# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS**

**AND DISPOSITIONS**

**Preconsidered L.U. Nos. 743 and 744**

**(Res. Nos. 1589 and 1590)**

**By Council Members Salamanca and Riley**

## SUBJECT

**MANHATTAN CB - 10 - TWO APPLICATIONS RELATED TO HARLEM OPEN DOOR**

**CLUSTER**

**C 200276 HAM (Pre. L.U. No. 743)**

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

1) pursuant to Article 16 of the General Municipal Law of New York State for:

a)  the designation of property located at 2735 Frederick Douglass Boulevard (Block 2045, Lot 13), 2752 Frederick Douglass Boulevard (Block 2032, Lot 2) 131 West 133rd Street (Block 1918, Lot 16), 130 West 134th Street (Block 1918, Lot 53) as an Urban Development Action Area; and

b) 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 two six-story buildings, one seven-story building, and one 10-story building containing an approximate total of 48 affordable housing units, Borough of Manhattan, Community District 10.

**20215017 HAM (Pre. L.U. No. 744)**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for approval of an exemption from real property taxes for property located at 2735 Frederick Douglass Boulevard (Block 2045, Lot 13), 2752 Frederick Douglass Boulevard (Block 2032, Lot 2), 131 West 133rd Street (Block 1918, Lot 16), and 130 West 134th Street (Block 1918, Lot 53).

## INTENT

To approve the urban development action area designation, project approval, and disposition of city-owned property pursuant to Article 16 of the General Municipal Law and approve a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law for property located at 2735 Frederick Douglass Boulevard (Block 2045, Lot 13), 2752 Frederick Douglass Boulevard (Block 2032, Lot 2), 131 West 133rd Street (Block 1918, Lot 16), and 130 West 134th Street (Block 1918, Lot 53) to facilitate the development of two six-story buildings, one seven-story building and one 10-story building for a total of 48, affordable homeownership units in Central Harlem, Manhattan Community District 10.

## PUBLIC HEARING

**DATE:** March 8, 2021

**Witnesses in Favor:** Nine **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** March 22, 2021

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission and the HPD request.

**In Favor: Against: Abstain:**

Riley None Barron

Koo

Miller

Treyger

## COMMITTEE ACTION

**DATE:** March 23, 2021

The Committee recommends that the Council approve the attached resolutions.

***(Pre. L.U. No. 743)***

**In Favor: Against: Abstain:**

Salamanca None Barron

Gibson

Deutsch

Koo

Levin

Miller

Reynoso

Grodenchik

Adams

Ayala

Diaz Sr.

Moya

Rivera

Riley

Borelli

***(Pre. L.U. No. 744)***

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Koo

Levin

Miller

Reynoso

Grodenchik

Adams

Ayala

Diaz Sr.

Moya

Rivera

Riley

Borelli