**THE COUNCIL**

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS,**

**AND DISPOSITIONS**

**L.U. Nos. 13 and 14**

**(Res. Nos. 101 and 102)**

**By Council Members Salamanca and Louis**

## SUBJECT

**MANHATTAN CB-11 – TWO APPLICATIONS RELATED TO CASTLE III 107-111**

**EAST 123RD STREET**

**C 220059 ZSM (L.U. No. 13)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ration and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with a proposed 15-story building on property located at 107-111 East 123rd Street (Block 1772, Lots 4, 7 and 8), in an R7-2 District.

**C 220060 HAM (L.U. No. 14)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
   1. the designation of property located at 107-111 East 123rd Street (Block 1772, Lots 4, 7 and 8) as an Urban Development Action Area; and
   2. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a 15-story building containing approximately 81 supportive and affordable housing units.

## INTENT

To grant an approval of the special permit pursuant to ZR Section 74-903 to modify the maximum floor area ratio for certain community facility uses and approve the urban development action area designation, project approval, and disposition of city-owned property to facilitate the development of a 15-story building containing 81 supportive and affordable housing units, plus one superintendent’s unit, and community facility space for formerly homeless individuals and low-income individuals and households in East Harlem, Manhattan Community District 11.

## PUBLIC HEARING

**DATE:** February 16, 2022

**Witnesses in Favor:** Six **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** March 3, 2022

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on L.U. Nos. 13 and 14.

**In Favor: Against: Abstain:**

Louis None None

Feliz

De la Rosa

Marte

Nurse

Ung

**COMMITTEE ACTION**

**DATE:** March 21, 2022

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Moya

Rivera

Louis

Riley

Brooks-Powers

Bottcher

Hanks

Kagan

Krishnan

Sanchez

Borelli