



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
215 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor—New York, NY 10027  
T: 212-749-3105 F: 212-662-4215

**HENRIETTA LYLE**  
Chairperson

**ANDREW LASSALLE**  
Assistant District Manager

## RESOLUTION

**Date:** February 5, 2014

**Committees of Origin:** Community Board 10 Land Use Committee

**RE:** Manhattan Borough Community Board 10 supports the disposition of land owned by the City of New York and the designation as an Urban Development Action Area Program at 492 St. Nicholas Avenue.

**Application for and by:** Greater Harlem Housing Development Corporation (“GHHDC”) and F-Lot Development (“FLD”) is requesting a letter of support from Manhattan Borough Community Board 10 (“CB10”) for the disposition of land owned by the City of New York and a designation as an Urban Development Action Area Program (“UDAAP”) for a lot located at 492 St. Nicholas Avenue (the “Lot”).

**Block** 1959    **Lot** 54

**Application Number:** 140238PQM & 140233HAM

**Committee Vote:**     **10** yes; **4** no; **2** abstention

**General Board Vote:** **23** yes; **4** no; **1** abstention

**RESOLUTION:** Disposition of land owned by the City of New York and Urban Development Action Area Program designation at 492 St. Nicholas Avenue.

**WHEREAS,** GHHDC and FLD is requesting a letter of support from CB10 for the disposition of land owned by the City of New York and a designation as an Urban Development Action Area Program for a lot located at 492 St. Nicholas Avenue (the “Lot”);

**WHEREAS,** the Lot was initially transferred from the City to GHHDC under UDAAP and did not go through the Uniform Land Use Review Process (“ULURP”),

**WHEREAS,** in March 2013, GHHDC and FLD made an informal presentation to CB10’s Land Use Committee announcing the project team’s intention to sell and develop the Lot.

**WHEREAS,** GHHDC is seeking to sell the Lot for \$1.2 million in order to sustain their 117 units of affordable housing along 135<sup>th</sup> Street,

**WHEREAS,** the potential buyer for the Lot is FLD, which proposes a 9 to 12-unit condo development,

**WHEREAS,** on December 19, 2013, GHHDC & FLD appeared before CB10’s Land Use Committee and presented the following information:

1. Based on market pricing for 2013, \$490,000 for 1-bedrooms, \$600,000 for 2-bedrooms and \$900,000 for 3-bedrooms
2. The building would be 100 ft tall, with a set back at 85ft, which is allowed as-of-right under existing R8 zoning.

**THEREFORE, BE IT RESOLVED**, that on February 5, 2014, the Manhattan Borough Community Board 10 supports the disposition of land owned by the City of New York and its designation as an Urban Development Action Area Program at 492 St. Nicholas Avenue with a vote of 23 in favor, 4 opposed with 1 abstention.