



CITY PLANNING COMMISSION  
CITY OF NEW YORK  
OFFICE OF THE CHAIR

June 30, 2025  
New York City Council  
City Hall  
New York, NY 10007

Re: Carmen Villegas Apartments - Senior Housing  
ULURP No. N 250147 ZRM  
Related Applications: C 250148 ZMM, C 250149 PPM, C 250150 PQM  
Borough of Manhattan

Honorable Members of the Council:

The City Planning Commission (the “Commission”) has received the attached correspondence, dated June 27, 2025, from the City Council regarding the proposed modification to the above-referenced application submitted by Department of Housing Preservation and Development (HPD), Ascendant Neighborhood Development, Urban Builders Collaborative, and Xylem Projects for an amendment to the Zoning Resolution modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on June 30, 2025, determined that the City Council’s proposed modification does not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

Daniel R. Garodnick

c: E. Botsford    N. Malik    J. Trucios    A. Wachs  
S. Amron    D. Answini    D. DeCerbo    S. Avila