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

Daniel R. Garodnick, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271-3100
(212) 720-3200
www.nyc.gov/planning

THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
250 BROADWAY - ROOM 1602
NEW YORK NEW YORK 10007

PERRIS STRAUGHTER
DIRECTOR

June 27, 2025

Honorable Daniel Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Application No. N 250147 ZRM (L.U. No. 314)
Related Application No. C 250148 ZMM (L.U. No. 313), C 250149 PPM (L.U. No. 315), C 250150 PQM (L.U. No. 316)

Carmen Villegas Apartments – Senior Housing

Dear Chair Garodnick:

On June 26, 2025, the Land Use Committee of the City Council, by a vote of 8-0-0 for Application No. **N 250147 ZRM** recommended modifications of the City Planning Commission's decision in the above-referenced matter.

Pursuant to Section 197-d(d) of the City Charter I hereby file the proposed modifications with the Commission:

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter double-underlined is new, added by the City Council
Matter ~~double struck out~~ is old, deleted by the City Council;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

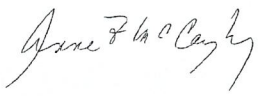


* * *

Please feel free to contact me at AMcCaughey@council.nyc.gov if you or your staff have

any questions in this regard.

Sincerely,



.....
Anne F. McCaughey
General Counsel

AFM:kg

CC: Susan Amron, DCP General Counsel
Danielle DeCerbo, DCP
James Harris, DCP
Perris Straughter, Director, Planning and Land Use Division
Brian Paul, PLU Deputy Director
Deborah Kerzhner, PLU Senior Counsel
Ryan Cote, PLU Senior Planner
File

File #:	Res 1008-2025 **Version:** *	**Name:**	LU 313 - Landmarks, Carmen Villegas Apartments – Senior Housing, Manhattan (N 250147 ZRM)
Type:	Resolution	**Status:**	Adopted
		Committee:	Committee on Land Use
On agenda:	7/14/2025		
Enactment date:		**Law number:**	
Title:	Resolution approving with modifications the decision of the City Planning Commission on Application No. N 250147 ZRM, for an amendment of the text of the Zoning Resolution (L.U. No. 313).		
Sponsors:	Rafael Salamanca, Jr., Kamillah Hanks		
Council Member Sponsors:	2		
Attachments:	1. Carmen Villegas Apartments Presentation, 2. June 11, 2025 - Stated Meeting Agenda, 3. Calendar of the Subcommittee Meetings - June 12, 2025, 4. 6/12/25 Landmarks Appearance Cards, 5. Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, 6. City Planning Commission Approval Letter, 7. Committee Report, 8. Res. No. 1008, 9. July 14, 2025 - Stated Meeting Agenda		

History (2) | Text

2 records | Group | Export

Date	Ver.	Prime Sponsor	Action By	Action	Result	Action Details	Meeting Details	Multimedia
7/14/2025	*	Rafael Salamanca, Jr.	City Council	Approved, by Council	Pass	Action details	Meeting details	Not available
6/26/2025	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC		Action details	Meeting details	Not available

File #:	Res 1009-2025 **Version:** *	**Name:**	LU 314 - Landmarks, Carmen Villegas Apartments – Senior Housing, Manhattan (C 250148 ZMM)
Type:	Resolution	**Status:**	Adopted
		Committee:	Committee on Land Use
On agenda:	7/14/2025		
Enactment date:		**Law number:**	
Title:	Resolution approving the decision of the City Planning Commission on ULURP No. C 250148 ZMM, a Zoning Map amendment (L.U. No. 314).		
Sponsors:	Rafael Salamanca, Jr., Kamillah Hanks		
Council Member Sponsors:	2		
Attachments:	1. Carmen Villegas Apartments Presentation, 2. June 11, 2025 - Stated Meeting Agenda, 3. Calendar of the Subcommittee Meetings - June 12, 2025, 4. 6/12/25 Landmarks Appearance Cards, 5. Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, 6. City Planning Commission Approval Letter, 7. Committee Report, 8. Res. No. 1009, 9. July 14, 2025 - Stated Meeting Agenda		

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7/14/2025	*	Rafael Salamanca, Jr.	City Council	Approved, by Council	Pass	Action details	Meeting details	Not available
6/26/2025	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC		Action details	Meeting details	Not available

File #:	Res 1010-2025 **Version:** *	**Name:**	LU 315 - Landmarks, Carmen Villegas Apartments – Senior Housing, Manhattan (C 240149 PPM)
Type:	Resolution	**Status:**	Adopted
		Committee:	Committee on Land Use
On agenda:	7/14/2025		
Enactment date:		**Law number:**	
Title:	Resolution approving the decision of the City Planning Commission on Application No. C 250149 PPM, for the disposition of city-owned property (L.U. No. 315).		
Sponsors:	Rafael Salamanca, Jr., Kamillah Hanks		
Council Member Sponsors:	2		
Attachments:	1. Carmen Villegas Apartments Presentation, 2. June 11, 2025 - Stated Meeting Agenda, 3. Calendar of the Subcommittee Meetings - June 12, 2025, 4. 6/12/25 Landmarks Appearance Cards, 5. Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, 6. City Planning Commission Approval Letter, 7. Committee Report, 8. Res. No. 1010, 9. July 14, 2025 - Stated Meeting Agenda		

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7/14/2025	*	Rafael Salamanca, Jr.	City Council	Approved, by Council	Pass	Action details	Meeting details	Not available
6/26/2025	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC		Action details	Meeting details	Not available

File #:	Res 1011-2025 **Version:** *	**Name:**	LU 316 - Landmarks, Carmen Villegas Apartments – Senior Housing, Manhattan (C 250150 PQM)
Type:	Resolution	**Status:**	Adopted
		Committee:	Committee on Land Use
On agenda:	7/14/2025		
Enactment date:		**Law number:**	
Title:	Resolution approving the decision of the City Planning Commission on ULURP Application No. C 250150 PQM, for the acquisition of property located at East 110th Street (Block 1638, p/o Lot 1), to facilitate the development of a mixed-use building, Borough of Manhattan, Community District 11 (L.U. No. 316; C 250150 PQM).		
Sponsors:	Rafael Salamanca, Jr., Kamillah Hanks		
Council Member Sponsors:	2		
Attachments:	1. Carmen Villegas Apartments Presentation, 2. June 11, 2025 - Stated Meeting Agenda, 3. Calendar of the Subcommittee Meetings - June 12, 2025, 4. 6/12/25 Landmarks Appearance Cards, 5. Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, 6. City Planning Commission Approval Letter, 7. Committee Report, 8. Res. No. 1011, 9. July 14, 2025 - Stated Meeting Agenda		

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6/26/2025	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC		Action details	Meeting details	Not available