



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
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**W. FRANC PERRY**  
*Chairman*

**PAIMAAN LODHI**  
*District Manager*

September 1, 2010

**Resolution on  
ULURP Application No. M 840090(A) ZSM- Ennis Francis Houses Phase 2  
by Abyssinian Development Corporation**

**Whereas**, the Abyssinian Development Corporation ("ADC") has requested modifications to the 1983 Large Scale Development Plan ("LSDP") governing the property (Block 1929, Lot 57) on which the Ennis Francis Houses are located (ULURP No. M840090(A) ZSM);

**Whereas**, ADC requests four modifications to the LSDP: (1) a new 8-story, 60-unit affordable housing development and corresponding increase in residential floor area from 211,800 sf to 285,592 sf; (2) the relocation of 28 existing on-grade parking spaces to the cellar of the new building; (3) the change of use of approximately 3,200 sf of floor area on the ground floor of the existing building 11-story building fronting on Adam Clayton Powell Jr. Boulevard, from accessory residential use (type of space) to retail use; and (4) the change of use of approximately 570 sf of floor area on the 4th floor from accessory residential use (sky lobby) to a new dwelling unit;

**Whereas**, the Land Use Committee recognizes that the proposed Phase 2 building will provide 60 units of affordable housing, resulting in a net loss of 11 affordable housing units;

**Whereas**, ADC has given the Community Board every assurance that the loss of 12 affordable housing units will be rectified with approximately 200 units of affordable housing as part of Phase 3;

**Whereas** the Committee supports the goal of ADC to provide affordable housing, but is sensitive to Community concerns regarding safety and security at Ennis Francis Houses and to the approach to planning for a majority of Block 1929 that result in the division of the project between Phase 2 and Phase 3;

**Whereas**, ADC must address the following conditions on or before the September 1<sup>st</sup> Community Board Meeting;

**Whereas**, these conditions include:

- The provision of adequate lighting in front of the Ennis Francis Houses on Adam Clayton Powell Jr. Boulevard;
- The provision of a written action plan for the removal of the plywood barricade and the creation of a permanent, fixed wall matching the contextual character of the block along West 123rd Street where the "temporary entrance" to the Ennis Francis Houses once existed, within 30 days. Additionally the repair of any and all broken windows on the property and a written commitment to repair all broken windows or other property damage within one-week of its occurrence;
- The provision of a written action plan to address the removal of garbage and recycling on West 123 and 124th Streets and the disposal of garbage and recycling upon completion of Phases 2 and 3. This plan should identify a permanent area for disposal within the confines of the property that does not impact or interfere with the already burdensome issue of collection and the proliferation of rodents on these two blocks;
- The provision of a complete plan for phase 3 with periodic update to milestones such as financing, architecture drawings, and EIS Study as an example.
- The development and implementation of a comprehensive action plan to improve the security and safety of Ennis Frances Houses and its impact of the surrounding block.
- The provision of a written action plan to address the issue of vacancy as it relates to safety and security on west 124<sup>th</sup> Street should phase 3 not commence immediately following phase 2
- The provision of a written action plan detailing procedures to remedy the impact of construction on pedestrian and vehicular traffic along West 123rd and West 124th Streets.
- The replacement and/or repair of the lights in the parking lot on West 123rd Street so that they are not directed into the adjacent homes.

**Therefore, be it resolved** that the Land Use Committee votes to support the four proposed modifications to the LSDP subject to the satisfaction of the above stated conditions.<sup>1</sup>

**At a regular scheduled Community Board 10 General Board Meeting on September 1, 2010, the Board voted to approve with conditions ULURP No: M840090(A) ZSM with a vote of 24 in favor, 3 opposed and 6 abstentions.**

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<sup>1</sup> At a special Land Use Committee meeting on August 18, 2010, the Committee voted to approve with conditions the application, with a vote of 19 in favor, 3 opposed, and 1 abstention.