



IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and the Department of Homeless Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 215 East 45th Street (Block 1319, Lots 8 and 11) for use as a 171-bed shelter, Borough of Manhattan, Community District 6.

This application for site selection (C 220131 PSM) was filed by the New York City Department of Housing Preservation and Development (HPD) and the New York City Department of Homeless Services (DHS) on October 6, 2021. This application, in conjunction with the related action, would facilitate the development of a 21-story building containing approximately 130 supportive and affordable housing units and 171 shelter beds at 215-225 East 45th Street, (Block 1319, Lots 8 and 11), in the East Midtown neighborhood of Manhattan, Community District 6.

RELATED ACTIONS

In addition to the site selection that is the subject of this report (C 220131 PSM), the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently:

C 220132 HAM Urban Development Action Area (UDAA) designation, project approval (UDAAP), and disposition of City-owned property.

BACKGROUND

A full background discussion and project description appears in the report on the related UDAAP application (C 220132 HAM).

ENVIRONMENTAL REVIEW

The application (C 220131 PSM), in conjunction with the application for the related action (C 220132 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 22HPD004M. The lead agency is HPD.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on October 29, 2021.

UNIFORM LAND USE REVIEW

This application (C 220131 PSM) and the application for the related action (C 220132 HAM) were certified as complete by the Department of City Planning on November 1, 2021 and were duly referred to Manhattan Community Board 6 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 6 held a public hearing on this application (C 220131 PSM) on November 15, 2021, and, on December 8, 2021, by a vote of 39 in favor, none opposed, and two abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 220131 PSM) was considered by the Manhattan Borough President, who, on December 21, 2021, issued a recommendation to approve the application with the following conditions:

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

City Planning Commission Public Hearing

On January 5, 2022 (Calendar No. 4), the Commission scheduled January 19, 2022 for a public hearing on this application (C 220131 PSM). The hearing was duly held on January 19, 2022 (Calendar No. 16), in conjunction with the public hearing on the application for the related action.

There were a number of speakers, as described in the report on the related UDAAP application (C 220132 HAM), and the hearing was closed.

CONSIDERATION

The Commission believes the proposed site selection (C 220131 PSM), in conjunction with the related action (C 220132 HAM), is appropriate.

A full consideration and analysis of the issues, and reason for approving this application appear in the report for the related UDAAP application (C 220132 HAM).

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS) for which a Negative Declaration was issued on October 29, 2021 with respect to this application (CEQR No. 22HPD004M), that the City Planning Commission finds that the action described herein will have no significant adverse impact on the environment; 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 the report, the application for site selection of property located at 215-225 East 45th Street, (Block 1319, Lots 8 and 11) in Borough of Manhattan, Community District 6, to facilitate a shelter, is approved.

The above resolution (C 220131 PSM), duly adopted by the City Planning Commission on February 16, 2022 (Calendar No. 15), 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.

KENNETH J. KNUCKLES, Esq., *Vice-Chairman*
DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq.,
JOSEPH I. DOUEK, RICHARD W. EADDY,
LEAH GOODRIDGE, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ,
RAJ RAMPERSHAD, *Commissioners*

DANIEL R. GARODNICK, Esq., *Chair, Abstaining*
ALFRED C. CERULLO, III, *Commissioner, Recused*