



THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
OFFICE OF PLANNING AND INTERGOVERNMENTAL AFFAIRS

030475HUM

**MILBANK
FRAWLEY
CIRCLE-
EAST**

**URBAN
RENEWAL
PROJECT**

RECEIVED

MAY 16 2003

CENTRAL INTAKE
DEPT. OF CITY PLANNING

FIRST AMENDED
URBAN RENEWAL PLAN

MAY 2003

**THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**

**FIRST AMENDED
URBAN RENEWAL PLAN
MILBANK FRAWLEY CIRCLE EAST
URBAN RENEWAL AREA**

**Manhattan
Community District No. 11**

May 2003

HISTORY OF PRIOR APPROVALS

Prior to the initial date of adoption of this Urban Renewal Plan by the City Council (shown below), this Area was part of the former Milbank Frawley Circle Urban Renewal Area, for which the "History of Prior Approvals" is set forth on pages 3 and 4.

Original

City Planning Commission: August 19, 1992 (C920139HUM)
City Council: October 8, 1992 (Reso. 920)
Mayor: June 8, 1994

Minor Change

City Planning Commission: November 29, 1993 (N920140AHCM)

Minor Change

City Planning Commission: July 5, 1994 (M920139HUM)

Minor Change

City Planning Commission: March 5, 1997 (N960649HCM)

Minor Change

City Planning Commission: October 24, 2001 (N010509HCM)

First Amendment

City Planning Commission: _____, 20__
City Council: _____, 20__
Mayor: _____, 20__

MILBANK FRAWLEY CIRCLE URBAN RENEWAL PROJECT

HISTORY OF PRIOR APPROVALS

Original

City Planning Commission: August 16, 1967 (CP No. 19888)
Board of Estimate: September 21, 1967 (Cal No. 62)

First Amendment

City Planning Commission: November 16, 1968 (CP No. 20407)
Board of Estimate: November 21, 1968 (Cal No. 6)

Second Amendment

City Planning Commission: March 9, 1969 (CP No. 20659)
Board of Estimate: April 24, 1969 (Cal No. 7)

Third Amendment

City Planning Commission: May 13, 1970 (CP No. 21203)
Board of Estimate: June 18, 1970 (Cal No. 3)

Minor Change

City Planning Commission: December 3, 1973 (HO-73-69)

Minor Change

City Planning Commission: August 9, 1979 (N790426HCM)

Minor Change

City Planning Commission: December 3, 1979 (N790320HCM)

Minor Change

City Planning Commission: December 3, 1979 (N790527HCM)

Minor Change

City Planning Commission: October 29, 1979 (N800954HCM)

Minor Change

City Planning Commission: June 7, 1983 (N830999HCM)

Minor Change

City Planning Commission: July 30, 1984 (N840226HCM)

Minor Change

City Planning Commission: October 26, 1986 (N870115HCM)

Minor Change

City Planning Commission: May 4, 1988 (N880032HCM)

Fourth Amendment

City Planning Commission: September 30, 1987 (C870695HUM)

Board of Estimate: November 19, 1987 (Cal. No. 14)

Fifth Amendment

City Planning Commission: July 6, 1987 (C870751HUM)

Board of Estimate: August 19, 1987 (Cal No. 33)

Minor Change

City Planning Commission: November 2, 1987 (N880255HCM)

Minor Change

City Planning Commission: May 3, 1988 (N880534HCM)

Minor Change

City Planning Commission: March 7, 1990 (N900318HCM)

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- B: PROJECT BOUNDARY DESCRIPTION

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- 2: LAND USE MAP, DATED May 2003

A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Milbank Frawley Circle East Urban Renewal Area ("Area") as an urban renewal area pursuant to §504 of Article 15 ("Urban Renewal Law") of the General Municipal Law. The Department of Housing Preservation and Development ("HPD") represents the City in carrying out the provisions of the Urban Renewal Law pursuant to §502(5) of the Urban Renewal Law and §1802(6)(e) of the Charter.

2. AREA

The properties indicated on Map 1 and listed in Exhibit A ("Acquisition Parcels") have been or will be acquired by the City for redevelopment pursuant to this First Amended, Milbank Frawley Circle East Urban Renewal Plan ("Plan"). These Acquisition Parcels comprise the entire Area and, as such, are the only properties to be redeveloped pursuant to this Plan.

3. BOUNDARY

The Area is located in Community District No. 11 in the borough of Manhattan and is generally bounded by (i) East 125th Street on the north, (ii) Park Avenue on the east, (iii) East 107th Street on the south, and (iv) Fifth Avenue on the west. The perimeter described in Exhibit B and shown on Map 1 ("Project Boundary") encompasses all of the Acquisition Parcels which comprise the Area, but may also encompass other properties which are not part of the Area. The Acquisition Parcels, and not the Project Boundary, define the Area.

4. OTHER PROPERTIES

Any properties located within the Project Boundary which are not listed in Exhibit A ("Exempt Parcels") will not be acquired by the City for redevelopment pursuant to this Plan. Notwithstanding the fact that they are located within the Project Boundary, Exempt Parcels are not part of the Area and are not subject to the controls of this Plan, even if they are or become City-owned.

5. ELIGIBILITY

The Area is eligible for designation as an urban renewal area pursuant to the Urban Renewal Law. The following insanitary and substandard conditions adversely affect the quality of life in the Area and its immediate vicinity:

- a. Abandoned, vacant, substandard, underutilized; and/or obsolete buildings and structures characterized by physical deterioration, high levels of code violations, defective construction, outmoded design, lack of proper sanitary facilities, and/or inadequate fire or safety protection.
- b. Abandoned, vacant, underutilized, substandard, and/or insanitary, lots.
- c. Insufficient light and ventilation.

- d. Incompatible adjacent uses.
- e. Illegal uses and conversions.
- f. Lack of suitable off street parking.

B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

The City has established this Plan for the redevelopment of the Area pursuant to §505 of the Urban Renewal Law.

2. STATEMENT OF COMPLIANCE

In accordance with §502(7) of the Urban Renewal Law, this Plan states the following information:

a. Proposed Land Uses

See Section C.

b. Proposed Land Acquisition, Demolition, And Removal Of Structures

See Section D.

c. Proposed Acquisition Of Air Rights And Concomitant Easements Or Other Rights Of User Necessary For The Use And Development Of Such Air Rights

None.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

e. Proposed Public, Semi-Public, Private, Or Community Facilities Or Utilities

See Section C.

f. Proposed New Codes And Ordinances And Amendments To Existing Codes And Ordinances As Are Required Or Necessary To Effectuate The Plan

No changes are proposed.

g. Proposed Program Of Code Enforcement

Properties will be required to comply with applicable United States ("Federal"), State of New York ("State"), and City laws, codes, ordinances, and regulations (collectively, "Laws").

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	Aug., 1970	May, 2005
Relocation of Site Occupants	Aug., 1970	Jan., 2006
Demolition and Site Clearance	Jan., 1971	April, 2006
Site Preparation (Including Installation of Site Improvements)	July, 1971	Aug., 2006
Land Disposition	Aug., 1970	Sept., 2006
Project Completion		March, 2008

3. OBJECTIVES

This Plan seeks to:

- a. Redevelop the Area in a comprehensive manner, removing blight and maximizing appropriate land use.
- b. Remove or rehabilitate substandard and insanitary structures.
- c. Remove impediments to land assemblage and orderly development.
- d. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area.
- e. Provide new housing of high quality and/or rehabilitated housing of upgraded quality.
- f. Provide appropriate community facilities, parks and recreational uses, retail shopping, public parking, and private parking.
- g. Provide a stable environment within the Area which will not be a blighting influence on surrounding neighborhoods.

4. DESIGN OBJECTIVES

It is the intent of this Plan that, to the extent deemed feasible by HPD, (i) the Area should be developed in a manner compatible with or beneficial to the surrounding community, (ii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern, and (iii) in areas with exceptionally strong or uniform street character, the new construction should reinforce the existing urban pattern.

C: CONTROLS ON REDEVELOPMENT

1. ZONING

The controls of this Plan will be concurrent with, and will not preempt or supersede, the controls of the Zoning Resolution of the City, as amended ("Zoning Resolution"). The controls of the Zoning Resolution will apply to all Acquisition Parcels at all times to the extent permitted by Law. The controls of this Plan will commence to apply to any Acquisition Parcel upon acquisition by the City or at such later date as may be specified in this Plan. Thereafter, if there is any conflict between the controls imposed by the Zoning Resolution and the controls imposed by this Plan, the more restrictive of the two will govern.

2. PROPOSED USES

Map 2 indicates the permitted use of each Acquisition Parcel following disposition by the City to a redeveloper. Each use indicated in Map 2 will have the meaning set forth in this Section C.2.

a. Residential

Residential and other uses will be permitted in accordance with the Zoning Resolution.

b. Commercial

Commercial uses will be permitted in accordance with the Zoning Resolution.

c. Public and Semi-Public

Community facilities and other public and semi-public uses will be permitted in accordance with the Zoning Resolution.

3. SUPPLEMENTARY CONTROLS

a. Controls On Specific Sites

- (1) The development of Site 39 will be limited to a maximum of 150 dwelling units.

- (2) Any roof area that is to qualify as open space under the Zoning Resolution must be designed and maintained as usable area, suitably landscaped for recreational use. Any area left unbuilt shall be suitably surfaced and/or landscaped.
- (3) A setback of 100 feet from the right-of-way line of Park Avenue shall apply to residential buildings only, with the exception of residential buildings on Site 35B. Setback areas adjacent to Park Avenue may be used as parking for contiguous residences and shall be appropriately landscaped.

b. Building Bulk

Building bulk requirements will be as required by the Zoning Resolution.

c. Parking

Parking requirements will be as required by the Zoning Resolution. Off street parking and loading areas shall be adequately screened.

d. Utilities

- (1) Any existing overhead telecommunications, electrical, and cable network lines in the Area will be removed and relocated underground and all new or additional telecommunications, electrical, and cable network lines will be placed underground; unless HPD determines that such placement underground is either unnecessary or infeasible.
- (2) Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply, sanitary sewers, and storm sewers will be provided in accordance with the requirements of the City's Department of Environmental Protection.

D: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL

1. ACQUISITION

a. Method Of Acquisition

Acquisition Parcels may be acquired by any means permitted by applicable Laws, including, but not limited to, §506 of the Urban Renewal Law and the Eminent Domain Procedure Law. Regardless of the method of acquisition, every Acquisition Parcel acquired by the City will be subject to the controls of, and developed in accordance with, this Plan.

b. Properties Acquired or to be Acquired

The Acquisition Parcels have been or will be acquired by the City. The Acquisition Parcels, if any that the City acquired with Federal assistance are identified in Exhibit A. All other Acquisition Parcels have been or are intended to be acquired with City funds, without Federal assistance.

2. RELOCATION

There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe, and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment. HPD will relocate residential and commercial site occupants, if any, in compliance with all applicable Federal, State, and City Laws.

3. DEMOLITION AND/OR REHABILITATION

The structures on properties acquired in accordance with this Plan will either be demolished and cleared for new construction or retained for rehabilitation. Properties designated for rehabilitation are indicated in Exhibit A.

4. LAND DISPOSITION

Properties acquired will be disposed of for redevelopment in accordance with this Plan.

E: RELATED ACTIONS

1. ZONING MAP AMENDMENTS

The zoning of the Area will be as set forth in the Zoning Resolution. Zoning Map Amendments may be necessary in order to implement this Plan, but any proposed amendments set forth in this Section E.1 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. However, no Zoning Map Amendments are proposed at this time.

2. STREET MODIFICATIONS

It may be necessary to map, demap, or modify streets within and/or adjacent to the Area in order to implement this Plan, but any proposed street modifications set forth in this Section E.2 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. However, no street modifications are proposed at this time.

F: REDEVELOPER OBLIGATIONS

1. RECORDABLE AGREEMENTS

The instruments by which the City disposes of any Acquisition Parcel or part thereof to a redeveloper will be recorded in the Office of the City Register and will contain covenants running with the land which (i) incorporate this Plan by reference, (ii) require compliance with the terms and restrictions set forth in this Plan, and (iii) require compliance with Section F.4. An amendment to this Plan which becomes effective after the date of disposition of an Acquisition Parcel to a redeveloper will not apply to the real property comprising such Acquisition Parcel unless, following the effective date of such amendment, the City and the owner of such real property execute a written agreement, approved as to form by the Corporation Counsel, providing that such amendment shall thereafter apply to such real property.

2. LAND USE RESTRICTION

Each redeveloper will be required to devote the land solely to the uses specified as permitted uses in this Plan and to comply with all other terms and restrictions set forth in this Plan.

3. TIMELY PERFORMANCE

Each redeveloper will be required to expeditiously apply for all required governmental approvals and to begin and complete the redevelopment and construction of the improvements mandated by this Plan and agreed upon in the disposition instruments within a reasonable time.

4. NON-DISCRIMINATION

Each redeveloper, its successors and assigns of the land conveyed or any part thereof, and any lessee of the land conveyed or any part thereof (i) will not enter into any agreement, lease, conveyance, or other instrument which restricts the sale, lease, or occupancy of such land or any part thereof upon the basis of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability, and (ii) will comply with all applicable Federal, State, and City laws in effect from time to time prohibiting discrimination or segregation by reason of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy of the property.

5. DESIGN REVIEW

HPD may require any redeveloper to (i) submit site plans, landscape plans, architectural drawings, outline specifications, schedules of materials and finishes, and/or final working drawings, in sufficient detail to permit determination of compliance with the controls of this Plan, for HPD approval prior to commencement of construction, and (ii) submit any material change to such documents thereafter proposed for HPD approval prior to commencement of construction of such change.

6. RESTRICTION ON TRANSFER PRIOR TO COMPLETION

No redeveloper will be permitted to sell, lease, or otherwise transfer land at any time prior to completion of the redevelopment thereof without prior written consent of HPD, except as set forth in the disposition instruments.

7. COOPERATION WITH HPD

Each redeveloper will be required to expeditiously submit all documents required by HPD for the approval and processing of the redevelopment project.

8. COOPERATION WITH OTHER CITY AGENCIES

Each redeveloper will be required to cooperate fully with the appropriate City agencies in realizing the specific objectives of this Plan.

9. CERTIFICATE OF COMPLETION

Each redeveloper will be required to provide HPD with current revised drawings as required by HPD, including, but not limited to, descriptions reflecting substantial changes during construction. HPD will use these drawings and descriptions, together with materials submitted prior to commencement of construction, for final determination of compliance and issuance of a Certificate of Completion in accordance with the terms of the disposition instruments.

G: MODIFICATION OF PLAN

1. AMENDMENTS

The City may amend this Plan at any time pursuant to §505 of the Urban Renewal Law and §197-c and §197-d of the Charter and may amend the designation of the Area at any time pursuant to §504 of the Urban Renewal Law.

2. MINOR CHANGES

HPD, with the concurrence of the City Planning Commission ("CPC"), may authorize minor changes of the terms of these restrictions which conform with the intent and purpose of this Plan.

3. MERGERS AND SUBDIVISIONS

The development sites in the Area may be merged and/or subdivided where HPD determines in writing that (i) the site plan complies with the intent and provisions of this Plan, and (ii) the unused portion of the subdivided development site, if any, is marketable and developable in accordance with this Plan and with all applicable Federal, State, and City Laws. The merger and/or subdivision of a development site will not require review or approval by CPC, but HPD will file the Plan, as modified to indicate such merger and/or subdivision, with the Department of City Planning for information purposes.

H: DURATION OF PLAN

This Plan will remain in effect for a period of forty (40) years from the date of the original approval of this Plan, until June 8, 2034, except as provided in Section G.

EXHIBIT A

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
16	1613 W	1
21 (R)	1613 W	6,8,9,16,17,56,58,60,62,65,67
24A (R)	1614 W	12,13,14,15,16,17,56,57,58,60, 61,62,63
24	1615 W	5,7
24 (R)	1615 W	60,61,62,63,64
24B	1615 W	1,9,10,11,14,55,56,57,59,65, 66,68
23	1616 W	1,9,12,14,15,16,57,58,60,61,62, 63,164,65,165,66,67,68,69
25B	1616E	20,21,22,23,123,24,25,26,28, 30,31,35,36,38,39,141,42,146, 49,50,51,52,53
25 (R)	1616 E	33,34
4	1617 W	7,10,11,111,12,13,14,15,17,18, 19,55,57,157,58,59,60,66
22	1617 W	1,2,3,4,67,68,69,70,71,72
25A	1617 E	20,21,121,22,122,23,25,28,29, 31,33,34,35,37,38,39,40,41,42, 43,45,46,48,50,51,52,53,54
34	1621 W	7,9,10,11,14,16,17,56,57,58,59
34A	1621 W	1,2,3,4,5,6,67,68,168,69,70,71, 72
34B (R)	1621 W	12,13,60,61,62,63,64,65,66
3A (F)	1621 E	25,28,29
35A	1621	30,31,32,35,36,41,42,43,145, 47,48,49

EXHIBIT A

PROPERTIES ACQUIRED AND TO BE ACQUIRED (Continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
11(R) (F)	1622	16,56,57,58,59,60,61,62,63,65, 66,68
12A	1622 W	69,70,71,72
12B	1622 W	5,7,9,11
35B	1622 E	20,23,24,25,29,30,31,32,33,34, 35,36,37,38,40,41,42,43,46,47, 48,49,50
35B (R)	1622 E	51,52,53
5	1623 W	1,2,3,4,104,5,6,7,8,9,10,11,12, 13,14,15,16,17,56,58,59,60,61, 62,63,64,65,66,67,68,168,69, 70,71,72
13 (F)	1623 E	45
13B	1623 E	47,147,48,49,50
37B	1623 E	20,21,23,25,26,27,29,30,31,32, 132,33,34,35,37,39,40,41,42, 43,51,52,53,54
17A (F)	1745 W	5,9,10,11,12,13,59,160,61,62, 162,63,163,64,65,165,66,67, 167, 68
37C	1745 W	14,15,16,17,54
38A	1745 W	1,2,3,104,168,69,70,71
37A	1745 E	20,23,24,26,27,28,30,31,32,33, 34,35,36,37,38,39,40,41,42,43, 44,45,46,47,50,51,52,53
9	1746 E	21,28,30,31,32,33,34,36,37,38, 39,40,41,141,42,43,44,45,46, 47,48,49,50,51,52

EXHIBIT A

PROPERTIES ACQUIRED AND TO BE ACQUIRED (Continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
10	1747 N	35,39,40,44,45,46,47,48,49,50, 51,52,53,54,55,56,57,58,59,60, 61,62,63,64,65,69,70,71,72,73, 74,75,76
39	1748 S	1,101,2,3,4,5,9,10,11,12,13,14, 21,22,23,123,24,25,26,126,27, 28,128,29,30,31,32,33,34

All mapped and/or built streets within the Project Boundary

KEY TO EXHIBIT A NOTATIONS

- R Property designated for rehabilitation
- F Property acquired with Federal assistance

EXHIBIT B

PROJECT BOUNDARY DESCRIPTION

The boundary of the Milbank Frawley Circle East Urban Renewal Project is described as follows:

Lying in the Borough of Manhattan, City and State of New York;

Beginning at the intersection of the northerly line of East 125th Street and the median line of 5th Avenue;

Running thence easterly along the northerly line of East 125th Street to the Westerly line of Metro North R.R. in Park Avenue;

Thence southerly, along the said westerly line of Metro North R.R. to the southerly line of East 110th Street;

Thence westerly, along the southerly line of East 110th Street to the easterly line of Madison Avenue;

Thence southerly along the easterly line of Madison Avenue to the southerly line of East 107th Street;

Thence westerly, along the southerly line of East 107th Street and its prolongation to the westerly line of Fifth Avenue;

Thence northerly, along the westerly line of Fifth Avenue to its intersection with the southerly line of West 110th Street;

Thence easterly, along the southerly line of West 110th Street to its intersection with the median line of Fifth Avenue;

Thence northerly, along the median line of Fifth Avenue to the northerly line of West 120th Street;

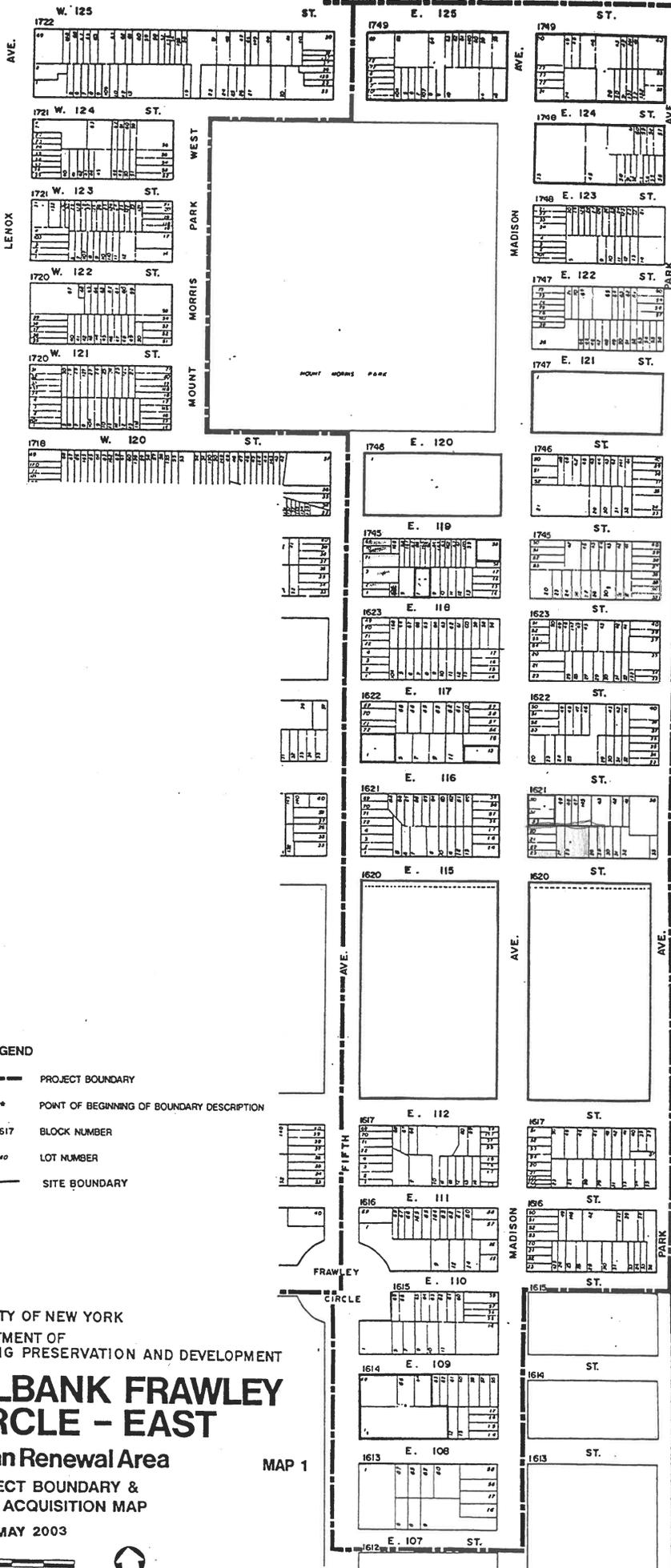
Thence westerly, along the northerly line of West 120th Street to the easterly line of Mount Morris Park West;

Thence northerly, along the easterly line of Mt. Morris Park West to the southerly line of West 124th Street;

Thence easterly, along the southerly line of West 124th Street to its intersection with the median line of 5th Avenue;

Thence northerly, along the median line of 5th Avenue to the point or place of BEGINNING.

The above-described area is located in the Borough of Manhattan, City and State of New York.



LEGEND

- PROJECT BOUNDARY
- POINT OF BEGINNING OF BOUNDARY DESCRIPTION
- BLOCK NUMBER
- LOT NUMBER
- SITE BOUNDARY

THE CITY OF NEW YORK
DEPARTMENT OF
HOUSING PRESERVATION AND DEVELOPMENT

**MILBANK FRAWLEY
CIRCLE - EAST**

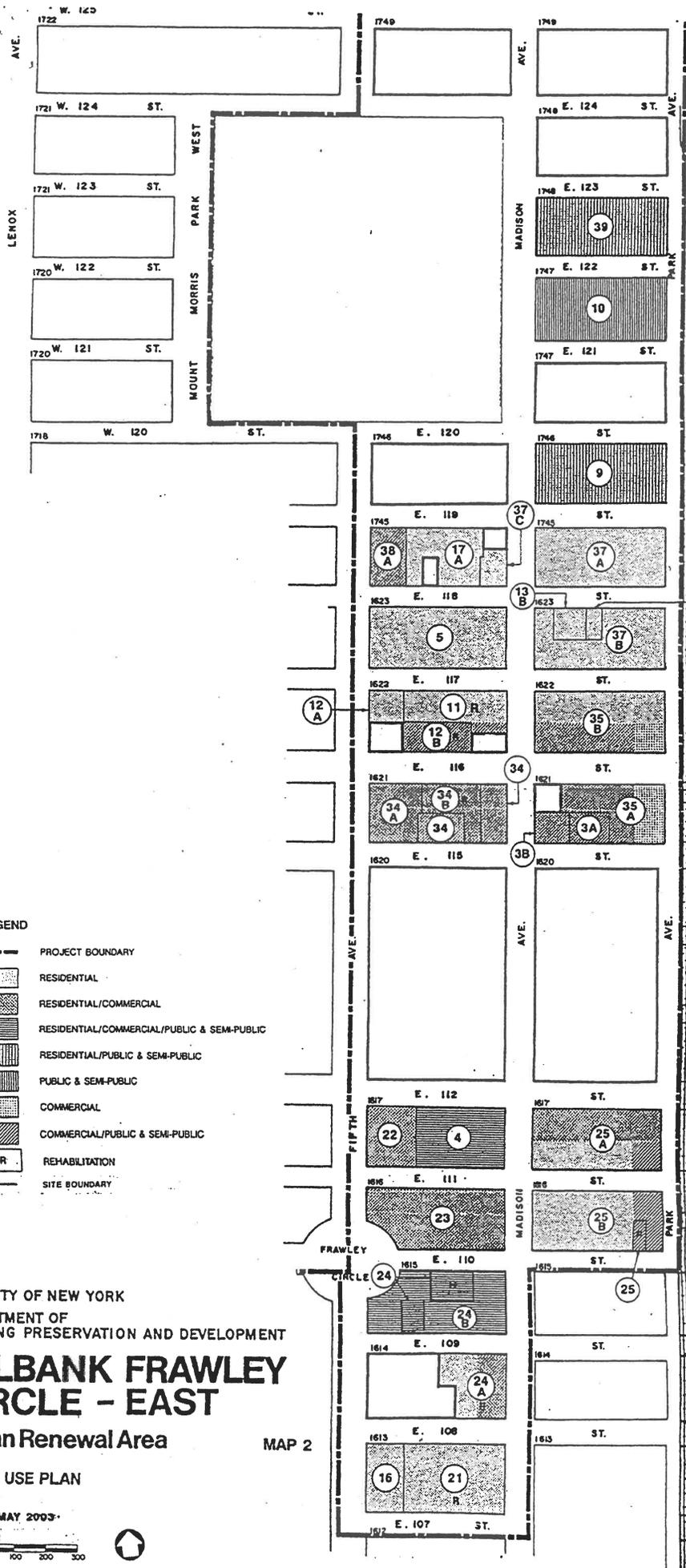
Urban Renewal Area

MAP 1

PROJECT BOUNDARY &
LAND ACQUISITION MAP

DATE: MAY 2003





LEGEND

-  PROJECT BOUNDARY
-  RESIDENTIAL
-  RESIDENTIAL/COMMERCIAL
-  RESIDENTIAL/COMMERCIAL/PUBLIC & SEMI-PUBLIC
-  RESIDENTIAL/PUBLIC & SEMI-PUBLIC
-  PUBLIC & SEMI-PUBLIC
-  COMMERCIAL
-  COMMERCIAL/PUBLIC & SEMI-PUBLIC
-  REHABILITATION
-  SITE BOUNDARY

THE CITY OF NEW YORK
 DEPARTMENT OF
 HOUSING PRESERVATION AND DEVELOPMENT

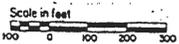
**MILBANK FRAWLEY
 CIRCLE - EAST**

Urban Renewal Area

MAP 2

LAND USE PLAN

DATE: MAY 2003



FACT SHEET

FIRST AMENDED URBAN RENEWAL PLAN MILBANK FRAWLEY CIRCLE EAST URBAN RENEWAL AREA

MAY, 2003

URBAN RENEWAL AREA AND PROJECT DESCRIPTION

The New York City Department of Housing Preservation and Development (HPD) is proposing an Urban Renewal Plan Amendment and Urban Development Action Area designation, project and disposition approval in connection with the Milbank Frawley Circle East Urban Renewal Plan. The Urban Renewal Plan Amendment would facilitate residential development on part of Site 35B.

The Milbank Frawley Circle East Urban Renewal Area is located in Community District Number 11 in the Borough of Manhattan and is generally bounded by (i) East 125th Street on the north, (ii) Park Avenue on the east, (iii) East 107th Street on the south, and (iv) Fifth Avenue on the west.

PURPOSE OF PLAN

The amendment is intended to facilitate development of a 75-unit low-income rental project, the Olga Mendez Apartments, on part of Site 35B. The New York State Housing Trust Fund Program funds the Olga Mendez Apartments.

The site consists of seven City-owned vacant lots (Block 1622, Lots 31,32,37,38,40, 41,42) and has an area of approximately 19,171 sq. ft. The site is located at East 116th Street and East 117th Street, between Park and Madison Avenues, and is zoned R7-2/C1-4.

The project site is located on the eastern portion of Site 35B. Located on the western portion of the site is the Tony Mendez Apartments (Block 1622, Lots 20, 23, 24, 25, 43, 46, 47, 48, 49). The Tony Mendez Apartments, which consists of 130 units of low-income rental housing and 6,000 sq. ft. of retail space, is now completed and occupied. The proposed project will complete the development of this site. The project will be developed under the Quality Housing Program.

CHANGES FROM PREVIOUS PLANS

The plan amendment modifies supplementary controls on redevelopment located in Section C: subsection (3a) Controls on Specific Sites. The language to be modified reads as follows:

“A setback of 100 feet from the right-of-way line of Park Avenue shall apply to residential buildings only. Setback areas adjacent to Park Avenue may be used as parking for the contiguous residences and shall be appropriately landscaped”. We have added “with the exception of residential buildings on Site 35B” to the first sentence. The setback was put in because of the proximity to the Metro North Railroad however this site will have noise attenuation, which will obviate the necessity for the setback.

The proposed First Amended Plan has also been modified to conform to the current HPD language, terminology and methodology for urban renewal plans. The timetable for the affectation of the Plan has been updated.

FOR INFORMATION ONLY/ NOT PART OF THE URBAN RENEWAL PLAN