

City Record – Notice of Public Scoping Meeting

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that the City of New York - Department of Housing Preservation and Development (HPD) as CEQR lead agency, has determined that a targeted Draft Environmental Impact Statement (DEIS) is to be prepared for the Las Raices proposal (CEQR No. 21HPD002M). The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a targeted Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b), Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

The New York City Department of Housing Preservation and Development (HPD), on behalf of Las Raices East Harlem LLC (the "Applicant"), is requesting the disposition of City-owned property to facilitate the development of new affordable housing in the East Harlem neighborhood of Manhattan, Community District (CD) 11 (the "Proposed Actions"). The Proposed Actions would facilitate the development of six City-owned tax lots grouped into four separate Development Sites located at 303 East 102nd Street (Development Site A), 338 East 117th Street (Development Site B), 505-507 East 118th Street (Development Site C), and 1761 Park Avenue (Development Site D) in the East Harlem neighborhood of Manhattan, Community District 11 (the "Development Sites").

The Proposed Actions would facilitate the construction of four new buildings containing affordable housing in the East Harlem neighborhood of Manhattan. The Development Sites would contain a total of approximately 81 affordable dwelling units, plus two units for building superintendents (for a total of approximately 83 dwelling units), as well as approximately 11,101 gross square feet (GSF) of commercial space. The Development Sites are described in the EAS, as follows:

Development Site A

- Development Site A is located at 303 East 102nd Street (Block 1674, Lot 104), on East 102nd Street midblock between 1st Avenue to the east and 2nd Avenue to the west. Development Site A is vacant and measures approximately 1,898 square feet (sf) in lot area. The Proposed Actions would facilitate the new construction of an approximately 8,975 GSF mixed use building that would include approximately 6 dwelling units and 2,497 GSF of commercial space. The proposed building would be approximately 5 stories. Development Site A would be redeveloped pursuant to the existing C1-5/R8A zoning district.

Development Site B

- Development Site B is located at 338 East 117th Street (Block 1688, Lot 34), on East 117th Street midblock between 1st Avenue to the east and 2nd Avenue to the west. Development Site B is currently vacant and measures approximately 2,523 GSF in lot area. The Proposed Actions would facilitate the new construction of an approximately 8,316 GSF affordable residential building that would include approximately 7 dwelling units. The proposed building would be approximately 5 stories. Development Site 2 would be redeveloped pursuant to the existing R7B zoning district.

Development Site C

- Development Site C is located at 505-507 East 118th Street (Block 1815, Lots 5 & 6), on East 118th Street midblock between Pleasant Avenue and a cul-de-sac where the street terminates. Development Site C is currently vacant and measures approximately 4,827 GSF in lot area. The Proposed Actions would facilitate the new construction of an approximately 17,505 GSF residential building that would include approximately 18 dwelling units. Development Site C would be redeveloped pursuant to the existing R7B zoning district.

Development Site D

- Development Site D is located at 1761 Park Avenue (Block 1771, Lots 1 and 2), on Park Avenue, on the corner between East 123rd street to the north and East 122nd Street to the south.

Development Site D is currently vacant and measures approximately 4,852 GSF in lot area. The Proposed Actions would facilitate the new construction of an approximately 55,623 GSF mixed-use building that would include approximately 52 dwelling units and approximately 8,604 GSF of commercial retail space. Development Site D would be redeveloped pursuant to the existing M1-2/R8 (EHC) zoning district.

A public scoping meeting will be held virtually on March 31st, 2021 at 4:00 p.m. This meeting can be accessed by going to the following link: <https://zoom.us/join> and entering the following information:

Las Raices East Harlem – Main Session

Webinar ID: 921 2099 3485

Passcode: 1

Or Telephone:

(646) 558-8656

Webinar ID: 921 2099 3485

Passcode: 1

Las Raices East Harlem – Tech Support/Telephone Testimony Registration

Webinar ID: 936 9461 6938

Passcode: 1

Or Telephone:

(646) 558-8656

Webinar ID: 936 9461 6938

Passcode: 1

Written comments on the Draft Scope of Work will be accepted by the lead agency until the close of business on April 12th, 2021 and may be sent to JulianaM@hpd.nyc.gov.

Copies of the Environmental Assessment Statement, Positive Declaration, and Draft Scope of Work will be made available for download at HPD's environmental review webpage: <https://www1.nyc.gov/site/hpd/services-and-information/environmental-review.page>. Public comments are requested with respect to issues to be addressed in the targeted DEIS.