



IN THE MATTER OF an application submitted by the New York City Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 101 East 118th Street (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168 and 169) for use as a replacement parking facility, Borough of Manhattan, Community District 11.

This application for the acquisition of real property by the city was filed by the New York City Police Department and the Department of Citywide Administrative Services on July 23, 2023. The requested acquisition action, along with the related action for the designation and approval of an Urban Development Action Area (UDAA), Urban Development Action Area Project (UDAAP), and disposition of City-owned property would facilitate the construction of a 19-story mixed-use development containing 341 income-restricted housing units (IRHUs), 99 of which will be designated for formerly homeless households, community facility and supportive social services spaces throughout the building.

RELATED ACTIONS

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

C 240046 HAM Urban Development Action Area (UDAA) designation, project approval (UDAAP), and disposition of City-owned property

BACKGROUND

A full background discussion and description of this application appears in the report for the related UDAAP designation, project approval, and disposition of City-owned property (C 240046 HAM).

¹ The report (C 240047 PQM) has been administratively corrected on February 1, 2024. The original report inadvertently referenced January 8 as the date of adoption.

ENVIRONMENTAL REVIEW

This application (C 240047 PQM), in conjunction with the action (C 240046 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 lead agency is HPD and the designated CEQR number is 22HPD059M.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on August 4, 2023.

A full description of the environmental review is included in the report for the UDAAP designation, project approval, and disposition of City-owned property (C 240046 HAM).

UNIFORM LAND USE REVIEW

This application (C 240047 PQM), in conjunction with the related application (C 240046 HAM) was certified as complete by the Department of City Planning on August 21, 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 240047 PQM) and the related application (C 240046 HAM) on September 26, 2023, and on October 24, 2023, by a vote of 28 in favor, two opposed, and three abstaining, recommended approval of the application with certain conditions. The Community Board's conditions appear in the report for the UDAAP designation, project approval, and disposition of City-owned property (C 240046 HAM).

Borough President Recommendation

This application (C 240047 PQM), in conjunction with the related action for the UDAAP designation, project approval, and disposition of City-owned property (C 240346 HAM), was considered by the Manhattan Borough President, who, on October 31, 2023, issued a

recommendation to approve the application. A summary of the Manhattan Borough President's recommendation appears in the report for the UDAAP designation, project approval, and disposition of City-owned property (C 240046 HAM).

City Planning Commission Public Hearing

On November, 15 2023 (Calendar No. 2), the City Planning Commission scheduled November 29, 2023, for a public hearing on this application (C 240047 PQM), and the related action for the UDAAP designation, project approval, and disposition of City-owned property (C 240046 HAM). The hearing was duly held on November 29, 2023 (Calendar No. 24). Three speakers testified in support of the application and none in opposition.

A summary of the public hearing appears in the related report for the UDAAP designation, project approval, and disposition of City-owned property (C 240046 HAM).

CONSIDERATION

The Commission believes that this application for the acquisition of property located at 101 East 118th Street (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168 and 169), in conjunction with the related action, is appropriate.

A full consideration and analysis of the issues and reasons for approving this application appear in the related report for the UDAAP designation, project approval, and disposition of City-owned property (C 240046 HAM).

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS) for which a Negative Declaration was issued on August 4, 2023, with respect to this application (CEQR No. 22HPD059M), the City Planning Commission finds that the action described herein will have no significant impact on the environment; 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 101 East 118th Street (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168 and 169) to facilitate a new 19-story mixed-use residential building containing approximately 340 housing units , is approved.

The above resolution (C 240047 PQM), duly adopted by the City Planning Commission on January 3, 2024 (Calendar No. 14), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

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