

CITY PLANNING COMMISSION

March 15, 2000/Calendar No. 20

C 990008 PPM

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of eleven (11) city-owned properties, pursuant to zoning, Borough of Manhattan, Community District 10.

The application for the disposition of City-owned property was filed by the Department of Citywide Administrative Services (DCAS), Division of Real Estate Services (DRES), on July 13, 1998.

BACKGROUND

The Department of Citywide Administrative Services requests the disposition of eleven (11) City-owned properties pursuant to zoning. The properties are located in Central Harlem, Community District 10. With the exception of Block 2044, Lot 4, the properties listed on this application are located within the Upper Manhattan Empowerment Zone.

407 Lenox Avenue (Block 1915, Lot 32), is a vacant lot located on the west side of Lenox Avenue (Malcolm X Boulevard) between West 130th and West 131st streets. Situated in an R7-2/C2-4 zoning district, Lot 32 has 2,340 square feet (26 x 90). Vested by the City in 1990, Lot 32 is abutted by an occupied three-story residential building (Lot 31) and a city-owned vacant lot (Lot 33), also subject to this disposition application. The block is typified by residential uses, primarily developed with three-story brownstones.

409 Lenox Avenue (Block 1915, Lot 33), is a vacant lot located on the west side of Lenox Avenue between West 130th and 131st streets. Located in an R7-2/C2-4 zoning district, Lot 33 contains 2,250 square feet (25 x 90). Lot 33 was vested by the City in 1981. As stated previously, Lot 33 adjoins city-owned vacant Lot 32.

415 Lenox Avenue (Block 1915, Lot 36), is a vacant lot also located on the west side of Lenox Avenue between West 130th and West 131st streets. Situated in an R7-2/C2-4 zoning district, the subject property contains 2,070 square feet (23 x 90). Lot 36, vested by the City in 1977, is abutted by an active mixed residential/commercial building and a privately-owned vacant lot.

131 West 133rd Street (Block 1918, Lot 16), is a vacant lot located on the north side of West 133rd Street between Adam Clayton Powell, Jr. and Malcolm X boulevards. Vested in 1981, the subject property is situated in an R7-2 zoning district and contains 3,300 square feet (33 x 100). The block is characterized by occupied 5-story residential buildings and intermittent vacant lots, some of which are city-owned and under DCAS and HPD jurisdiction. Lot 16 abuts Lot 18, a city-owned residential building.

197 West 134th Street (Block 1919, Lot 5), is a vacant lot located on the north side of West 134th Street between Malcolm X and Adam Clayton Powell, Jr. boulevards. Situated in an R7-2/C1-4 zoning district, Lot 5 contains 2,475 square feet (25 x 99). This property was vested by the City in 1985. The block is typified by community facility uses; the Harlem YMCA and P.S. 175 occupy a significant portion of the block. Moreover, the subject property is abutted by P.S.

175 and occupied residential buildings.

136 West 137th Street (Block 1921, Lot 49), is a vacant lot located on the south side of West 137th Street between Adam Clayton Powell Jr. and Malcolm X boulevards. Lot 49, located in an R7-2 zoning district, contains 2,475 square feet (25 x 99) and abuts vacant and occupied city-owned buildings (Lots 48 and 50, respectively). Lot 49 was vested in 1981.

2377 Eighth Avenue (Block 1954, Lot 34), is a vacant lot located on the west side of Eighth Avenue (Frederick Douglass Boulevard) between West 127th and 128th streets. Vested by the City in 1981, Lot 34 is situated in an R7-2/C1-4 zoning district and contains 2,100 square feet (25 x 84). The block has a significant amount of vacant city-owned property located along its West 127th Street frontage, which are under DCAS jurisdiction. However, these properties are not included in any program for housing or open space development. The subject property is abutted by city-owned and privately-owned 5-story residential buildings.

225 West 140th Street (Block 2026, Lot 15), is a vacant lot located on the north side of West 140th Street, between Adam Clayton Powell Jr. and Frederick Douglass boulevards. Situated in an R7-2 zoning district, Lot 15 has 2,673 square feet (27 x 99). Vested by the City in 1981, Lot 15 is abutted by an occupied five-story residential building (Lot 14) and a city-owned vacant lot (Lot 16), also subject to this disposition application. The block is typified by residential uses, primarily developed with 5-story rowhouses.

223 West 140th Street (Block 2026, Lot 16), is a vacant lot located on the north side of West 140th Street, between Adam Clayton Powell Jr. and Frederick Douglass boulevards. Located in an R7-2 zoning district, Lot 16 contains 2,673 square feet (27 x 99). Lot 16 was vested by the City in 1978. As stated previously, Lot 16 adjoins city-owned vacant Lot 15 and a Post Office (Lot 17).

28 Bradhurst Avenue (Block 2044, Lot 4), is a vacant lot located on the east side of Bradhurst Avenue between West 143rd and West 144th streets. Vested in 1977, the subject property is situated in an R7-2 zoning district and contains 1,617 square feet (21 x 77). Lot 4 is abutted by privately-owned occupied and city-owned vacant building (lots 22 and 5, respectively). The block has several vacant, 5-story residential buildings, some which are city-owned.

315 West 145th Street (Block 2045, Lot 2), is a vacant lot located on the north side of West 145th Street between Frederick Douglass Boulevard and Bradhurst Avenue. Situated in an R8 zoning district, Lot 2 contains 2,000 square feet (25 x 80). This property was vested by the City in 1985 and adjoins two vacant city-owned buildings (Lots 3 and 21) and a vacant privately-owned lot (Lot 1). The block is characterized by residential uses that have undergone recent renovation under the Bradhurst Urban Renewal Plan. However, the subject property is not a designated site.

ENVIRONMENTAL REVIEW

This application (C 990008 PPM) was reviewed pursuant to the New York State Environmental

Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Citywide Administrative Services.

This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 990008 PPM) was certified as complete by the Department of City Planning on November 8, 1999, and was duly referred to Community Board 10 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 10 held a public hearing on this application on January 5, 2000, and on that date, by a vote of 29 to 0 with 0 abstentions, adopted a resolution recommending approval of the application with the following comments:

BLOCK	LOTS	ZONE	CONDITIONS
1915	32	R7-2,C2-4	Build housing with C2-4 commercial under contextual zone within 2 years
1915	33	R7-2,C2-4	Build housing with C2-4 commercial under contextual zone within 2 years

BLOCK	LOTS	ZONE	CONDITIONS
1915	36	R7-2,C2-4	Build housing with C2-4 commercial under contextual zone within 2 years
1918	16	R7-2	Build housing under contextual Zone within 2 years
1919	5	R7-2, C1-4	In-fill housing under contextual Zone within 2 years
1921	49	R7-2	Build housing under contextual Zone within 2 years
2026	15	R7-2	Build housing under contextual Zone within 2 years
2026	16	R7-2	Build housing under contextual Zone within 2 years
2044	4	R7-2	Build housing under contextual Zone within 2 years

The full Board also voted to oppose two (2) of the blocks and lots due to the following conditions:

BLOCK	LOTS	ZONE	CONDITIONS
1954	34	R7-2,C1-4	St. Nicholas Urban Renewal Area and is included in the Manhattan Borough President's Office Frederick Douglas Development initiative
2045	2	R8	Designated by HPD for the New Housing Opportunity Program

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation on February 9, 2000 approving the application with the following comments:

The Borough President agrees with Community Board 10's vote to approve 9 of the properties and equally supports their reasons and conditions for opposing the disposition of 2 of the properties in this application. Further, the Borough President supports Community Board 10's rationale for their decision because it is grounded in good land use policy as described in its 197-a Plan.

The Borough Presidents's recommendations regarding this application are meant to help further the community's goal of revitalizing Central Harlem. Therefore, she recommends disapproval of this application unless the conditions detailed below are addressed as described:

- **Block 1915 lots 32, 33 and 36 (407, 409 and 415 Lenox Avenue) 6600 sq. ft.; R7-2/C2-4**

The Borough President agrees with CB # 10's conditions for these three sites: that they be developed for housing with the appropriate commercial overlay within 2 years, pursuant to zoning. If these conditions are not met the Borough President will disapprove of this application.

- **Block 1918 lot 16 (131 W. 133rd St.) 3,300sq. Ft.; R7-2**

The Borough President agrees with CB # 10's conditions for this site. She supports the building of housing pursuant to zoning within 2 years. If these conditions are not adhered to the Borough President will not support this application.

- **Block 1919 lot 5 (197 W. 134th St.) 2,475 sq. ft.; R7-2/C1-4**

The Borough President agrees with CB # 10's conditions for this site and believes that developing in-fill housing within 2 years, pursuant to zoning is the best and highest use for this property. If these conditions are not followed the Borough President will not support this application.

- **Block 1921 lot 49 (136 W. 137th St.) 2,475 sq. ft.; R7-2**

The Borough President agrees with CB # 10's conditions for this site. She believes this site is appropriate for housing development, pursuant to zoning. If this is not a condition for disposition then the Borough President will not support this application.

- **Block 2026 lots 15, 16 (225 and 223 W. 140th St.) 5,346 sq. ft.; R7-2**

The Borough President recommends that these sites be developed according to CB # 10's proposed conditions. She believes that these sites are ideal for housing development, pursuant to zoning, that will allow for construction within 2 years. If these conditions are not met the Borough President will not support this application.

- **Block 2044 lot 4 (28 Bradhurst Avenue) 1,617 sq. ft.; R7-2**

The Borough President agrees with CB # 10's conditions for this site. She believes this site is appropriate for housing to be developed, pursuant to zoning, within 2 years. However, if these conditions are not met, the Borough President will not support this application.

- **Block 1954 lot 34 (2377 8th Avenue) 2,100 sq. ft.; R7-2/C1-4**

The Borough President believes that this site is an integral part of her strategy to redevelop 8th Avenue, as spelled out in her Frederick Douglas Boulevard Corridor Initiative. The Borough President can only support the disposition of this site as part of an HPD RFP to develop moderate to middle income housing. If this condition is not met, the Borough President will not support this application.

- **Block 2045 lot 2 (315 West 145th St.) 2,000 sq. ft.; R8**

The Borough President will only support the disposition of this site as part of HPD's New Housing Opportunity Program. If this condition is not met the Borough President will disapprove this application.

City Planning Commission Public Hearing

On February 2, 2000 (Calendar No. 7), the City Planning Commission scheduled February 16, 2000, for a public hearing on this application (C 990008 PPM). The hearing was duly held on February 16, 2000 (Calendar No. 11).

There were no speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the disposition of these city-owned properties is appropriate.

The subject application lists 11 properties on eight blocks (Blocks 1915, 1918, 1919, 1921, 1954, 2026, 2044 and 2045), within an area generally bounded by Bradhurst Avenue, Malcolm X Boulevard, West 127th Street and West 145th Street. The properties range from 1,617 to 3,300 square feet within R7-2 and R8 zoning districts.

The Commission is aware that Community Board 10 and the Borough President adopted resolutions to approve this application with development conditions and time-frame mandates.

The Commission is also aware that Community Board 10 is working on a 197-a plan for the district. The Board has informed Department staff that the plan is nearing completion.

The Commission concurs with the Community Board and Borough President's recommendation that all new development should be compatible with the existing neighborhood context.

The Commission believes that unrestricted disposition is the most efficient mechanism for returning these parcels to private ownership and would allow for development consistent with the character of existing buildings in the area. Upon review, the Commission finds that the disposition of these city-owned properties does not raise any significant land use or zoning issues, and is consistent with the City's efforts to revitalize Harlem. Disposition of these city-owned properties would reduce the City's financial commitment to maintain these properties and provide a municipal tax advantage by returning these properties to the City's tax roll.

In response to concerns raised regarding Block 1954, Lot 34 (2377 Eighth Avenue), the Commission notes that although Block 1954 has a significant amount of vacant city-owned property along its West 127th Street frontage, Lot 34 is developable in an R7-2 zoning district (2,100 square feet) and does not abut any vacant city-owned lots. Moreover, Block 1954 does not contain any designated urban renewal sites. Disposition pursuant to zoning would help return Lot 34 to private ownership. However, the Commission urges the city to develop a comprehensive framework to dispose and develop the remaining vacant city-owned properties on this block.

For Block 2045, Lot 2 (315 West 145th Street), the Department of Housing Preservation and Development (HPD) has informed Department staff that this property will be placed in the New Housing Opportunity Program, a new program that facilitates residential development of vacant city-owned property and promotes private homeownership. The Commission notes that this application (C 990008 PPM) enables HPD to dispose of this property to a selected developer upon completion of ULURP, thereby expediting the return of this property to active use.

Additionally, the Commission believes that it is appropriate to dispose of the lots located on Block 1915, Lots 32 and 33 (407 and 409 Lenox Avenue, 4,590 square feet) and Block 2026, Lots 15 and 16 (223 and 225 West 140th Street, 5,346 square feet) at first attempt, as assemblages, as larger parcels would lend themselves to more flexible site planning. If unsuccessful, then disposition would be pursuant to zoning.

For Block 2044, Lot 4 (28 Bradhurst Avenue), the Commission recommends that this property be disposed of, at first attempt with an accessory extension or enlargement restriction. If unsuccessful, then disposition would be pursuant to zoning. The Commission notes that this property is small (1,617 square feet - 21 feet x 77 feet), not developable within an R7-2 zoning district (Lot 4 has less than 1,700 square feet), and has no possibility of assemblage with other vacant city-owned lots. However, Lot 4 is adjacent to an occupied residential use. Given its size and zoning (R7-2), it is unlikely that Lot 4 would be developed for residential use.

RESOLUTION

RESOLVED, by the City Planning Commission pursuant to Section 197-c of the New York City Charter, that the disposition of eleven (11) city-owned properties, pursuant to zoning, Borough of Manhattan, Community District 10, proposed in an application by the Department of Citywide Administrative Services, dated July 13, 1998, is approved with the following conditions:

- 1) Block 1915, Lots 32 and 33 (407 and 409 Lenox Avenue), shall be sold, at first attempt as one assemblage. If unsuccessful, then disposition shall be pursuant to zoning;
- 2) Block 2026, Lots 15 and 16 (223 and 225 West 140th Street), shall be sold, at first attempt as one assemblage. If unsuccessful, then disposition shall be pursuant to zoning;
- 3) Block 2044, Lot 4 (28 Bradhurst Avenue), shall be sold, at first attempt, with an accessory extension or enlargement restriction. If unsuccessful, then disposition would

be pursuant to zoning.

The above resolution (C 990008 PPM), duly adopted by the City Planning Commission on March 15, 2000 (Calendar No. 20), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

JOSEPH B. ROSE, Chairman
VICTOR G. ALICEA, Vice-Chairman
ALBERT ABNEY, IRWIN G. CANTOR, P.E.,
KATHY HIRATA CHIN, ESQ., ALEXANDER GARVIN,
ANTHONY I. GIACOBBE, ESQ., WILLIAM J. GRINKER,
JACOB B. WARD, ESQ., Commissioners

AMANDA M. BURDEN; A.I.C.P., Commissioner abstaining

ANGELA R. CAVALUZZI, R.A., Commissioner voting no



COMMUNITY BOARD NO. 10 - MANHATTAN
 215 WEST 125TH STREET - SUITE 340
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 (212) 749-3105
 FAX (212) 662-4215

January 14, 2000

C. VIRGINIA FIELDS
Borough President

STANLEY N. GLEATON
Chairman

District Manager

JACKIE ROWE-ADAMS
First Vice Chair

E. RONALD GUY
Second Vice Chair

Secretary

DAWN JONES
Assistant Secretary

AZEEZA HURSTON
Treasurer

Randal Fong
 Assistant Commissioner
**Department of Citywide
 Administrative Services**
 Division of Real Estate Services
 1 Centre Street - 19 North
 New York, NY 10007

Re: ULURP APPLICATION# C990008 PPM

Dear Mr. Fong:

At our regularly scheduled General Board Meeting on Wednesday, January 5, 2000, Community Board #10 voted to **approve nine (9) of the 11 blocks and lots with conditions**. The resolution was as follows:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of eleven (11) city-owned, properties pursuant to zoning.

BLOCK	LOTS	ZONE	CONDITIONS
1915	32	R7-2, C2-4	Build housing with C2-4 commercial under contextual zone within 2 years
1915	33	R7-2, C2-4	Build housing with C2-4 Commercial under contextual zone within 2 years
1915	36	R7-2, C2-4	Build housing with C2-4 Commercial under contextual zone within 2 years
1918	16	R7-2	Build housing under contextual Zone within 2 years
1919	5	R7-2, C1-4	In-fill housing under contextual Zone within 2 years
1921	49	R7-2	Build housing under contextual Zone within 2 years
2026	15	R7-2	Build housing under contextual Zone within 2 years
2026	16	R7-2	Build housing under contextual Zone within 2 years
2044	4	R7-2	Build housing under contextual Zone within 2 years

CITY PLANNING COMMISSION
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The full Board's vote was as follows:

Approved 29 Opposed 0 Abstain 0 No Vote 0

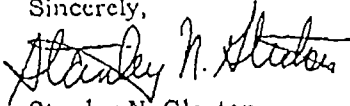
The full Board also voted to oppose two (2) of the blocks and lots due to the following conditions:

BLOCK	LOT	ZONE	CONDITIONS
1954	34	R7-2, C1-4	St. Nicholas Urban renewal area and is included in the Manhattan Borough Presidents Office Frederick Douglas Development initiative
2045	2	R8	Designated by HPD for The New Housing Opportunity Program

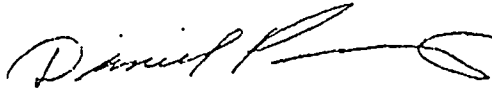
The full board's vote was as follows:

Approved 29 Opposed 0 Abstain 0 No Vote 0

Sincerely,



Stanley N. Glaton
Chair



Hon. Daniel Perez
Chair, Land Use

SNG/DP/cm

- cc: Rudolph Giuliani, Mayor
C. Virginia Fields, Manhattan Borough President
Charles Rangel, Congressman
David Paterson, State Senator
Keith Wright, Assemblyman
Herman D. Farrell, Assemblyman
Stanley Michels, Councilman
Bill Perkins, Councilman
Edward Sullivan, Assemblyman
Executive Committee
File



THE CITY OF NEW YORK
OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN

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Edwin

CITY PLANNING COMMISSION
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C. VIRGINIA FIELDS
BOROUGH PRESIDENT

February 4, 2000

ULURP NO:

C 990008 PPM

RECEIVED
FEB 10 2000
MANHATTAN OFFICE

APPLICANT:

Department of Citywide Administrative Services (DCAS),
Division of Real Estate Services (DRES)

REQUEST:

This is a request pursuant to Section 197-c of the New York City Charter for the disposition of eleven (11) City-owned properties, pursuant to zoning.

PROJECT BACKGROUND/DESCRIPTION:

All eleven properties are located in Manhattan Community Board #10. Ten of the properties Block 1915, lots 32, 33 and 36; Block 1918, lot 16; Block 1919, lot 5; Block 1921, lot 49; Block 1954, lot 34; Block 2026, lot 15 and 16; Block 2044, lot 4; Block 2045, lot 2 are located within the Upper Manhattan Empowerment Zone. Block 2026, lots 15 and 16; and, Block 2044, lot 4 are located in the Bradhurst Urban Renewal Area.

A land use survey of all eleven properties reveals the following:

Block 1954 lot 34; 2377 8th Avenue

This site is vacant and fenced in along the 8th Avenue side. There is no fence at the back of the lot. In addition this is an in-fill site between one vacant building and one occupied building. DCAS reports no lease.

Block 2026 lot 15 and 16; 225 and 223 West 140th St.

Both of these sites are fenced in and currently used as a construction staging area for a housing rehab project for several buildings along 140th St. Trucks, a trailer, bricks, lumber and two large dumpsters are in the lot. DCAS reports no lease.

Block 2044 lot 4; 28 Bradhurst Avenue.

This irregular lot is fenced in and sits between two vacant buildings. It is vacant. DCAS reports no lease.

Block 2045 lot 2; 315 West 145th St.

This vacant lot is the second lot from the corner bounded by a vacant lot and a vacant building. It is fenced in and DCAS reports no lease.

Block 1921 lot 49; 136 West 137th St.

This site is currently fenced in and used as storage for a construction project next door. Bricks and a wheel barrel are on the site. DCAS reports no lease.

Block 1919 lot 5; 197 West 134th St.

This lot is vacant and partially fenced in. Some dumping has occurred. DCAS reports no lease.

Block 1918 lot 16; 131 West 133rd St.

The lot is vacant and fenced in with a heavy metal gate. DCAS reports no lease.

Block 1915 lots 32, 33 and 36; 407, 409 and 415 Lenox Avenue.

All three lots are vacant and fenced in with corrugated sheet metal fences. The lots can not be seen from the street. DCAS reports no lease.

Five of these properties are zoned R7-2 (FAR is 3.44). Three properties are zoned R7-2 with a commercial overlay zoned C2-4 (FAR is 3.44 and 2.00 respectively, making the controlling FAR 3.44). Two of the properties are zoned R7-2 (FAR 3.44) with a commercial overlay zoned C1-4 (FAR 2.00) for a controlling FAR of 3.44. And finally, one of the properties is zoned R8 with a FAR of 7.20.

SUMMARY OF COMMUNITY BOARD ACTION:

On January 5, Community Board 10 held a full board meeting on this application and on the same date voted to approve nine (9) of the properties with conditions. The board's vote was as follows: 29 approved, 0 opposed, 0 abstained and 0 no votes. In addition, the full Board also voted on the same day to oppose two (2) of the properties that were proposed for disposition. The board's vote was as follows: 29 approved, opposed 0, abstain 0, no vote 0.

BOROUGH PRESIDENT ACTION:

The Manhattan Borough President recommends approval.

The Manhattan Borough President recommends disapproval.

The Manhattan Borough President recommends approval, subject to the conditions detailed below.

The Manhattan Borough President recommends disapproval, unless the conditions detailed below are addressed as described.

COMMENTS:

The Borough President agrees with Community Board 10's vote to approve 9 of the properties and equally supports their reasons and conditions for opposing the disposition of 2 of the properties in this application. Further, the Borough President supports Community Board 10's rationale for their decision because it is grounded in good land use policy as described in its 197-a Plan.

Community Board 10 has developed a 197-a Plan that outlines land-use strategies for the entire community district. Part of this plan includes a designated-use strategy for the disposition of City-owned property that would promote a disposition policy that is sensitive to the community's preservation and development efforts. Rather than simply approving the sale of City-owned properties as a "one shot" source for public revenue generation, the Community Board addresses the disposition of these properties in a comprehensive fashion, further taking into account local land-use concerns and long term development goals. In this way, the Board's designated-use approach responds to quality of life issues and helps to protect its neighborhoods from the negative impacts of illegal uses, such as "chop shops" and commercial parking on residentially zoned sites and garbage dumping, which often proliferates on City-owned vacant land.

The Borough President's recommendations regarding this application are meant to help further the community's goal of revitalizing Central Harlem. **Therefore, she recommends disapproval of this application unless the conditions detailed below are addressed as described:**

- **Block 1915 lots 32, 33 and 36 (407, 409 and 415 Lenox Avenue) 6660 sq. ft.; R7-2/C2-4**

The Borough President agrees with CB# 10's conditions for these three sites: that they be developed for housing with the appropriate commercial overlay within 2 years, pursuant to zoning. If these conditions are not met the Borough President will disapprove of this application.

- **Block 1918 lot 16 (131 W. 133rd St.) 3,300 sq. ft.; R7-2**

The Borough President agrees with CB# 10's conditions for this site. She supports the building of housing pursuant to zoning within 2 years. If these conditions are not adhered to the Borough President will not support this application.

- **Block 1919 lot 5 (197 W. 134th St.) 2,475 sq. ft.; R7-2/C1-4**

The Borough President agrees with CB# 10's conditions for this site and believes that developing in-fill housing within 2 years, pursuant to zoning is the best and highest use for this property. If these conditions are not followed the Borough President will not support this application.

- **Block 1921 lot 49 (136 W. 137th St.) 2,475 sq. ft.; R7-2**

The Borough President agrees with CB# 10's conditions for this site. She believes this site is appropriate for housing development, pursuant to zoning. If this is not a condition for disposition then the Borough President will not support this application.

- **Block 2026 lots 15, 16 (225 and 223 W.140th St.) 5,346 sq. ft.; R7-2**

The Borough President recommends that these sites be developed according to CB# 10's proposed conditions. She believes that these sites are ideal for housing development, pursuant to zoning, that will allow for construction within 2 years. If these conditions are not met the Borough President will not support this application.

- **Block 2044 lot 4 (28 Bradhurst Avenue) 1,617 sq. ft.; R7-2**

The Borough President agrees with CB# 10's conditions for this site. She believes this site is appropriate for housing to be developed, pursuant to zoning, within 2 years. However, if these conditions are not met, the Borough President will not support this application.

- **Block 1954 lot 34 (2377 8th Avenue.) 2,100 sq. ft.; R7-2/C1-4**

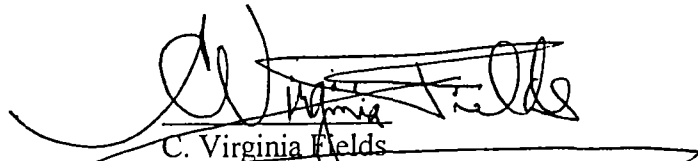
The Borough President believes that this site is an integral part of her strategy to redevelop 8th Avenue, as spelled out in her Frederick Douglass Boulevard Corridor Initiative. The Borough President can only support the disposition of this site as part of an HPD RFP to develop moderate to middle income housing. If this condition is not met the Borough President will not support this application.

- **Block 2045 lot 2 (315 West 145th St.) 2,000 sq. ft.; R8**

The Borough President will only support the disposition of this site as part of HPD's New Housing Opportunity Program. If this condition is not met the Borough President will disapprove this application.

In summary, the recommendations outlined in this report provide a strategy for the disposition of City-owned property in Community Board 10 that is consistent with the community's goals as well as those of the Borough President. In closing the Borough President looks forward to working with DCAS/DRES and Community Board 10 to encourage community and economic revitalization in Central Harlem.

Report and Recommendation
Accepted:



C. Virginia Fields
Manhattan Borough President