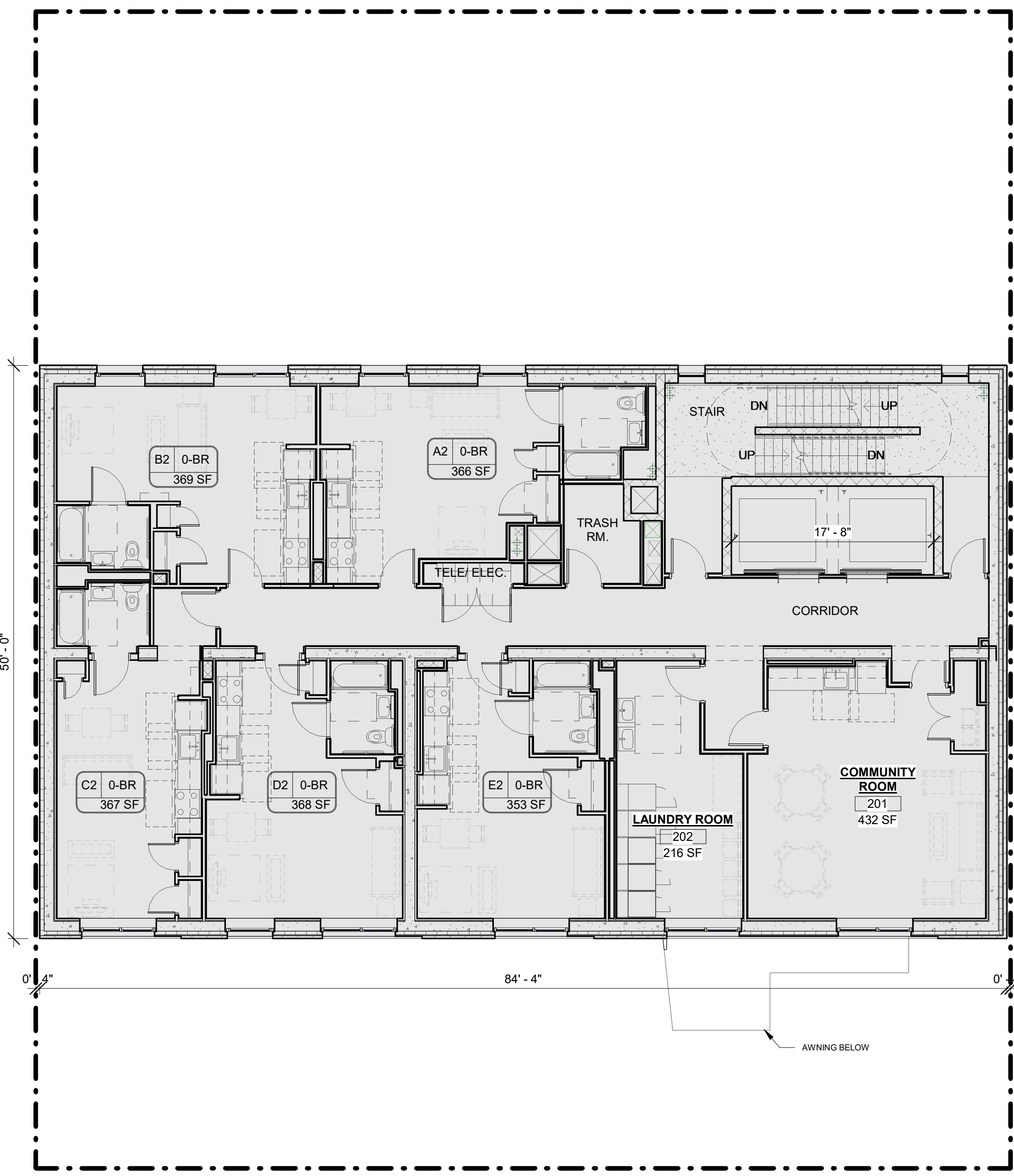
Architect  
Curtis + Ginsberg Architects  
55 Broad Street, FL 8  
New York, New York 10004

Structural Engineer  
DE NARDIS ENGINEERING, LLC  
239 Central Ave., Suite 200,  
White Plains, NY 10606

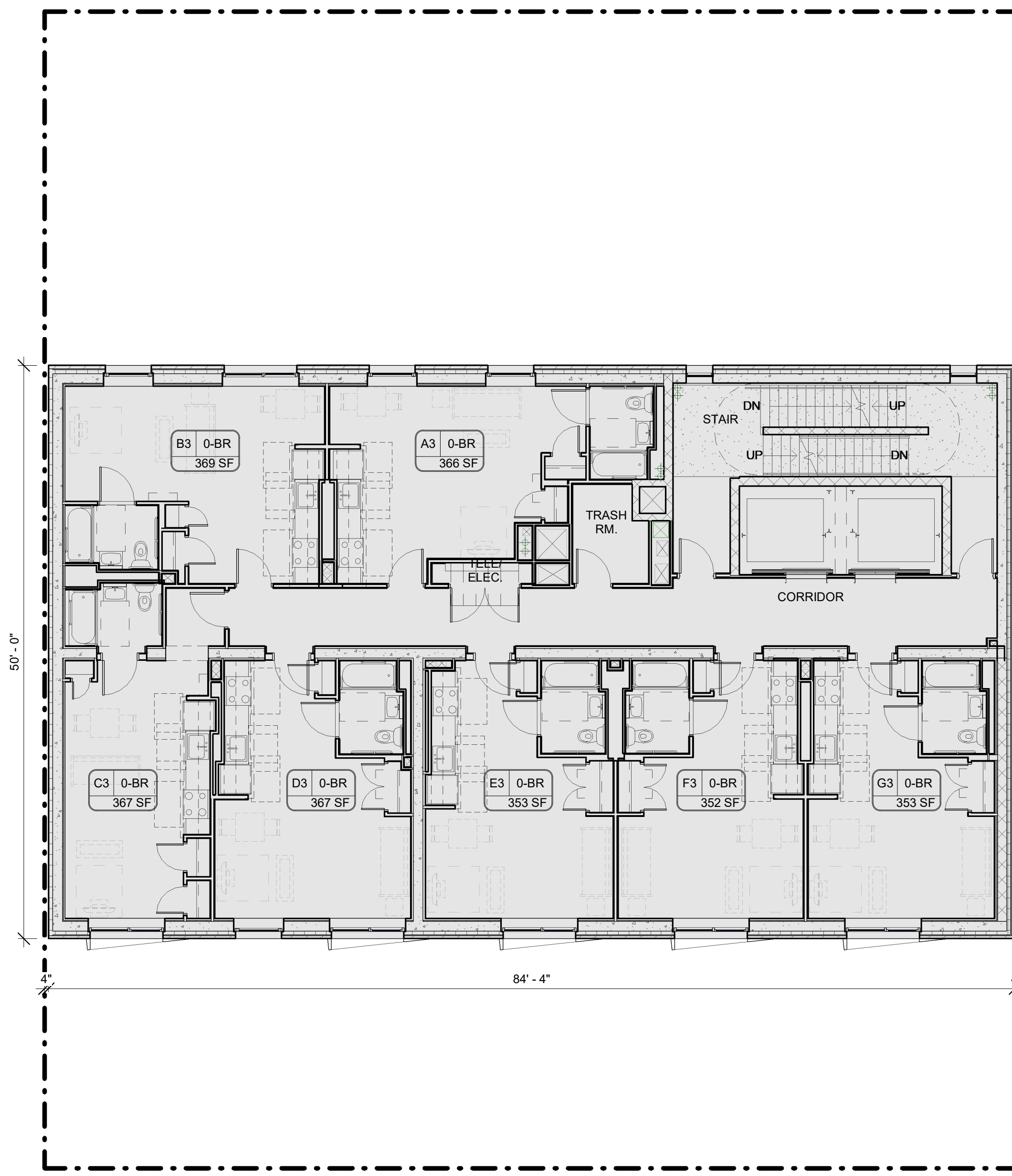
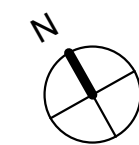
MEPF  
DAGHER ENGINEERING, PLLC  
29 Broadway  
New York, NY 10006

Landscape Architect  
WEINTRAUB DIAZ LANDSCAPE ARCHITECT  
19 New Street  
Nyack, NY 10960

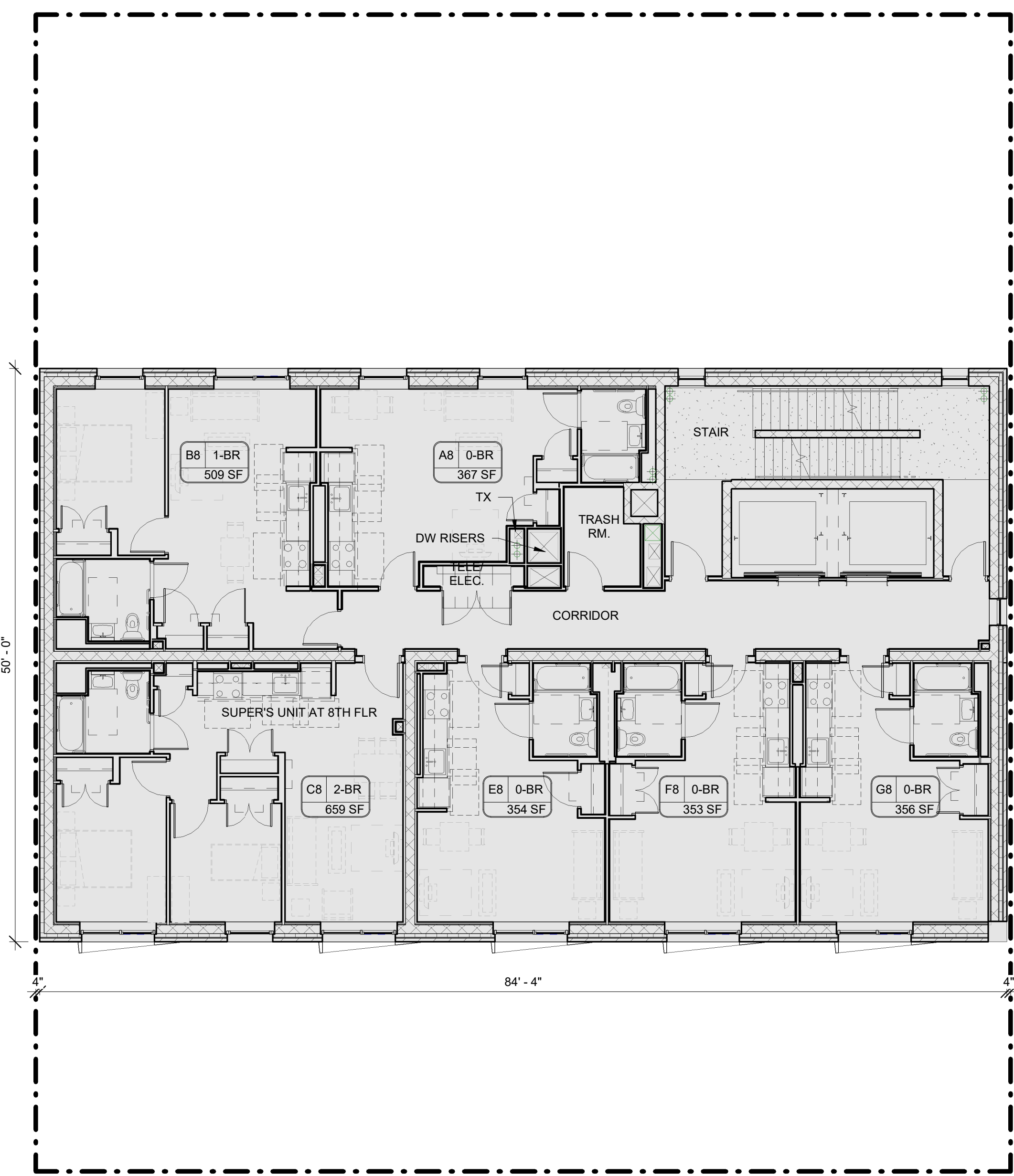
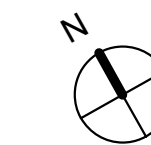
Sustainability Consultant  
BRIGHT POWER  
11 Hanover Square, 21st Floor  
New York, NY 10005



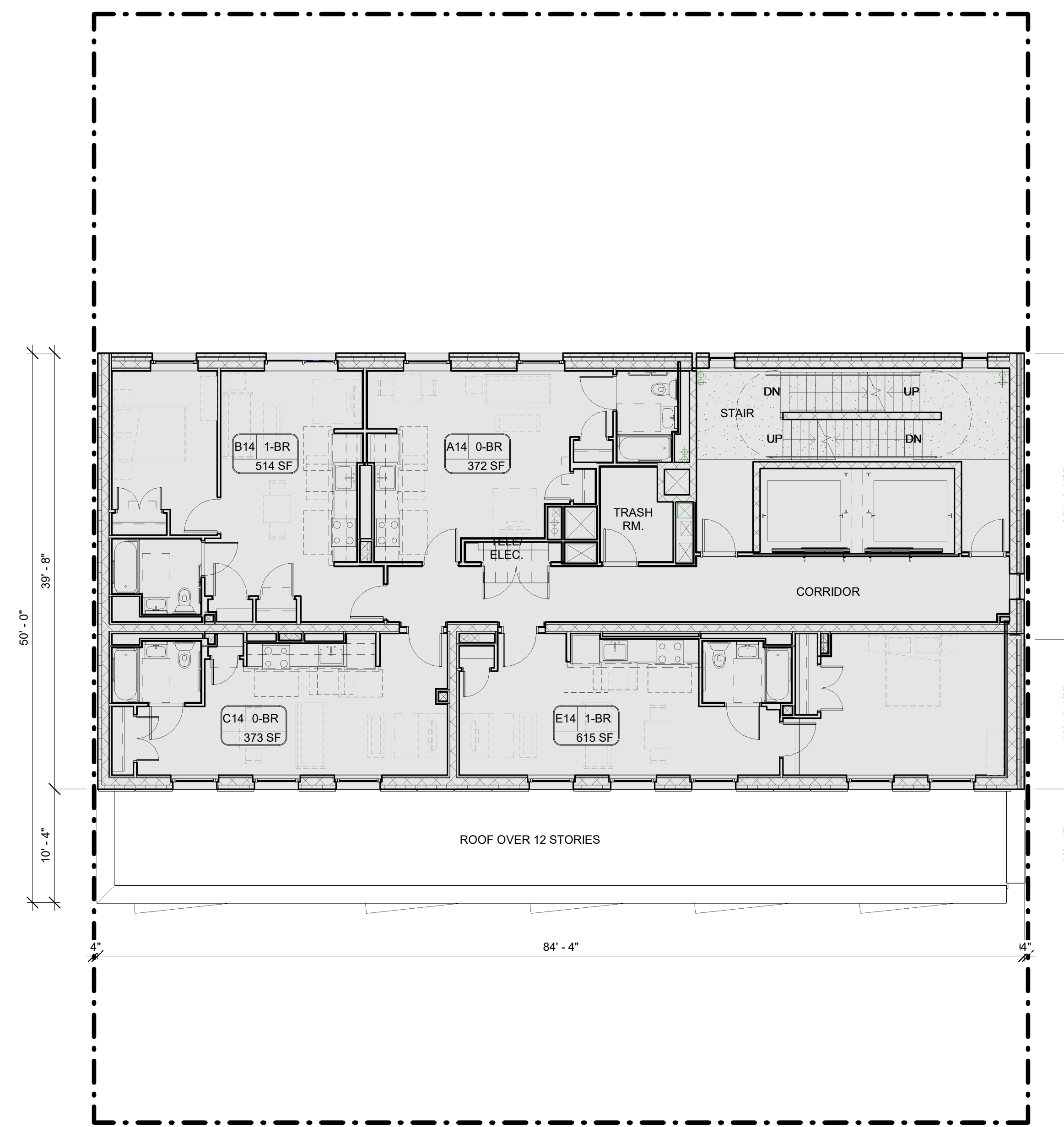
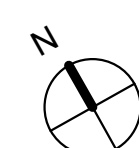
1 2ND FLOOR PLAN  
Z-005 1/8" = 1'-0"



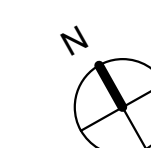
2 TYP 3RD-7TH FLOOR PLAN  
Z-005 1/8" = 1'-0"



3 TYP 8TH-12TH FLOOR PLAN  
Z-005 1/8" = 1'-0"



4 TYP 13TH-15TH FLOOR PLAN  
Z-005 1/8" = 1'-0"



- NOTE: LANDSCAPE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- EXERCISE SURFACE
  - PLANTER
  - LANDSCAPE PAVERS
  - BENCH
  - SKYLIGHT
  - RESIDENTIAL ACCESS POINT
  - BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
  - R9 / C2-5** ZONING DISTRICT
  - # STORIES
  - BUILDING HEIGHT
  - ROAD DIRECTION
  - ZONING LOT LINE
  - ZONING DISTRICT BOUNDARY
  - ILLUSTRATIVE BUILDING LINE
  - PROPOSED MAXIMUM BUILDING ENVELOPE
  - STREET LAMP
  - FIRE HYDRANT
  - PROPOSED TREE
  - PROPOSED STREET TREE
  - EXISTING STREET TREE
  - EXISTING MANHOLE
  - HT +458.50' DEVELOPMENT ENVELOPE HEIGHT (HT +418.50')
  - ILLUSTRATIVE BUILDING HEIGHT
  - EXISTING BUILDING FOOTPRINT
  - PROPOSED BUILDING FOOTPRINT
- LEGEND

| No. | Date | Revision |
|-----|------|----------|
|-----|------|----------|

2 6/25/21 ULURP Submission  
1 10/27/20 Issued for DCP Review

| No. | Date | Submission |
|-----|------|------------|
|-----|------|------------|

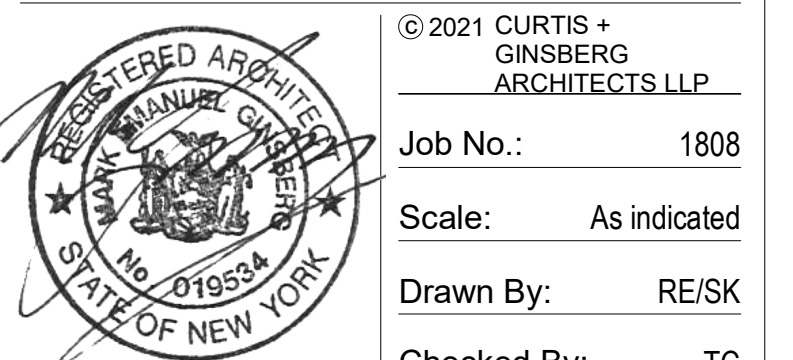
Title:  
**2ND, TYP (3-7), TYP (8-12), & TYP 13-15 FLOOR PLANS**

© 2021 CURTIS + GINSBERG ARCHITECTS LLP  
Job No.: 1808  
Scale: As indicated  
Drawn By: RE/SK  
Checked By: TC

Sheet No.:

5 of 8 **Z-005**

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.



# CASTLE III

107-111 E. 123RD ST, NEW YORK NY

Owner  
The Fortune Society  
29-76 Northern Blvd.  
Long Island City, NY 11101

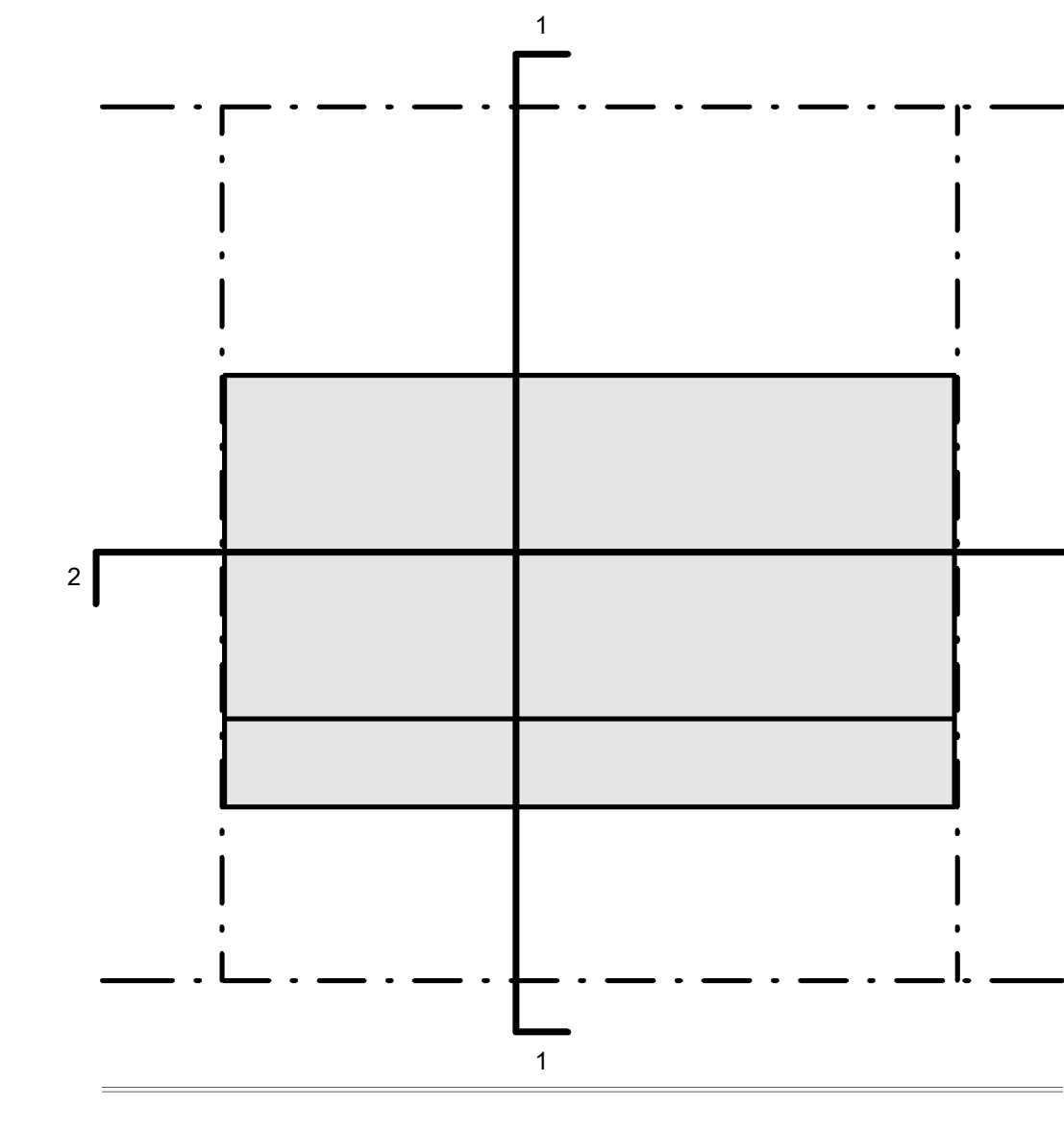
Architect  
Curtis + Ginsberg Architects  
55 Broad Street, FL 8  
New York, New York 10004

Structural Engineer  
DE NARDIS ENGINEERING, LLC  
239 Central Ave., Suite 200,  
White Plains, NY 10606

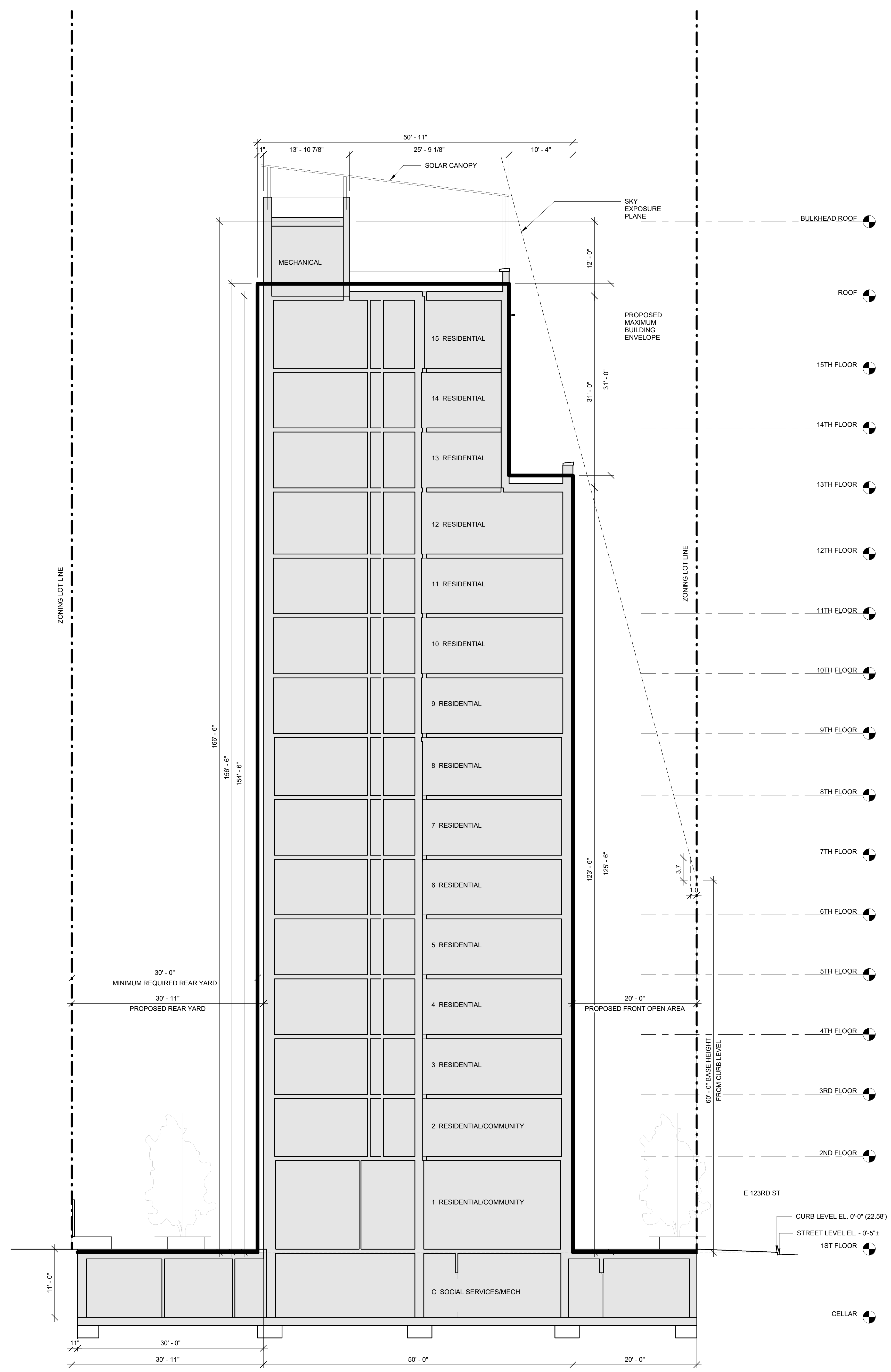
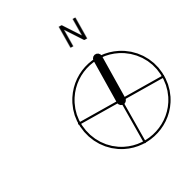
MEPP  
DAGHER ENGINEERING, PLLC  
29 Broadway  
New York, NY 10006

Landscape Architect  
WEINTRAUB DIAZ LANDSCAPE ARCHITECT  
19 New Street  
Nyack, NY 10960

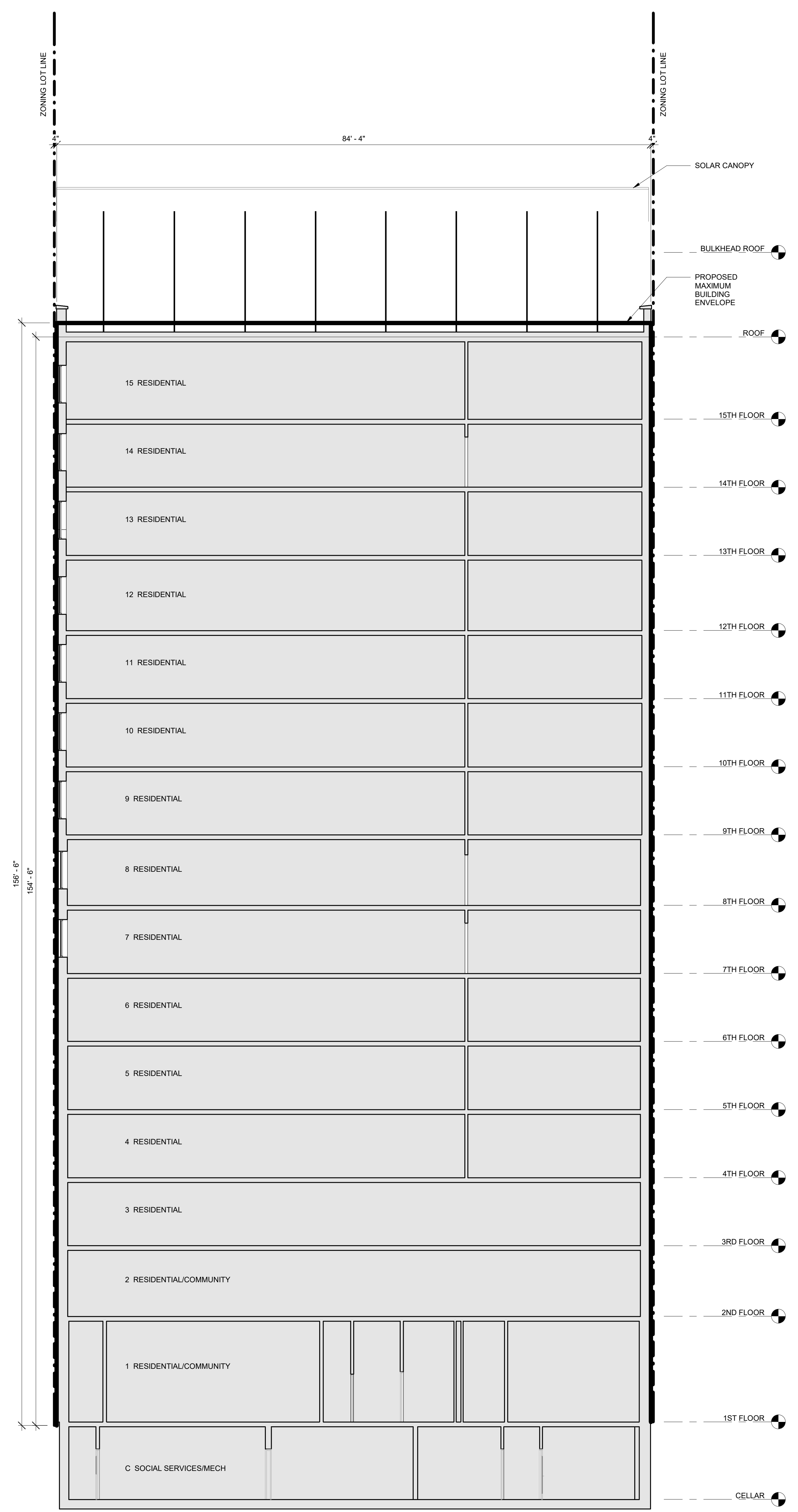
Sustainability Consultant  
BRIGHT POWER  
11 Hanover Square, 21st Floor  
New York, NY 10005



KEY PLAN



1 SECTION 1-1  
2-006 1/8" = 1'-0"



2 SECTION 2-2  
2-006 1/8" = 1'-0"

| No. | Date | Revision |
|-----|------|----------|
|     |      |          |

| 2   | 6/25/21  | ULURP Submission      |
|-----|----------|-----------------------|
| 1   | 10/27/20 | Issued for DCP Review |
| No. | Date     | Submission            |

## SECTIONS

© 2021 CURTIS + GINSBERG ARCHITECTS LLP  
Job No.: 1808  
Scale: As indicated  
Drawn By: RE/SK  
Checked By: TC


Sheet No.:  
6 of 8

Z-006

NOTE: TREES ARE FOR ILLUSTRATIVE PURPOSES ONLY  
APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

# CASTLE III

107-111 E. 123RD ST, NEW YORK NY

Owner  
 The Fortune Society  
 29-76 Northern Blvd.  
 Long Island City, NY 11101

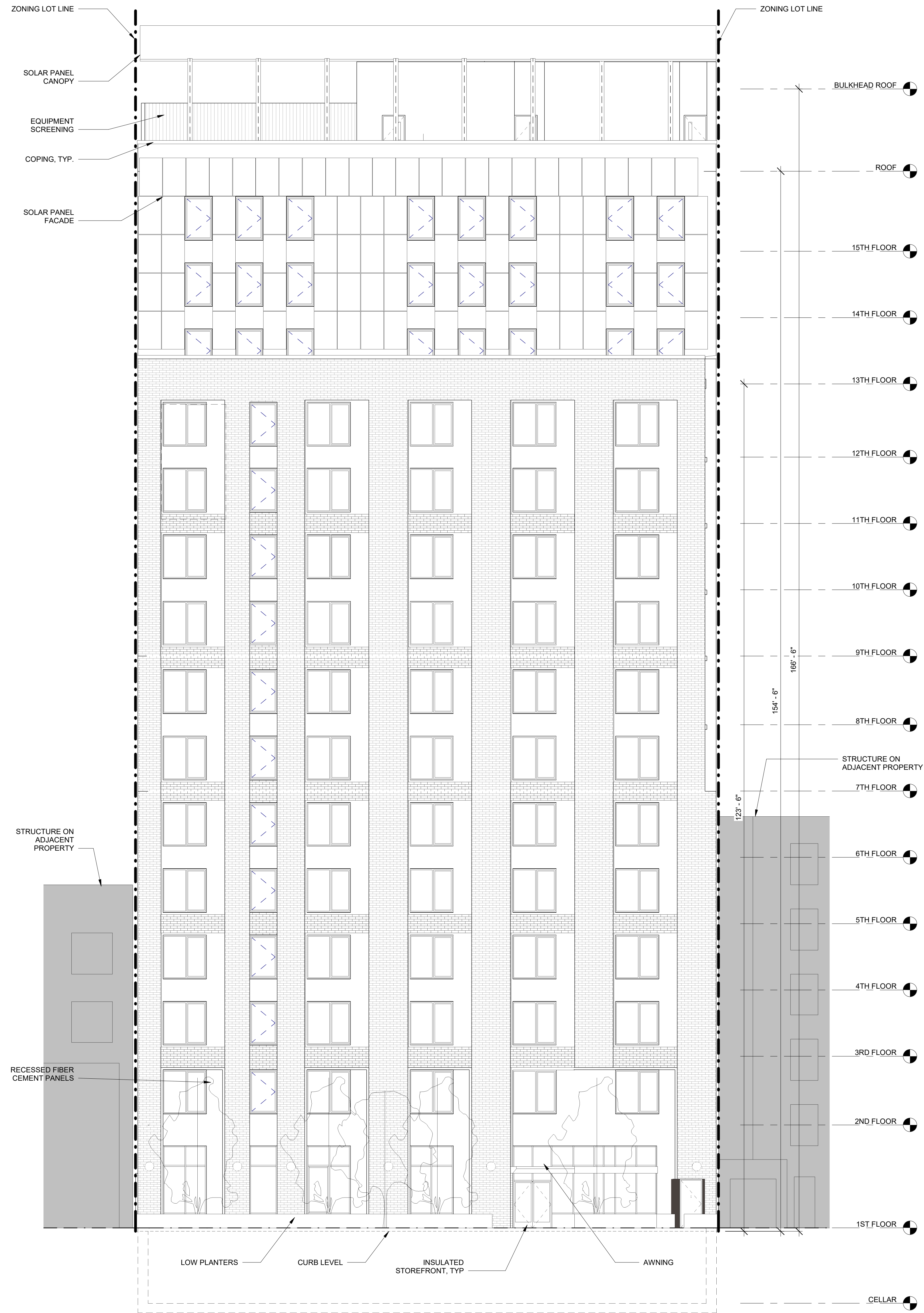
Architect  
 Curtis + Ginsberg Architects  
 55 Broad Street, FL 8  
 New York, New York 10004

Structural Engineer  
 DE NARDIS ENGINEERING, LLC  
 239 Central Ave., Suite 200,  
 White Plains, NY 10606

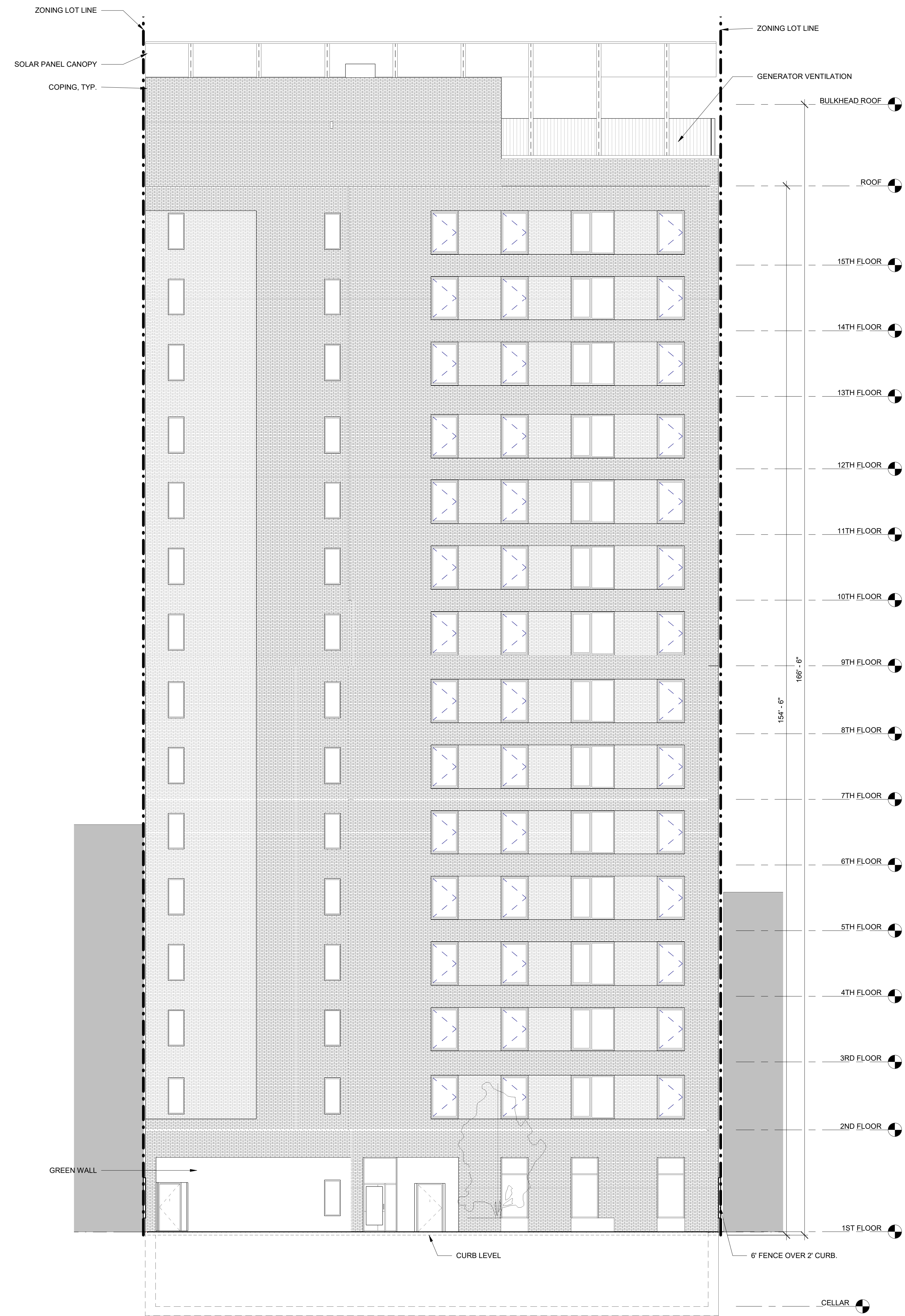
MEPF  
 DAGHER ENGINEERING, PLLC  
 29 Broadway  
 New York, NY 10006

Landscape Architect  
 WEINTRAUB DIAZ LANDSCAPE ARCHITECT  
 19 New Street  
 Nyack, NY 10960

Sustainability Consultant  
 BRIGHT POWER  
 11 Hanover Square, 21st Floor  
 New York, NY 10005



1 SOUTH ELEVATION  
 2-007  
 1/8" = 1'-0"



2 NORTH ELEVATION  
 2-007  
 1/8" = 1'-0"

| No. | Date | Revision |
|-----|------|----------|
|     |      |          |

2 6/25/21 ULURP Submission

1 10/27/20 Issued for DCP Review

| No. | Date | Submission |
|-----|------|------------|
|     |      |            |

## ELEVATIONS

APPLICANT'S STAMP AND SEAL  
 CORRESPONDS TO THE INFORMATION  
 REGARDING THE DEVELOPMENT SITE,  
 ZONING LOT, AND RELATED CURB CUTS.  
 INFORMATION REGARDING THE  
 SURROUNDING PROPERTIES IS FOR  
 ILLUSTRATIVE PURPOSES ONLY.



© 2021 CURTIS + GINSBERG ARCHITECTS LLP  
 Job No.: 1808  
 Scale: As indicated  
 Drawn By: RE/SK  
 Checked By: TC


Sheet No.:

Z-007

7 of 8

# CASTLE III

107-111 E. 123RD ST, NEW YORK NY

Owner  
 The Fortune Society  
 29-76 Northern Blvd.  
 Long Island City, NY 11101

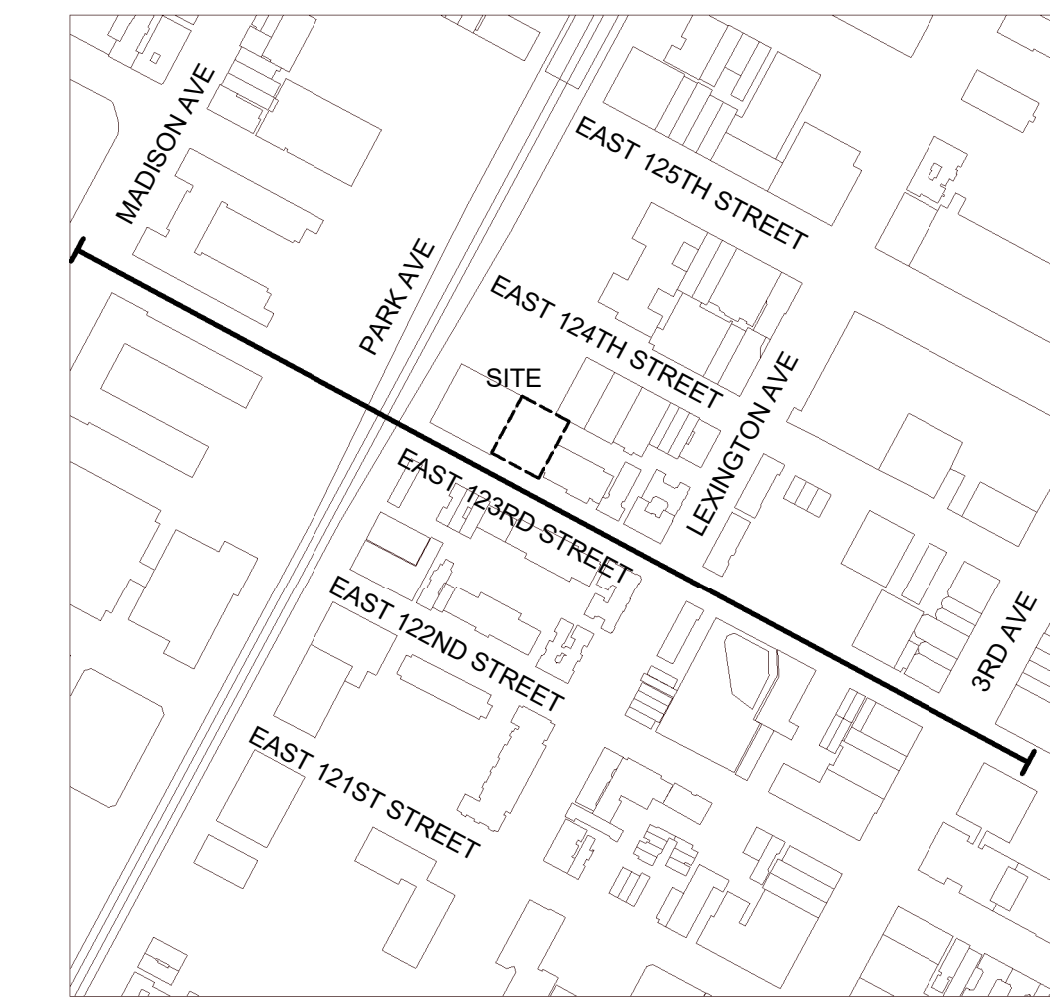
Architect  
 Curtis + Ginsberg Architects  
 55 Broad Street, FL 8  
 New York, New York 10004

Structural Engineer  
 DE NARDIS ENGINEERING, LLC  
 239 Central Ave., Suite 200,  
 White Plains, NY 10606

MEPF  
 DAGHER ENGINEERING, PLLC  
 29 Broadway  
 New York, NY 10006

Landscape Architect  
 WEINTRAUB DIAZ LANDSCAPE ARCHITECT  
 19 New Street  
 Nyack, NY 10960

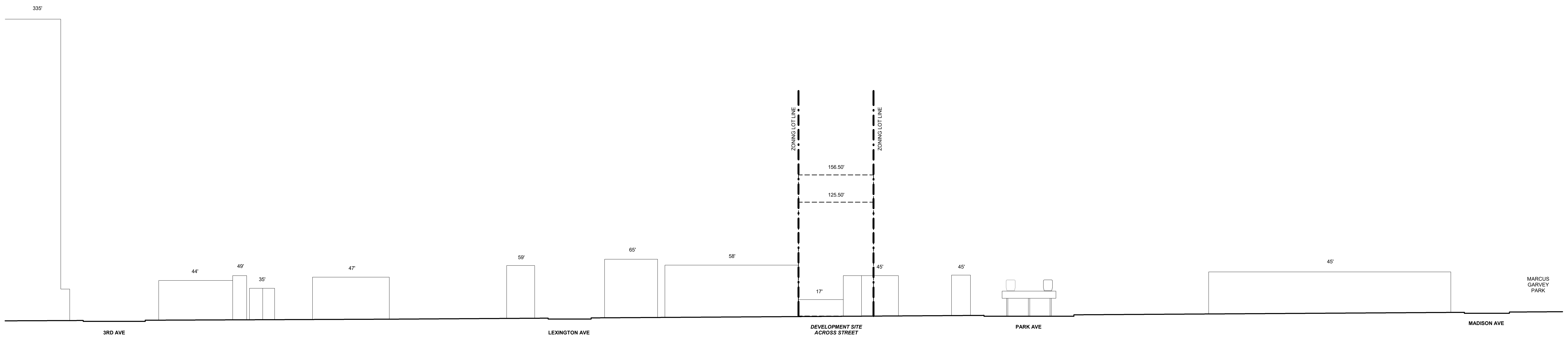
Sustainability Consultant  
 BRIGHT POWER  
 11 Hanover Square, 21st Floor  
 New York, NY 10005



1 KEY PLAN  
 Z-008 1" = 300'-0"



2 NORTH SIDE OF EAST 123RD STREET BETWEEN MADISON AVE AND 3RD AVE (FACING NORTH)  
 Z-008 3/128" = 1'-0"



3 SOUTH SIDE OF EAST 123RD STREET BETWEEN 3RD AVE AND MADISON AVE (FACING SOUTH)  
 Z-008 3/128" = 1'-0"

| No. | Date     | Revision              |
|-----|----------|-----------------------|
| 2   | 6/25/21  | ULURP Submission      |
| 1   | 10/27/20 | Issued for DCP Review |

| No. | Date     | Submission            |
|-----|----------|-----------------------|
| 2   | 6/25/21  | ULURP Submission      |
| 1   | 10/27/20 | Issued for DCP Review |

## NEIGHBORHOOD CHARACTER DIAGRAM

© 2021 CURTIS + GINSBERG ARCHITECTS LLP  
 Job No.: 1808  
 Scale: As indicated  
 Drawn By: RE/SK  
 Checked By: TC

Sheet No.:

8 of 8

Z-008

## UDAAP Project Summary

| <u>Block</u> | <u>Lot</u> | <u>Address</u>  |
|--------------|------------|---|
| 1772         | 4          | 107 East 123 <sup>rd</sup> Street, New York, NY 10035 |
| 1772         | 7          | 109 East 123 <sup>rd</sup> Street, New York, NY 10035 |
| 1772         | 8          | 111 East 123 <sup>rd</sup> Street, New York, NY 10035 |

- |    |                           |  |
|----|---------------------------|--|
| 1. | LAND USE                  | Residential-per zoning Community Facility (UG-3)                   |
| 2. | PROPOSED FACILITIES       | Community Facility   |
| 3. | PROPOSED CODES/ORDINANCES | None   |
| 4. | PROPOSED TIME SCHEDULE    | Approximately 36 months from closing to the completion of project. |