Department of
Housing Preservation
& Development
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Office of Development
Division of Building & Land Development
Services
100 Gold Street
New York, N.Y. 10038

TECHNICAL MEMORANDUM

May 5, 2025

Project Identification
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

PROJECT BACKGROUND

Project Description

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').

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 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

It is expected that the Proposed Project would be completely constructed and fully occupied by 2027.

Prior Analysis and Determinations

The Lead Agency for the CEQR review (24HPD010M) of the Proposed Project, HPD, previously analyzed potential significant adverse impacts in an Environmental Assessment Statement (EAS) dated January 6, 2025. HPD issued a Negative Declaration on January 8, 2025 and then a revised Negative Declaration on March 18, 2025.

ADDITIONAL ANALYSIS

Background

Effective December 30, 2024, Section 8-0109(2)(k) of the New York State Environmental Conservation Law requires that environmental review documentation includes a statement of the effects of the Proposed Actions on disadvantaged communities, including whether the action may cause or increase a disproportionate pollution burden. On January 29, 2025, the New York State Department of Environmental Conservation (NYSDEC) proposed draft State Environmental Quality Review Act (SEQRA) Amendments to implement this new statutory provision.

Identification of disadvantaged communities

The Project Site is located within a disadvantaged community that meets the threshold of a "community having comparatively higher burdens and vulnerabilities" as determined by NYSDEC Disadvantaged Community Assessment Tool (DACAT) (See attached map). DACAT uses data related to environmental and health burdens, climate change risks, or population characteristics to determine the likelihood that a proposed project would have a moderate or large adverse impact. Therefore, SEQRA requires a Disadvantaged Community (DAC) analysis, which is provided below.

ASSESSMENT

DAC Assessment Structure

The 2021 *City Environmental Quality Review (CEQR) Technical Manual* does not include guidance for a DAC analysis. However, the SEQRA Environmental Assessment Full Form (EAF) identifies direct or indirect impacts that may affect a DAC, including wastewater discharges, air emissions, noise, odors, radiation, light pollution, solid or hazardous waste generation or management. Many of these potential impacts were already analyzed in the CEQR review led by HPD.

Hazardous Materials

As described in the Negative Declaration dated March 18, 2025, a Phase I Environmental Site Assessment (ESA) was conducted and Recognized Environmental Conditions (RECs) were identified. Subsequently, a Phase II Environmental Investigation Report (Phase II) in connection with the Proposed Project was submitted to the New York City Department of Environmental Protection (DEP) for review and approval. An (E) designation for hazardous materials pursuant to ZR Section 11-15 (E-808) was mapped on the Project Site. Before any future development and/or soil disturbance at the Project Site, the Sponsor must fulfill the (E) designation requirements through the Mayor's Office of Environmental Remediation (OER), including the preparation and execution of a Remedial Action Work Plan (RAWP).

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. Issuance of the Notice to Proceed (NTP) by OER will be required and provided to HPD prior to closing.

Noise

As described in the Negative Declaration dated March 18, 2025, because the Proposed Project would add new sensitive receptors to the site, a noise assessment was conducted. The analysis found that noise attenuation would be required as part of the Proposed Project in order to satisfy CEQR Technical Manual standards for interior noise levels. Based upon the L_{dn} noise levels at the Project Site, minimum of 28 dBA of composite window/wall attenuation, and an alternate means of ventilation (AMV), will be required at all façades with residential or community facility uses. By letter dated October 28, 2024, the Project's Architectm of Record confirmed that the noise attenuation requirements from the noise analysis will be met by the proposed building's windows and façade components. The specific attenuation and AMV requirements will be memorialized through the provisions included in the Land Disposition Agreement (LDA) and Regulatory Agreement between HPD and the Project Sponsor. Therefore, the Proposed Actions would not result in any significant adverse impacts related to noise.

Air Quality

As described in the EAS dated January 6, 2025, the proposed building would be 100% electric and would not rely on natural gas or fuel oil for its heating and cooling system. Therefore, no stationary source emissions would occur as a result of the heating and cooling system. Furthermore, there are no current industrial air permits for manufacturing or processing facilities of concern within 400 feet of the Project Site, nor any major or large combustion sources located within a 1,000 feet radius of the Project Site. Thus, no industrial source air quality analysis is warranted, and no significant adverse industrial source or large emission source air quality impacts are expected in the future with the Proposed Actions.

Transportation

No significant adverse transportation impacts are expected as a result of the Proposed Project. The Proposed Project does not exceed the threshold for peak hour vehicular (50), transit (200), or

pedestrian (200) trips and does not warrant further analysis. In addition, the Project Site is located less than one block (400 feet) from the 110th Street 6 Train MTA Subway station and many trips generated by the new residents will occur by Subway.

Water and Sewer Infrastructure

No significant adverse Water and Sewer Infrastructure impacts are expected as a result of the Proposed Project. None of the thresholds for detailed analysis in the CEQR Technical Manual would be met. The Proposed Project would not result in water demand of more than one million gallons per day. Furthermore, the project would not involve the development on a site that is 5 acres or larger where the amount of impervious surface would increase, nor would it result in 1,000 residential units or more in a combined sewer area in Manhattan.

Solid Waste and Sanitation

No significant adverse Solid Waste and Sanitation impacts are expected as a result of the Proposed Project. The Proposed Project is expected to produce roughly 6,270 pounds of solid waste per week, which is below the 100,000 pounds (50 tons) per week threshold for detailed analysis in the CEQR Technical Manual.

CONCLUSION

The Proposed Project is a residential apartment building located in a dense urban environment and will not introduce a level of wastewater discharges, air emissions, noise, odors, radiation, light pollution, solid or hazardous waste generation or management that would cause harm to the neighboring community or the residents of the building itself. The Proposed Project includes hazardous material remediation, noise attenuation and no harmful emissions due to the all-electric building systems. As such, the Proposed Actions is not expected to cause or increase a disproportionate pollution burden to DACs.

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

5/5/2025
Date


100 E 111th St, New Y...
E 112th St
E 111th St
E 112th St
E 111th St
Frawley Cir
5th Ave
Museum of African Art
110th Street Block Association Garden
Madison Ave
Park Ave
Park Ave
E 112nd St
Lexington Ave
James Weldon Johnson
3rd Ave
E 112nd St
Harbor Sci & Arts Charter School
Our Lady Queen of Angels School
Amtrak Railroad
P.S. 108
E 110th St
110 St
Lexington Ave
E 111th St
East Harlem Asthma Center
Statewide Disadvantaged Communities (DACs)
DACs identified as having comparatively lower burdens and vulnerabilites
DACs identified as having comparatively higher burdens and vulnerabilites
Indigenous Lands
Maxar, Microsoft | Esri Community Maps Contributors, NYC OpenData, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Censu...
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