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# NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Review Procedure

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DEPARTMENT OF CITY PLANNING  
22 Reade Street, New York, NY 10007  
FAX # (212) 720-3356

Application # C090504HAM

CEQR # 090HPD010M

Community District No. 11 Borough: Manhattan

Project Name: East Harlem Veterans Initiative

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

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*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 110 East 118<sup>th</sup> Street and 1669-1671 Park Avenue (Block 1645, Lots 70 and 71) 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 selected by HPD;

to facilitate development of a six-story building, tentatively known as East Harlem Veterans Initiative, with approximately 87 residential units.

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*Related Applications:* \_\_\_\_\_

*Applicant(s):*

NYC Dept. of Housing Preservation and Development  
100 Gold Street  
New York, NY 10038

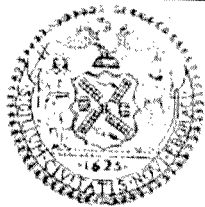
*Applicant's Representative:*

Sara Levenson  
NYC Dept. of Housing Preservation and Development  
100 Gold Street  
New York, NY 10038

*Address questions about this application to the following DCP office:*

**Manhattan Borough Office @ 212-720-3480**

On **Monday, June 29, 2009** the above listed application was certified as complete by the department of city planning. The period for community board review begins on **Wednesday, July 08, 2009** and must be completed by **Monday, September 08, 2009**.



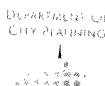
# Land Use Review Application

Department of City Planning



Received by Central Intake on June 17, 2009

City Planning will assign and stamp reference numbers here



0905018 AM

### 1. APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICATION NUMBER

APPLICATION NUMBER

NYC Dept. of HPD

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) \*

100 Gold Street

STREET ADDRESS

New York NY 10038

CITY STATE ZIP

212-863-5200 212-863-5052

AREA CODE TELEPHONE # FAX#

APPLICATION NUMBER

Sara Levenson

APPLICANT'S PRIMARY REPRESENTATIVE

NYC Dept. of HPD

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

100 Gold Street

STREET ADDRESS

New York NY 10038

CITY STATE ZIP

212-863-6394 212-863-5052

AREA CODE TELEPHONE # FAX#

\* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) ADDITIONAL APPLICANT REPRESENTATIVE:

Piotr Grebski, Director, Design Review 212-863-7547 212-863-7570

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

110 East 118<sup>th</sup> Street East Harlem Veterans Initiative

STREET ADDRESS PROJECT NAME (IF ANY)

Southeast corner of 118<sup>th</sup> Street and Park Avenue

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

R7-2/C2-4 6b

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) ZONING SECTIONAL MAP NO(S)

Block 1645, Lots 70 and 71 MN 11

TAX BLOCK AND LOT NUMBER BOROUGH COMM. DIST

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO  YES  IF YES, IDENTIFY

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

### 2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

### 3. DESCRIPTION OF PROPOSAL

### 4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

\* No supplemental form required

- CHANGE IN CITY MAP ..... MM \$ \_\_\_\_\_
- ZONING MAP AMENDMENT ..... ZM \$ \_\_\_\_\_
- ZONING TEXT AMENDMENT ..... ZR \$ \_\_\_\_\_
- ZONING SPECIAL PERMIT ..... ZS \$ \_\_\_\_\_
- ZONING AUTHORIZATION ..... ZA \$ \_\_\_\_\_
- ZONING CERTIFICATION ..... ZC \$ \_\_\_\_\_
- PUBLIC FACILITY, SEL./ACQ ..... PF \$ \_\_\_\_\_
- DISPOSITION OF REAL PROP ..... PD \$ \_\_\_\_\_
- URBAN DEVELOP. ACTION ..... HA \$ \_\_\_\_\_
- URBAN RENEWAL PROJECT ..... \* \$ \_\_\_\_\_
- HOUSING PLAN & PROJECT ..... \* \$ \_\_\_\_\_
- FRANCHISE ..... \* \$ \_\_\_\_\_
- REVOCABLE CONSENT ..... \* \$ \_\_\_\_\_
- CONCESSION ..... \* \$ \_\_\_\_\_
- LANDFILL ..... \* \$ \_\_\_\_\_
- OTHER (Describe) \$ \_\_\_\_\_

- MODIFICATION \$ \_\_\_\_\_
  - FOLLOW-UP \$ \_\_\_\_\_
  - RENEWAL \$ \_\_\_\_\_
  - OTHER \$ \_\_\_\_\_
- APPLICATION NO. \_\_\_\_\_
- APPLICATION NO. \_\_\_\_\_
- SPECIFY \_\_\_\_\_
- TOTAL FEE (For all actions) \$ \_\_\_\_\_

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

City Agency

Has pre-application meeting been held?  NO  YES

If yes Beverly Jimenez-Talavera 6.2.09  
DCP Office/Representative Date of meeting

**5. ENVIRONMENTAL REVIEW**

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY HPD

CEQR NUMBER 090HPD010M

**TYPE OF CEQR ACTION**

TYPE II

Type II category \_\_\_\_\_

Date determination was made \_\_\_\_\_

TYPE I

Has EA been filed? Yes

No

UNLISTED

If yes, Date EAS filed May 18, 2009

Has CEQR determination been made? Yes

No

If yes, what was determination? Negative Declaration

CND

Positive Declaration

Date determination made June 23, 2009

(Attach Copy)

If Positive Declaration, has PDEIS been filed? \_\_\_\_\_

Has Notice of Completion (NOC) for DEIS been issued? \_\_\_\_\_

If yes, attach copy \_\_\_\_\_

If PDEIS has not been filed, has final scope been issued? \_\_\_\_\_

If yes, date issued \_\_\_\_\_

**6. COASTAL ZONE MANAGEMENT**

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No  Yes

**7. RELATED ACTIONS BY CITY PLANNING**

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE

ALTERATION NO.	DESCRIPTION/ DISPOSITION/ STATUS	CAL NO.	DATE

**8. RELATED ACTIONS BY OTHER AGENCIES**

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION

REFERENCE NO.	DESCRIPTION/ DISPOSITION/ STATUS	CAL NO.	DATE
C060502HUM	Upper Park Ave URA	3	May 2006
C060503HAM	St Paul's Playground	4	May 2006

**9. FUTURE ACTIONS REQUIRED**

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION

**10. APPLICANT**  
Attach authorizing resolution, if applicable.

Shampa Chanda, Assistant Commissioner  
NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT

DATE 6/23/09

NYC Department of Housing Preservation and Development  
APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

**11. CO-APPLICANTS**  
Attach authorizing resolution, if applicable.

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT

DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS

CITY

STATE

ZIP

TEL. NO.

FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT

DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS

CITY

STATE

ZIP

TEL. NO.

FAX

**ADMINISTRATIVE**

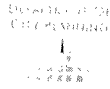
ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

# Property Disposit

.....PD

Received by Central Intake on June 17, 2009



090601AM

1.

Type of disposition  
(Check appropriate box)

a.  DIRECT

b.  GENERAL

2.

Restrictions and conditions

a.  PURSUANT TO ZONING

b.  RESTRICTED (Describe restrictions below, including any restrictions on disposition, term, or use of property. If additional space is required, attach separate sheet, Site Data Sheet, or Fact Sheet, and note here.)

3.

For direct disposition only

Indicate intended recipient of direct disposition\*

a. FROM: NYC Department of Housing Preservation and Development

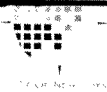
City Agency

b. TO\*: To be determined by HPD

Sponsor/ developer/ purchaser/ lessee or local public development corporation

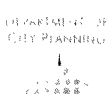
\* If recipient has not been selected or disposition is not limited to particular recipient, indicate "To be determined by agency" in item 3.b.

# UDAA/UDAAP



.....HA

Received by Central Intake on June 17, 2009



090501AM

APPLICATION NO.

Requested action  
(Check applicable boxes and provide requested information)

DESIGNATION\*  
(Also complete Site Data Sheet, Form H)

PROJECT\*†

DISPOSITION  
(Also complete Form PD, above)

\* FOR DESIGNATIONS AND PROJECTS, THE "DESCRIPTION OF PROPOSAL", ITEM #3 ON THE LR FORM, MUST CONTAIN INFORMATION SUPPORTING AN URBAN ACTION AREA DETERMINATION PURSUANT TO SECTIONS 693 AND 694 OF THE GENERAL MUNICIPAL LAW AND AN URBAN DEVELOPMENT ACTION AREA PROJECT PURSUANT TO SECTIONS 692 AND 694 OF THE GENERAL MUNICIPAL LAW.

† For **Projects**, provide a separate sheet (labeled UDAAP Project Summary) with information relative to:

- a) Proposed Land Use
- b) Proposed Public, Semi-public, Private or Community Facilities or Utilities
- c) Proposed New Codes and Ordinances
- d) Proposed Time Schedule for Effectuation



### **LR ITEM 3: DESCRIPTION OF PROPOSAL**

The New York City Department of Housing Preservation and Development (“HPD”) seeks approval of an Urban Development Action Area Project (UDAAP) designation, project approval and disposition of City-owned property to facilitate the development of a Use Group 3 Community Facility, a non-profit institution with sleeping accommodations.

The project is composed of two parcels of City-owned property located at 110 East 118<sup>th</sup> Street (Block 1645, Lots 70 and 71), in the East Harlem neighborhood of Community Board 11, Manhattan.

### **EXISTING CONDITIONS**

The Disposition Area comprises approximately 9,082 square feet and is located in an R7-2 zoning district with a C2-4 commercial overlay. Lot 70 is currently vacant and undeveloped. A portion of Lot 71 is vacant and undeveloped; however, a portion of the lot, fronting on Park Avenue, is currently part of a community garden. The community garden extends into Lot 3, which is adjacent to the Disposition Area.

Directly south of the Disposition Area is a six-story, mixed-use building on the corner of Park Avenue and 117<sup>th</sup> Street. Located directly east of the site, in the middle of the block, are the Saint Paul’s Church and the Saint Paul’s School. The remainder of the block east of the Disposition Area is composed of multi-family residential buildings between four and six stories, with a nine-story building along Lexington Avenue. On the block north of the Disposition Area, the New York City Police Department (NYPD), 25<sup>th</sup> Precinct is located in the mid block along 119<sup>th</sup> Street. There are vacant lots to the west of the station and along Park Avenue between 118<sup>th</sup> and 119<sup>th</sup> Streets, which are currently being utilized by the NYPD for parking. The remainder of the block north of the Disposition Area comprises an 18-story mixed-use building along Lexington Avenue and five and six-story multi-family residential buildings located along the mid block on 118<sup>th</sup> Street.

The block south of the Disposition Area is composed of primarily mixed-use and multi-family residential buildings between 3 and 6 stories and two commercial buildings located along the 116<sup>th</sup> Street side of the block. Along Park Avenue, directly across the street from the Disposition Area are 4 and 6-story mixed-use residential buildings, a parking lot and a vacant parcel on the corner of 118<sup>th</sup> and Park Avenue. The western portion of the block comprises multi-family residential buildings between 4 and 5 stories. The blocks across Park Avenue, southwest and northwest of the Disposition Area have a similar land use pattern as the blocks described above.

### **PROPOSED DEVELOPMENT**

A six-story, approximately 44,730 square foot building will be developed on the disposition area pursuant to existing zoning. The building will be 60 feet tall and will contain 86 affordable studio apartments for formerly homeless veterans referred by the New York City Department of Homeless Services (DHS) and other low-income individuals. The project will also include one two-bedroom apartment for the building’s superintendent. In addition, 3,000 square feet of accessory social services space will be located in the cellar. The support services, such as employment, education and life skills counseling to be provided in this space will be accessible to all of the building’s residents. The project will also include approximately 1,661 square feet of open space available for the residents’ use. There will be no off-street parking as the requirement is waived for this community facility with sleeping accommodations. Eight street trees will be provided along Park Avenue and 118<sup>th</sup> Street.

Lot 70 and 71 will be incorporated in a single zoning lot together with adjacent Lot 3, on which a portion of the community garden is located. However, Lot 3 will remain in City ownership and will then be transferred to the Parks Department to be preserved as a community garden in perpetuity. The gardeners have agreed to consolidate their existing

garden on this lot. The development rights from the garden will be transferred to the proposed project site.

## **PROPOSED ACTIONS**

1. **Disposition:** The Disposition Area is proposed for disposition to a developer selected by HPD.
2. **Designation as an Urban Development Action Area Project:** The Disposition Area consists of underutilized vacant property 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, unsanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Disposition Area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

## UDAAP Project Summary

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1645	70	110 East 118 <sup>th</sup> Street
1645	71	1669-1671 Park Avenue
1.	LAND USE	Community facility with sleeping accommodations
2.	PROPOSED FACILITIES	Community facility
3.	PROPOSED CODES/ORDINANCES	None
4.	PROPOSED TIME SCHEDULE	Approximately 18 months from closing to the completion of the project.

### ZONING CALCULATIONS

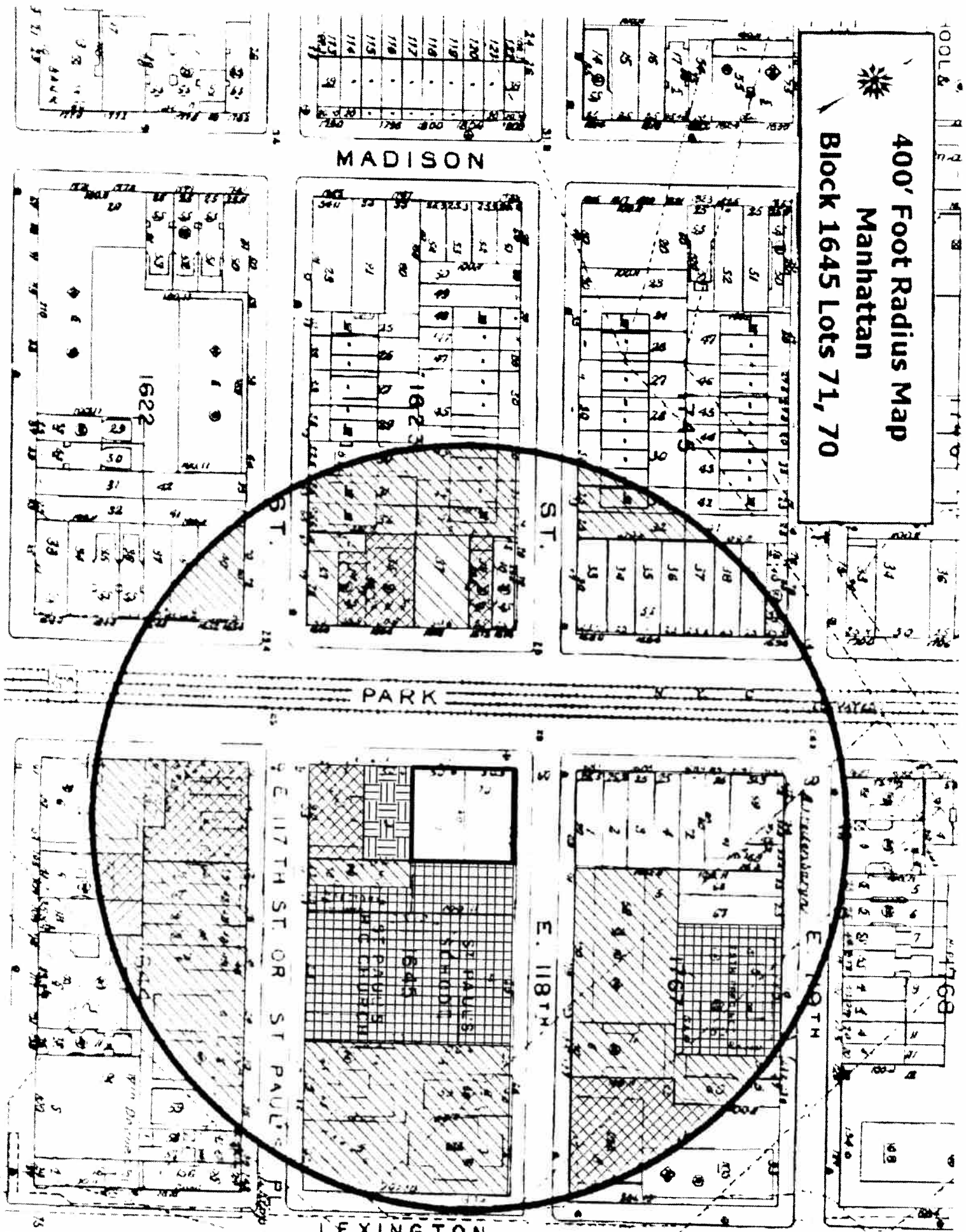
Block 1645: Lots: 3, 71 and 70

Zoning District: R7-2/C2-4

Total Lot Area: 13,626 Square Feet

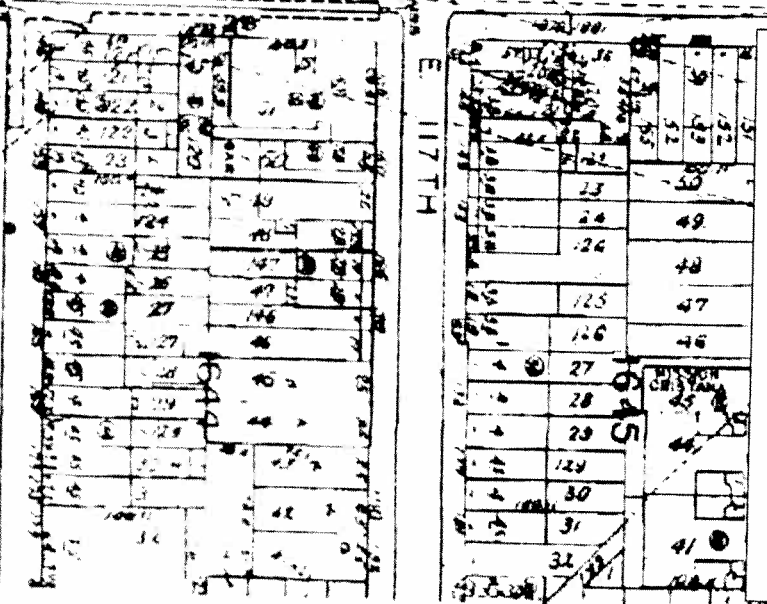
		PERMITTED/REQUIRED	PROPOSED
		R7-2/C2-4	
<b>Floor Area Ratio</b>	Residential	NA	NA
	Community Facility ZR 24-111(b)	3.44	3.28
	Total	46,873.44 square feet	44,730 square feet
<b>Zoning Floor Area</b>	Residential	NA	NA
	Community Facility	46,873.44 square feet	44,730 square feet
	Total	46,873.44 square feet	44,730 square feet
<b>Lot Coverage</b>	ZR 24-11	70% (Corner Lot) 9,538.2 Square Feet	7,455 Square Feet
<b>Parking</b>	Residential  Community Facility ZR 25-31	Waived for community facilities with sleeping accommodations	Waived for community facilities with sleeping accommodations
<b>Street Trees</b>	ZR 28-12	8	8

400' Foot Radius Map  
 Manhattan  
 Block 1645 Lots 71, 70



**LAND USE LEGEND**

	1 & 2 FAMILY
	MULTI-FAMILY
	MIXED RESIDENTIAL/COMMERCIAL
	OPEN SPACE/RECREATION
	PUBLIC FACILITIES/INSTITUTIONAL
	COMMERCIAL
	PARKING
	INDUSTRIAL/MANUFACTURING
	TRANSPORTATION/UTILITY
	VACANT LAND
	MISCELLANEOUS

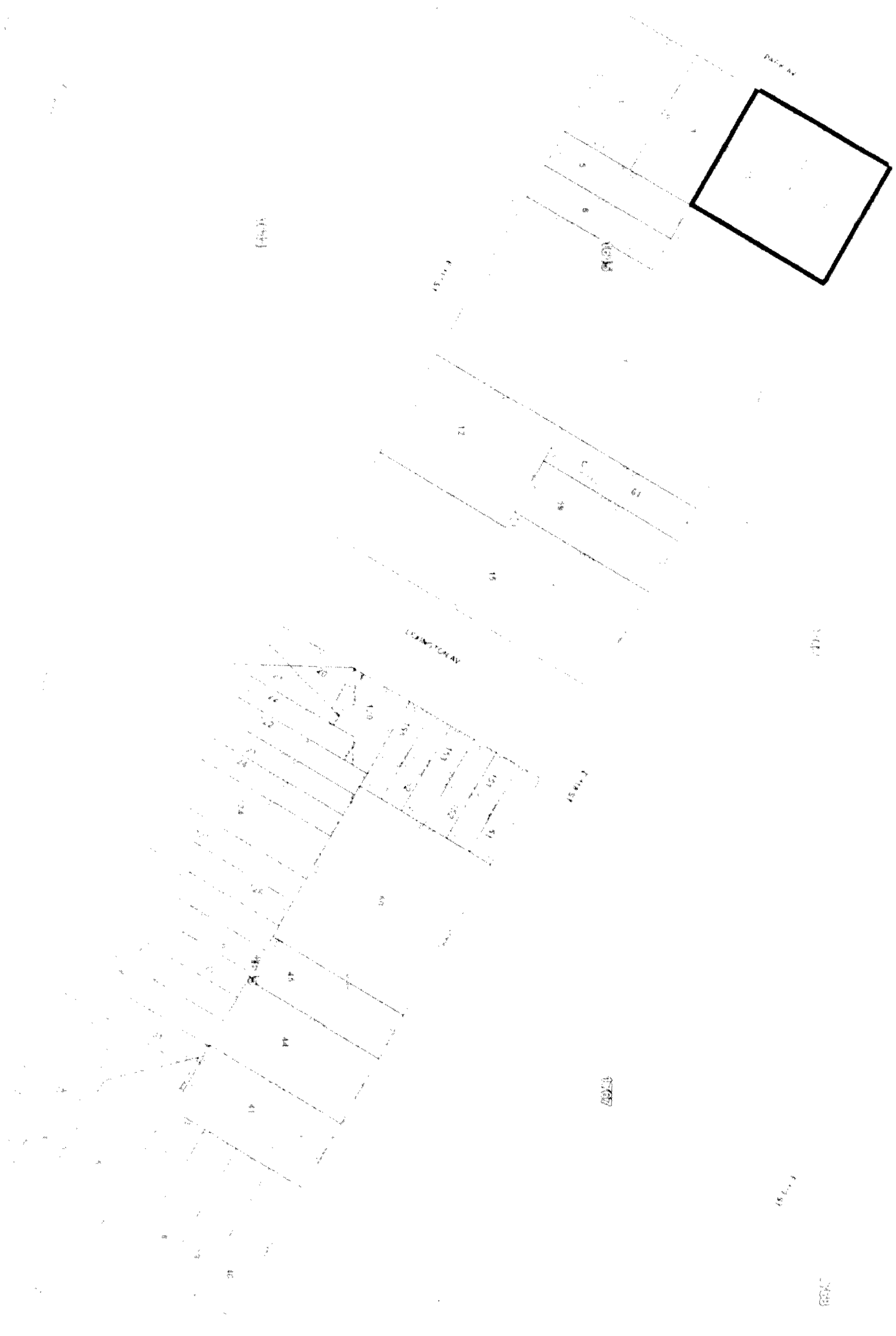




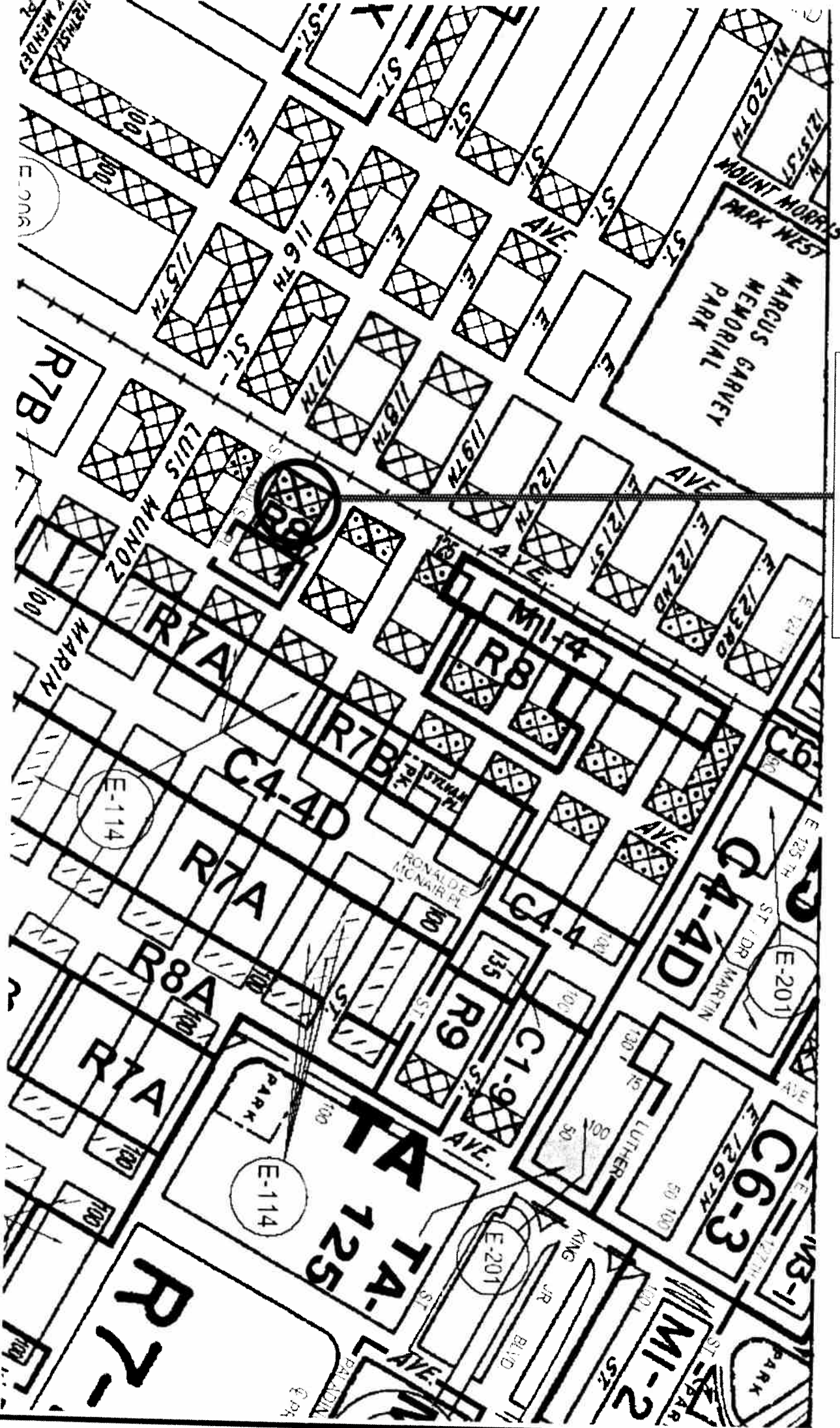
# Manhattan

## Block 1645 Lots 70 & 71

- Legend**
- 1. 100' width
  - 2. 150' width
  - 3. 200' width
  - 4. 250' width
  - 5. 300' width
  - 6. 350' width
  - 7. 400' width
  - 8. 450' width
  - 9. 500' width
  - 10. 550' width
  - 11. 600' width
  - 12. 650' width
  - 13. 700' width
  - 14. 750' width
  - 15. 800' width
  - 16. 850' width
  - 17. 900' width
  - 18. 950' width
  - 19. 1000' width



**Manhattan**  
Block 1645 Lots 70 & 71



- 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

**ZONING MAP**

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
The number(s) and/or letter(s) that follows in R, C or M District description indicates the use, bulk and other criteria as described in the text of the Zoning Resolution.

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

..... AREAS(S) REZONED  
EFFECTIVE DATE(S) OF REZONING  
5-20-2009 C 090125 ZYM

□ SPECIAL PURPOSE DISTRICT  
The number(s) after the number and letter(s) in the special purpose district are described in the text of the Zoning Resolution

- (D) - RESTRICTIVE DECLARATION
- (E) - CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

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

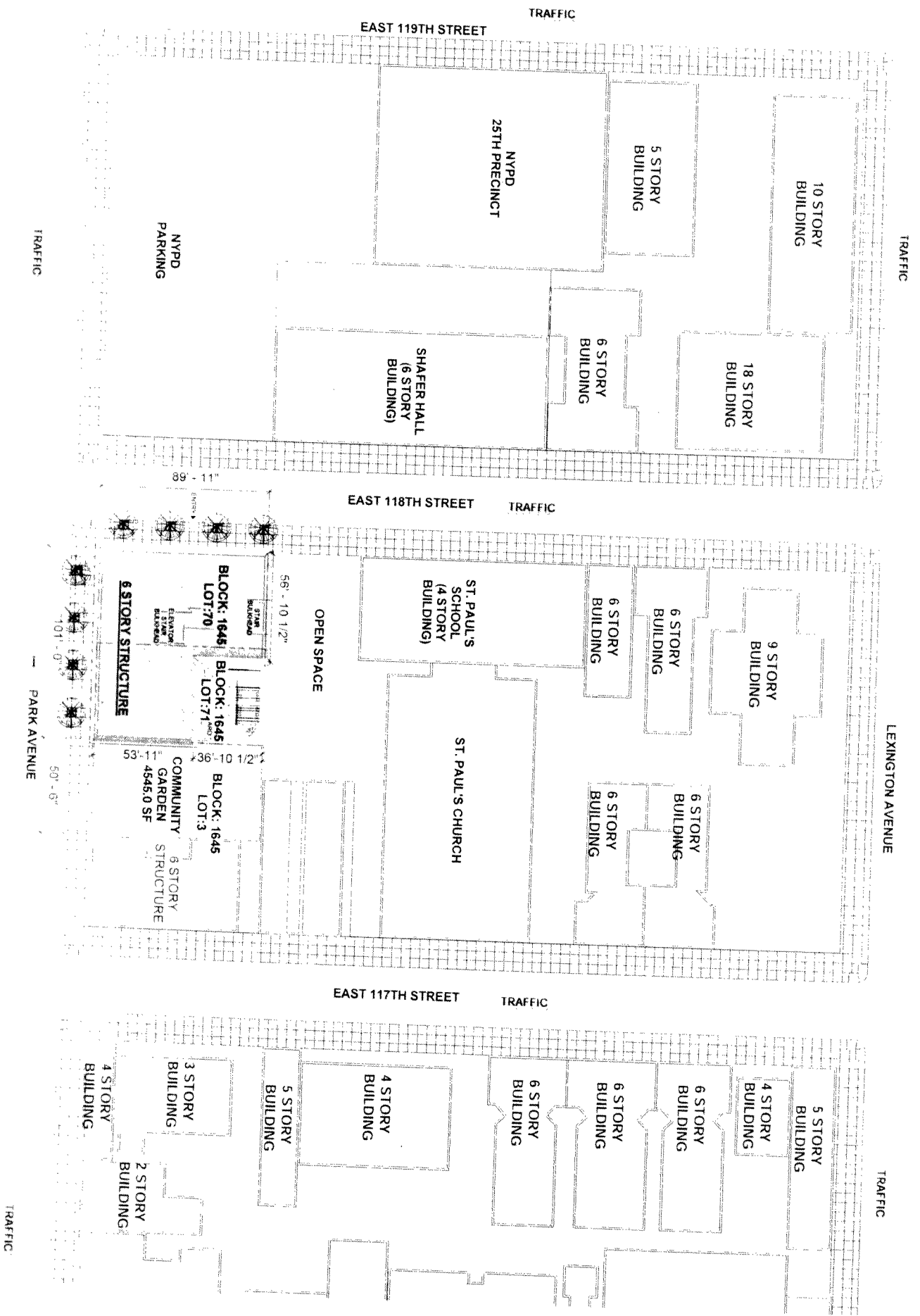
NOTE: Zoning Resolution is available at [www.zoning.com](http://www.zoning.com). For more information on zoning, visit [www.zoning.com](http://www.zoning.com). The Zoning Resolution is available at [www.zoning.com](http://www.zoning.com). For more information on zoning, visit [www.zoning.com](http://www.zoning.com). The Zoning Resolution is available at [www.zoning.com](http://www.zoning.com). For more information on zoning, visit [www.zoning.com](http://www.zoning.com).

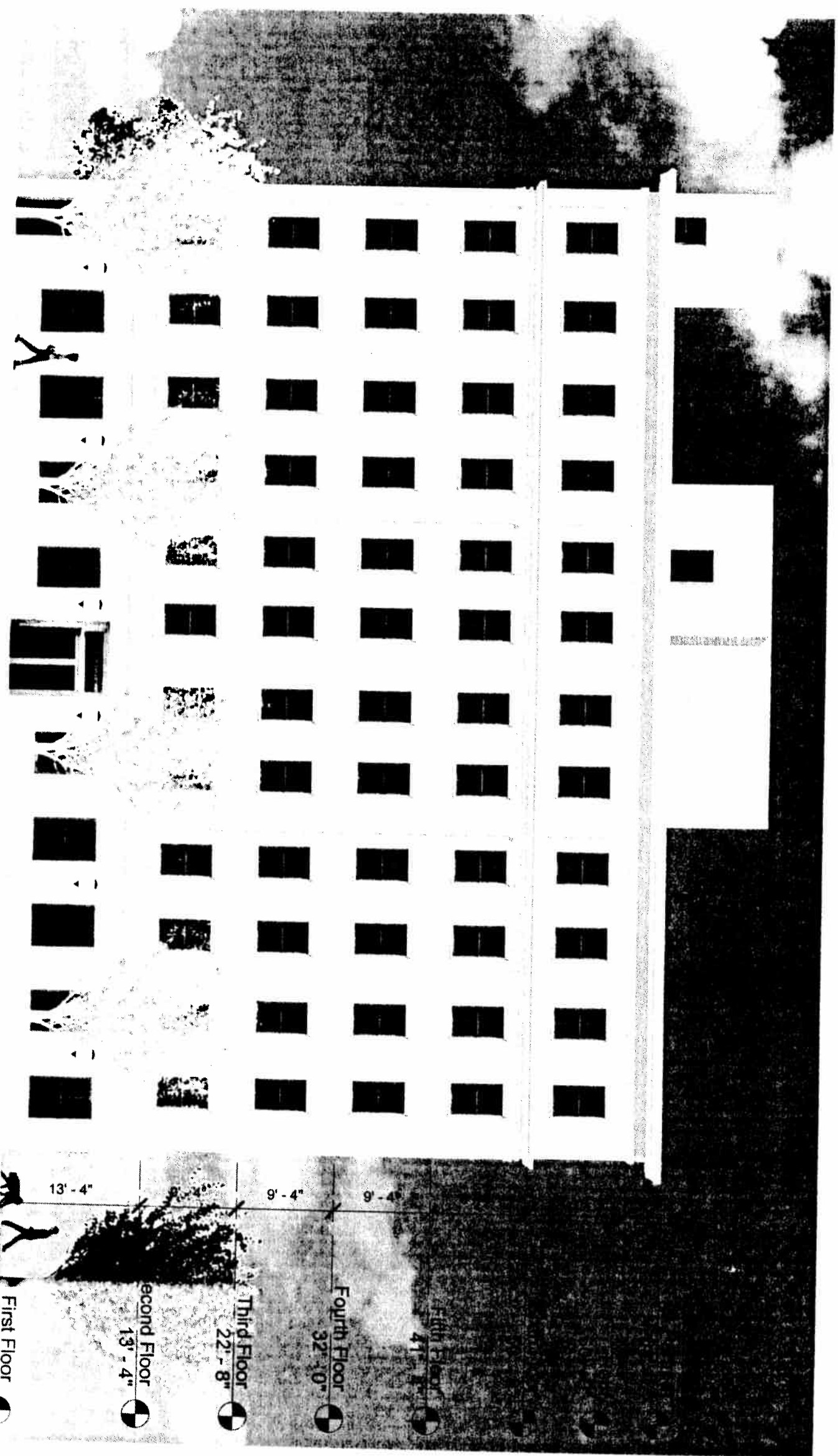
# EAST HARLEM VETERANS INITIATIVE

110 EAST ONE HUNDRED AND EIGHTH STREET, NEW YORK, NEW YORK 10035

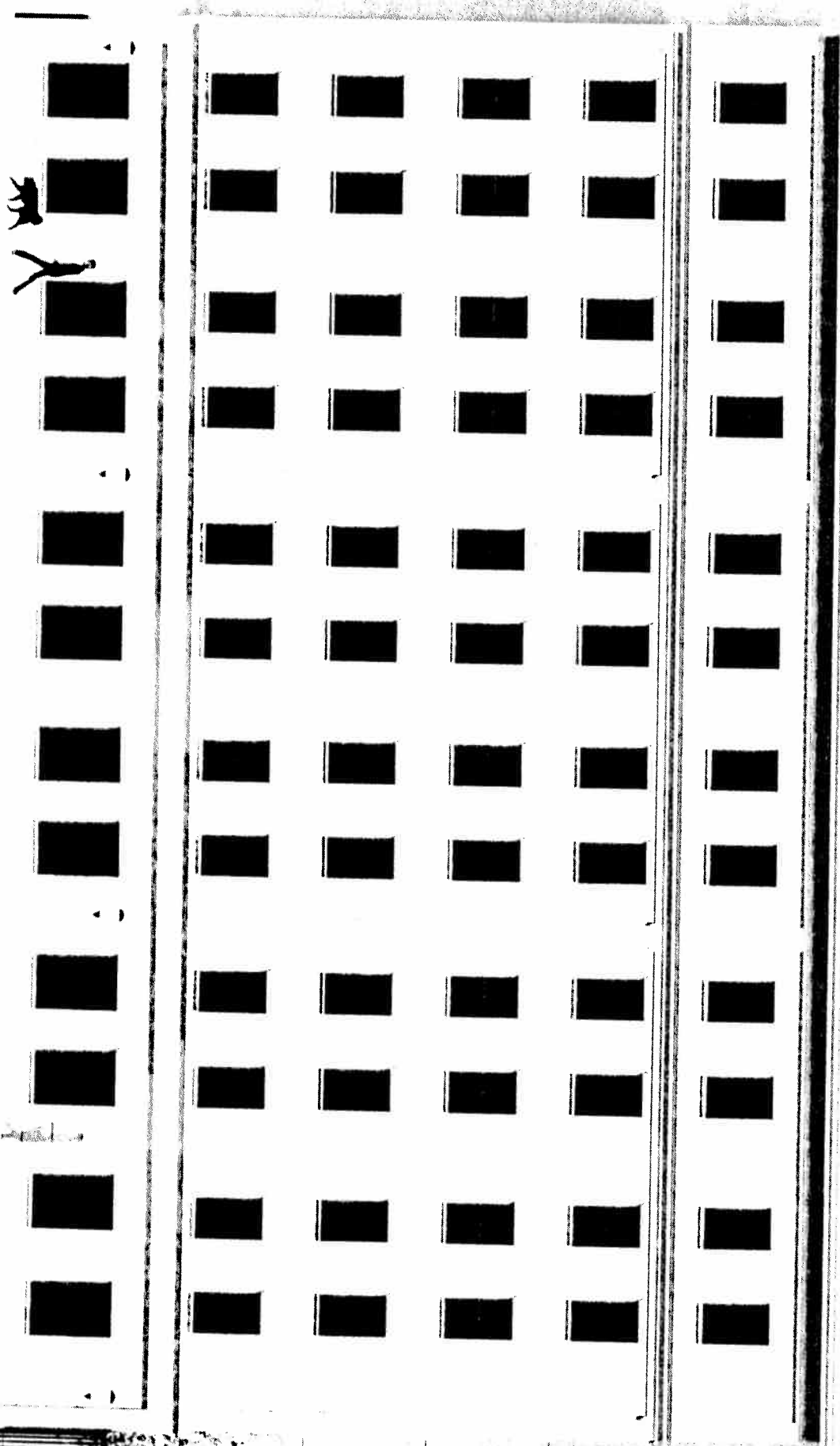
## SITE PLAN SP1

SPONSOR: THE EASTERN GROUP  
 ARCHITECT: URBAN ARCHITECTURAL INITIATIVES





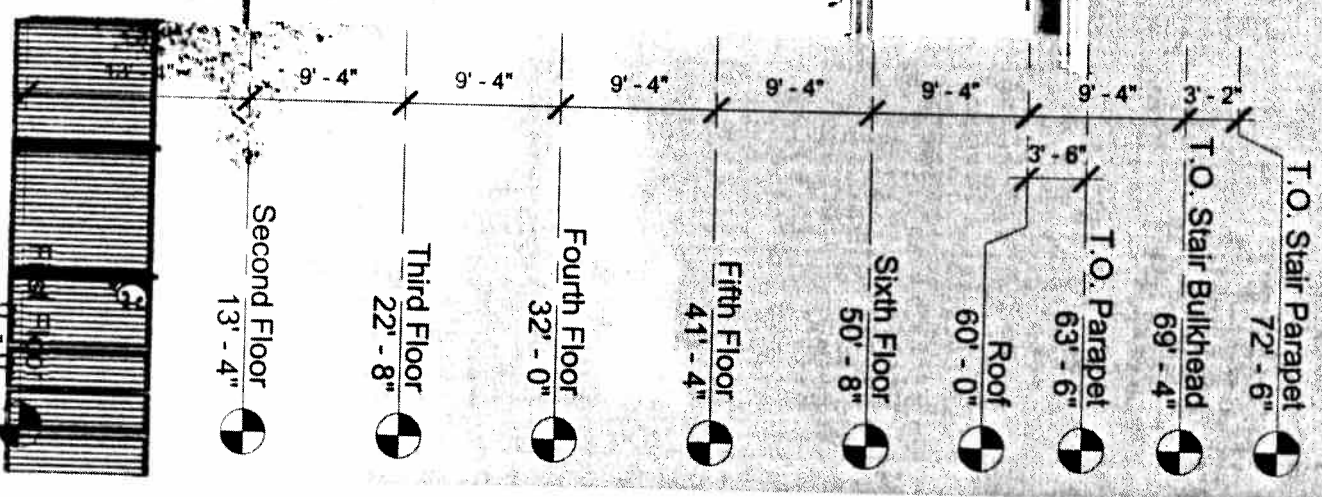
EAST HARLEM VETERANS INITIATIVE  
 110 EAST ONE HUNDRED AND EIGHTEENTH STREET, NEW YORK, NEW YORK 10035  
 SPONSOR: THE LANTERN GROUP  
 ARCHITECT: URBAN ARCHITECTURAL INITIATIVES  
 NORTH ELEVATION E11

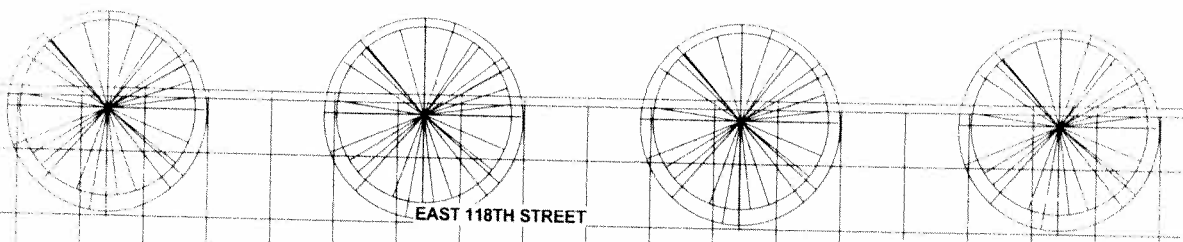


EAST HARLEM WESTERN AVENUE  
 110 EAST ONE HUNDRED AND EIGHTH STREET, NEW YORK, NEW YORK 10035

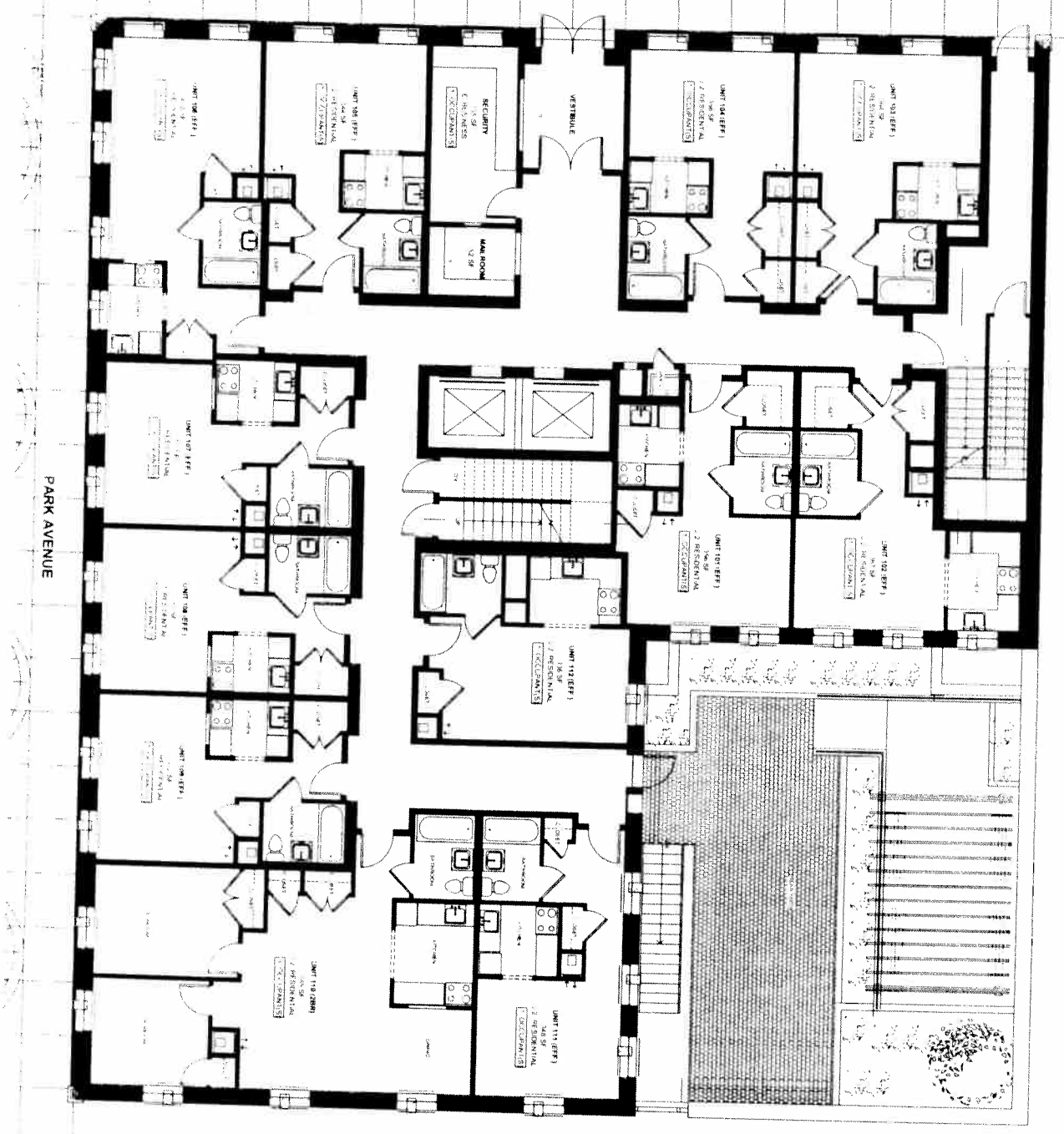
SPONSOR: THE LANTERN GROUP  
 ARCHITECT: URBAN ARCHITECTURAL INITIATIVES

WEST ELEVATION EL2



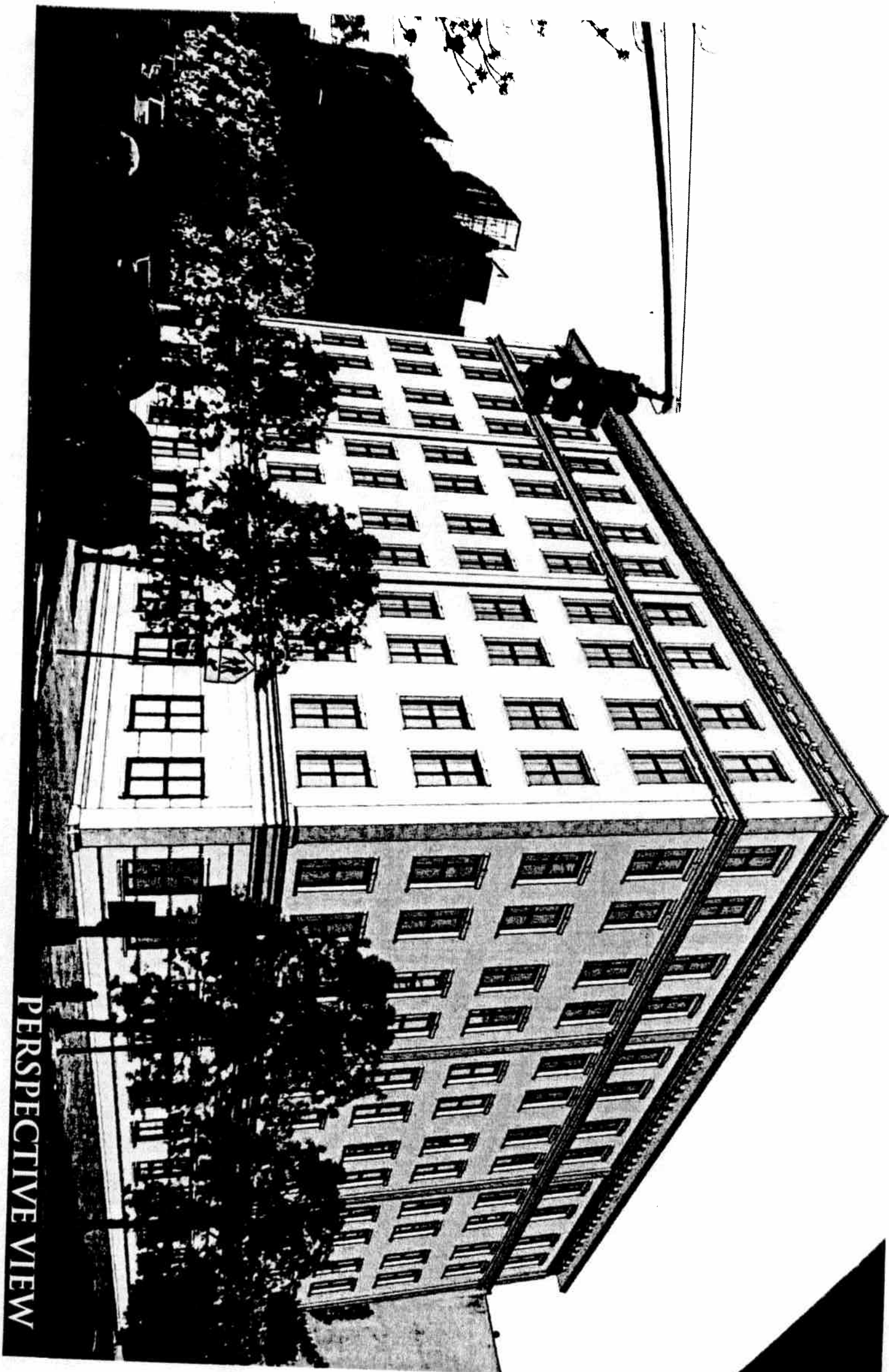


EAST 118TH STREET



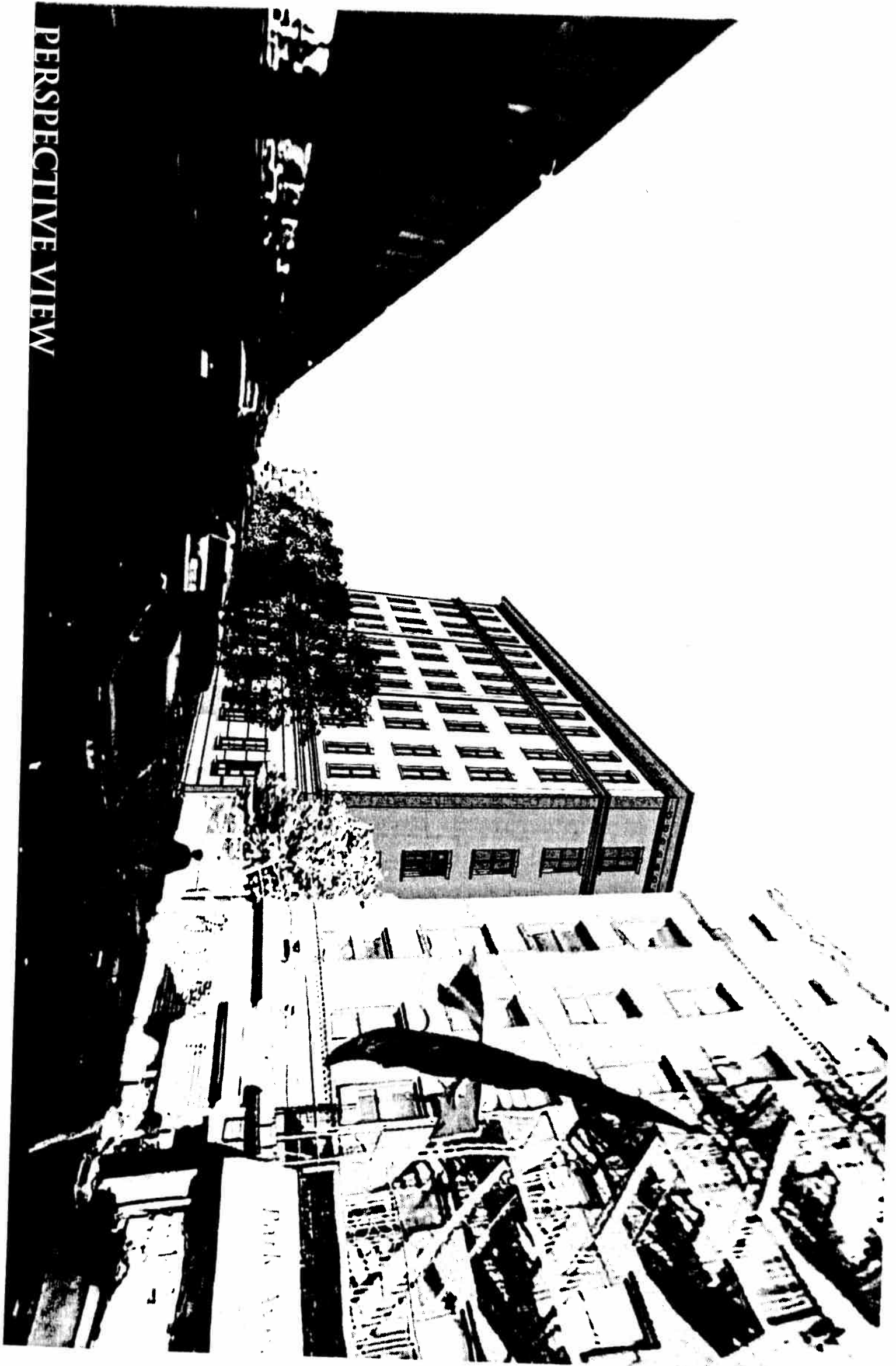
PARK AVENUE

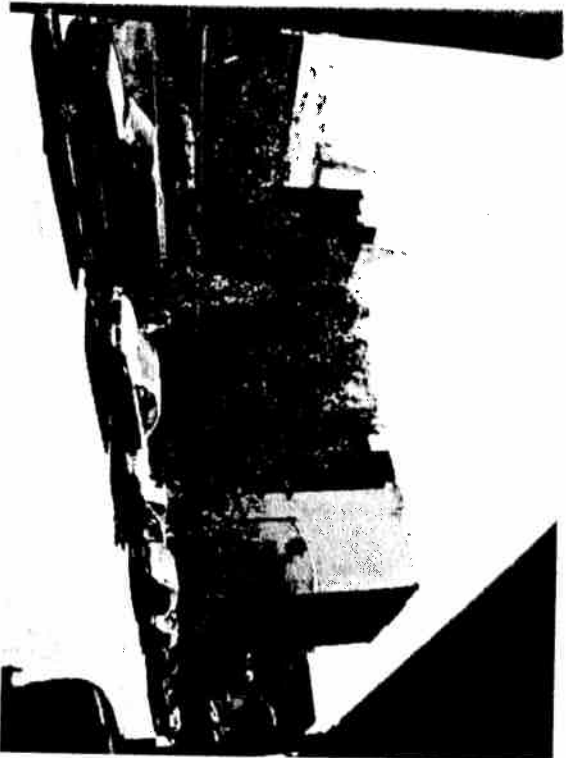
EAST HARLEM VETERANS INITIATIVE  
 110 EAST ONE HUNDRED AND EIGHTEENTH STREET, NEW YORK, NEW YORK 10035  
 SPONSOR: THE LANTERN GROUP  
 ARCHITECT: URBAN ARCHITECTURAL INITIATIVE  
 FIRST FLOOR PLAN PL2



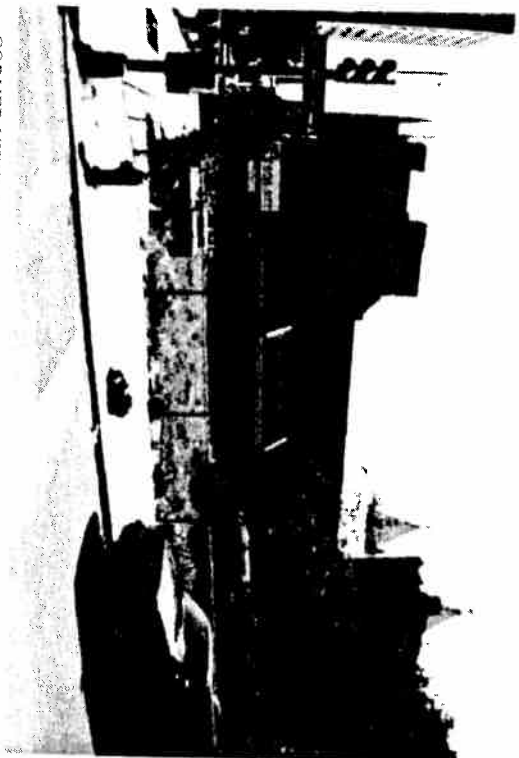
PERSPECTIVE VIEW

PERSPECTIVE VIEW





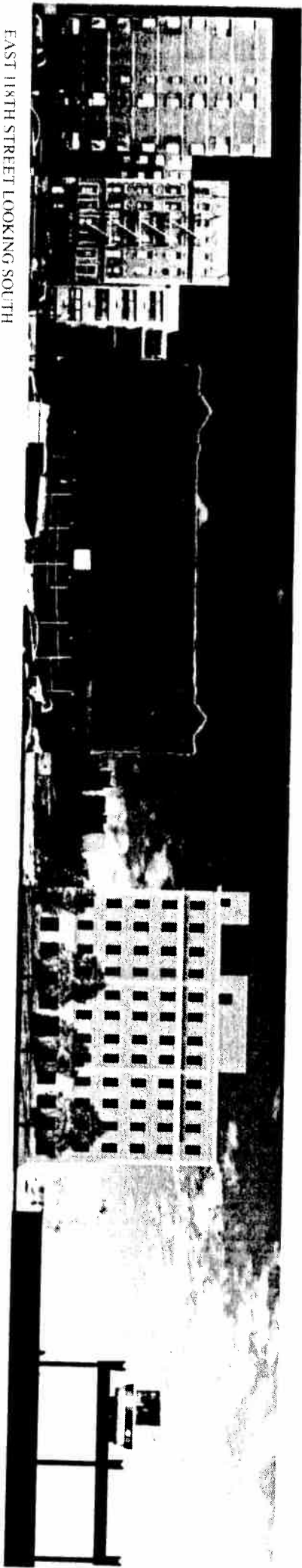
VIEW OF COMMUNITY GARDEN



CORNER VIEW OF EAST 118TH STREET & PARK AVENUE



VIEW FROM EAST 118TH STREET LOOKING WEST



EAST 118TH STREET LOOKING SOUTH

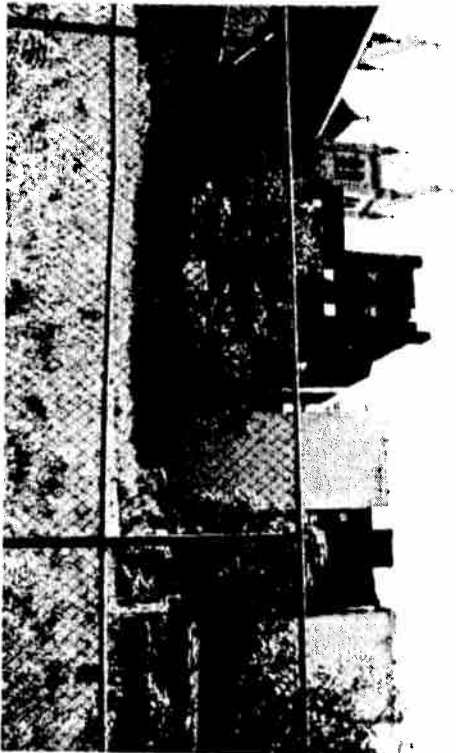
EAST HARLEM VETERANS INITIATIVE  
 110 EAST ONE HUNDRED AND EIGHTEENTH STREET, NEW YORK, NEW YORK 10035

SPONSOR: THE LANTERNS GROUP  
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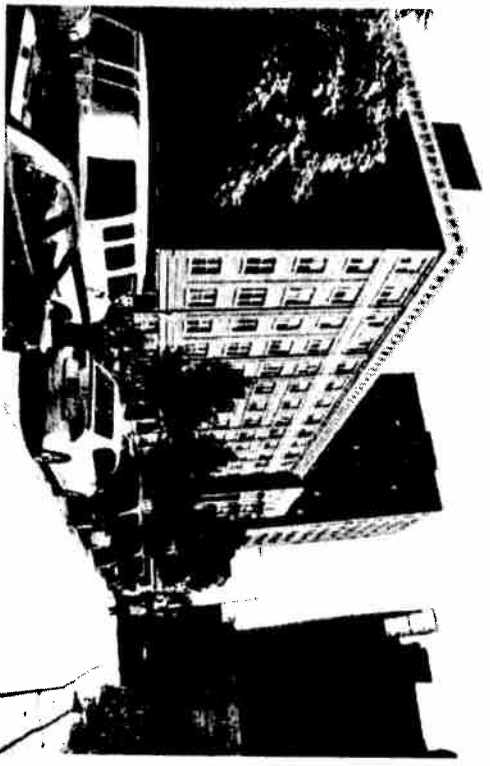
SITE PHOTOGRAPHS PHI



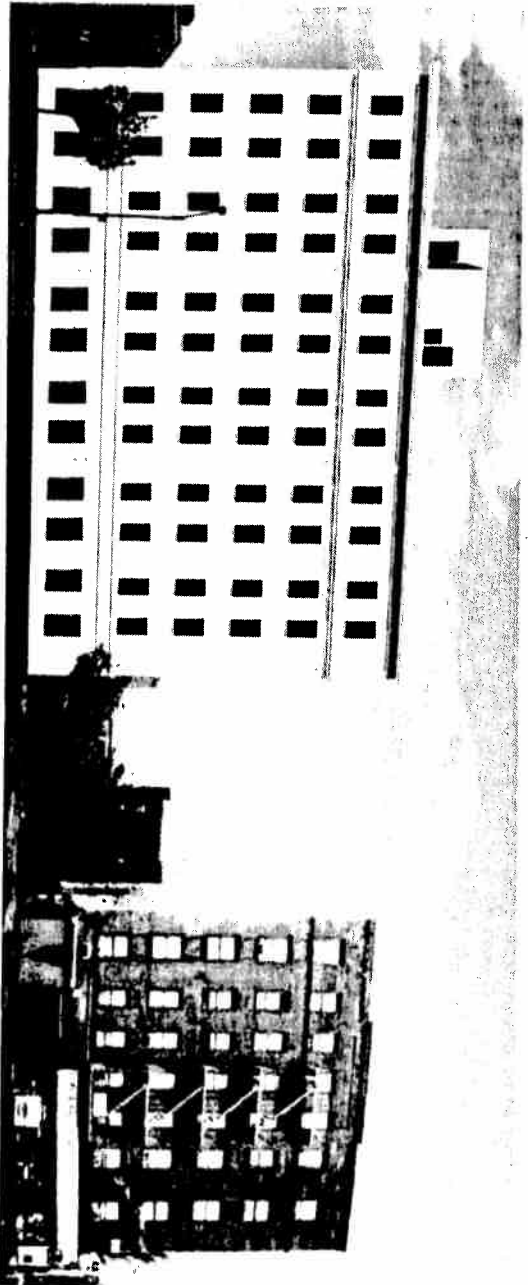
VIEW OF SITE FROM UNDER METRONORTH ELEVATED RAILS



VIEW OF SITE FROM EAST 118TH STREET



VIEW FROM EAST 118TH STREET LOOKING EAST



PARK AVENUE ELEVATION LOOKING EAST

EAST HARLEM VETERANS INITIATIVE  
 110 EAST ONE HUNDRED AND EIGHTEENTH STREET, NEW YORK, NEW YORK 10035

SPONSOR: THE LANTERN GROUP  
 ARCHITECT: URBAN ARCHITECTURAL INITIATIVES

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