Department of
Housing Preservation
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100 Gold Street
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March 18, 2025

REVISED NEGATIVE DECLARATION*

*Supersedes Negative Declaration Issued on January 8, 2025

Due to a clerical error, the previous Negative Declaration dated January 8, 2025, incorrectly indicated the total number of dwelling units ("DUs") as 148, instead of 210 DUs (inclusive of one superintendent's unit). The EAS supporting the January 8, 2025, Negative Declaration accounted for the 210 DUs at the development site.

Project Identification

Name/Location: **Carmen Villegas Apartments**
100 East 111th Street (Block 1638, Lot 1)
116 East 111th Street (Block 1638, Lot 66)
121 East 110th Street (Block 1638, Lot 8)
New York, New York
Manhattan, Community District 11
CEQR No.: 24HPD010M
SEQRA Classification: Unlisted
ULURP No.: 250148ZMM
N250147ZRM
250149PPM
250150PQM

Name and Description of Proposed Action

Carmen Villegas Apartments:

Ascendant Neighborhood Development Corporation ('AND'), Xylem Projects, and Urban Builders Collaborative, collectively the 'Project Sponsor', along with the New York City Department of Housing Preservation and Development (HPD), are seeking City Planning Commission (CPC) approval of discretionary actions including the disposition of city-owned land and construction financing through HPD's Extremely Low & Low-Income Affordability (ELLA) program (the 'Proposed Actions'). Other funding sources include the New York City's Housing Development Corporation ('HDC') and Senior Affordable Rental Apartments ('SARA') subsidy program from the City of New York, acting by and through HPD. The Proposed Actions would facilitate the development of a new residential building with a total of 210 units (plus one superintendent's unit), (the 'Proposed Project') located at 100 East 111th Street (Block 1638, Lots 1, 66, and a portion of Lot 8), in the Harlem neighborhood of Manhattan, Community District 11 (the 'Project Site').

Negative Declaration
CEQR No. 24HPD010M
Carmen Villegas Apartments

The Project Sponsor proposes to develop a new 28-story (approximately 314 feet tall), approximately 179,643 gross square feet ('gsf') affordable building, containing a total of 210 units with 148 Affordable Independent Residence for Seniors ('AIRS'), and 62 units of housing for formerly homeless seniors (plus one superintendent's unit), with ground floor community facility space. The project would comprise of Use Group 2 AIRS (approximately 123,269 gsf), Use Group 2 residential (approximately 48,943 gsf), and community facility space on the first and second floors (approximately 7,431 gsf).

The New York City Council adopted the City of Yes for Housing Opportunity 'CHO' on December 5, 2024. The adopted CHO would increase the maximum floor area permitted for affordable housing buildings on the development site. The Project Sponsor does not intend to take advantage of the proposed text amendment as the project has already completed HPD's review process. Any changes in project scope beyond what is currently contemplated would require additional HPD review, including further environmental review of the new proposed development.

The Project Sponsor proposes to rezone the development site (generally, the parking area of 100 East 111th Street; Block 1638, portion of Lot 1) together with the balance of the Casita Park site (Block 1638, portion of Lot 1), along with neighboring property to the east at 116 East 111th Street (Block 1638, Lot 66) and a portion of 121 East 110th Street (Block 1638, Lot 8), collectively referred to as the 'Project Area') from R7-2/C2-4 and R7B/C2-4 zoning districts to an R9-1/C2-4 zoning district, and to map an Mandatory Inclusionary Housing ('MIH') area over the Project Area. The existing district boundary on East 111th Street would remain at 155 feet from Park Avenue, and on East 110th Street would also be extended to 155 feet from Park Avenue.

The project area is located within the East Harlem neighborhood of Manhattan Community District 11 and consists of the western portion of Manhattan Block 1638 (Lots 1 and 66 and a portion of Lot 8). The project area is bounded by Park Avenue to the west, East 111th Street to the north and East 110th Street to the south. The boundary on East 111th Street would remain at 155 feet from Park Avenue, and on East 110th Street would be extended to 155 feet from Park Avenue. The development site (101 East 110th Street) encompasses the parking area of 100 East 111th Street (Manhattan Block 1638, portion of Lot 1) on the northeast corner of Park Avenue and East 110th Street. The 8,528 square foot development site is currently a parking lot for the adjacent Casita Park Housing for the Elderly. The project area includes the development site, together with the balance of the Casita Park site (Block 1638, portion of Lot 1) along with neighboring property to the east at 116 East 111th Street (Block 1638, Lot 66) and a portion of 121 East 110th Street (Block 1638, Lot 8).

Absent the Proposed Actions (the 'No-Action condition'), the parking lot area of the existing Casita Park development would remain, and no new building would be constructed. As-of-right developments are not permitted on the site and any such development would require a discretionary approval of HPD. There are currently no other known developments with the 400-foot study area that are expected to be completed by the Proposed Project's 2027 build year, the year when the Proposed Project is expected to be complete and operational according to the EAS dated January 6, 2025.

Statement of No Significant Effect:

Pursuant to the CEQR rules adopted on June 6, 1991, Executive Order 91, HPD has completed its technical review of an Environmental Assessment Statement (EAS) dated January 6, 2025, and has determined that the Proposed Actions will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an EAS dated January 6, 2025, which finds that the Proposed Action would not have a significant adverse impact on the environment. Reasons supporting these determinations are noted below:

Hazardous Materials

A Hazardous Materials analysis is included in the EAS. Roux Environmental Consulting and Management ('Roux') performed a Phase I Environmental Site Assessment (Phase I) of the Project Site on May 12, 2022, in conformance with American Society for Testing and Materials (ASTM) Standard E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice. Based on the Phase I, recognized environmental conditions (RECs) were identified and therefore a detailed Hazardous Materials analysis was warranted.

A Phase II Subsurface Investigation was prepared in connection with the Proposed Development and submitted to DEP for review and approval. In a letter dated April 26, 2024, DEP recommended that the Project Site would require remedial measures including engineering controls which should be monitored through an institutional control. Therefore, an E-designation (E-808) was placed on the development site for the Proposed Action to ensure that the engineering controls are properly monitored and maintained through oversight by the Mayor's Office of Environmental Remediation (OER).

The (E-808) designation requirements applicable to the development site (Block 1638, portion of Lot 1) for Hazardous Materials would apply as follows:

Block 1638, Lot 1:

> The Project Sponsor shall prepare a proposed remediation plan that must be submitted to OER for review and approval. The Project Sponsor must complete such remediation as determined necessary by OER. The Project Sponsor should then provide proper documentation that the work has been satisfactorily completed.
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> A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

With the requirements of the (E) Designation to be met before any construction activity or new development could occur at the Project Site, there would be no impact from the potential presence of Hazardous Materials. The (E) Designation will ensure that testing and remediation will be provided as necessary before any future development and/or soil disturbance at the Project Site.

Noise

A Noise analysis is included in the EAS. Based on the analysis, the maximum measured L_{dn} noise levels would be 78.2 dBA measured at rooftop, along Park Avenue, facing the above-ground

railroad. The façade design for the Proposed Project would be required to meet the minimum attenuation of 28 dBA, in order to ensure acceptable interior noise levels. The project design would also be required to provide an alternative means of ventilation in all habitable rooms, allowing for the maintenance of a closed window condition. A detailed façade attenuation assessment was conducted, the calibrated CadnaA model was used to determine L_{dn} noise level on each floor for all facades of the Proposed Development. Based upon the maximum measured value (78.2 dBA) at the Project Site, the Proposed Project's design meeting these requirements would be expected to provide sufficient attenuation to achieve both CEQR interior noise level requirements. An architect's Nosie letter dated November 7, 2024, detailing the noise attenuation requirements is provided in the EAS.

The window-wall attenuation measures, including the provision for an alternate means of ventilation in all habitable rooms, would be required through provisions contained in the Land Disposition Agreement and/or Regulatory Agreement between the Project Sponsor and HPD. With the above measures included as part of the Proposed Project and with the written commitments in the architect's Nosie letter dated November 7, 2024, provided in the EAS, the Proposed Project would not result in any significant adverse impacts related to Noise.

The EAS is on file with HPD and available for public review. This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR Part 617.

Anthony Howard
Director, Environmental Planning
Division of Building and Land Development Services (BLDS)
NYC Department of Housing Preservation and Development

3/18/2025
Date