



CITY PLANNING COMMISSION

August 23, 2023 / Calendar No. 4

C 230285 PQM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 242-244 East 106th Street on (Block 1655, p/o Lot 29) to facilitate a supportive housing development, Borough of Manhattan, Community District 11.

This application for the acquisition of property was filed by the New York City Department of Housing Preservation and Development (HPD) on March 3, 2023. The requested acquisition action, along with the related actions, would facilitate the construction of a ten-story Shared Supportive Housing residential building containing approximately 32 affordable rooming units and community facility space for supportive social services.

RELATED ACTIONS

In addition to the acquisition of property, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

C 230286 PPM Disposition of City-owned Property

N 240032 ZCM Certification of Transit Easement Volume

BACKGROUND

A description of this application, the surrounding area, and the proposed development is included in the related report for the disposition of city-owned property, C 230286 PPM.

ENVIRONMENTAL REVIEW

This application (C 230285 PQM) 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 lead is the New York City Department of Housing Preservation and Development. The designated CEQR number is 17DCP048M.

A Technical Memorandum 006 was issued on March 24, 2023, confirming that the proposed project would not result in new significant adverse environmental impacts not previously disclosed in the 2017 East Harlem Rezoning Final Environmental Impact Statement (FEIS).

WATERFRONT REVITALIZATION PROGRAM

This application (C 230285 PQM), was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013, and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is WRP#16-172. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

UNIFORM LAND USE REVIEW

This application (C 230285 PQM), in conjunction with the related applications (C 230286 PPM) was certified as complete by the Department of City Planning on March 27, 2023, and was duly referred to 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 a public hearing on this application (C 230285 PQM) and the related application (C 230286 PPM) on April 25, 2023, and on May 23, 2023, by a vote of 34 in favor, none opposed, and none abstaining, recommended approval of the application.

Borough President Recommendation

This application (C 230285 PQM), in conjunction with the related application (C 230286 PPM), was considered by the Manhattan Borough President, who, on June 7, 2023, issued a recommendation to approve this application.

City Planning Commission Public Hearing

On June 28, 2023 (Calendar No. 5), the City Planning Commission scheduled July 12, 2023, for a public hearing on this application (C 230285 PQM). The hearing was duly held on July 12, 2023 (Calendar No. 16), in conjunction with the application for the related action. (C 230286 PPM). Five speakers testified in favor of the application, and none in opposition. There were no other speakers, and the hearing was closed.

A summary of the public hearing appears in the related report for the disposition of city-owned property, C 230286 PPM.

CONSIDERATION

The Commission believes that this application for the acquisition of property located at 242-244 East 106th Street on (Block 1655, p/o Lot 29), in conjunction with the related actions, is appropriate.

A full consideration and analysis of the issues and reasons for approving this application appear in the related report for the disposition of city-owned property, C 230286 PPM.

RESOLUTION

RESOLVED, that having considered the Technical Memorandum issued in March 2023 by the NYC Department of Housing Preservation and Development which confirmed that the proposed project would not result in new significant adverse environmental impacts that were not previously disclosed in the East Harlem Rezoning FEIS, CEQR No. 17DCP048M, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 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, for the acquisition of property located at located at 242-244 East 106th Street (Block 1655, p/o Lot 29) to facilitate a supportive housing development, is approved.

The above resolution (C 230285 PQM), duly adopted by the City Planning Commission on August 23, 2023 (Calendar No. 4), 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.

DANIEL R. GARODNICK, Esq., Chair
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