



IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1448 Plimpton Avenue (Block 2874, Lot 27), in the Borough of the Bronx, Community District 4.

This application for acquisition of property was submitted by the Department of Housing Preservation and Development (HPD) on July 26, 2013. Approval of this application would facilitate the development of a ten-story mixed use development with approximately 60 residential units and community facility use.

RELATED ACTION:

In addition to the proposed acquisition, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 140045 HAX Urban Development Action Area Project designation, approval and disposition to facilitate the development of affordable housing and community facility space.

BACKGROUND

A full background discussion and description of this application appears in the related report for UDAAP designation, project approval and disposition (C 140045 HAX).

ENVIRONMENTAL REVIEW

This application (C 140044 PQX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New

York Code of Rules and Regulations, Section 617.00 et seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Housing and Preservation. The designated CEQR number is 12HPD031X.

A summary of the environmental review appears in the report for the related UDAAP designation, project approval and disposition.

UNIFORM LAND USE REVIEW

This application (C 140044 PQX), in conjunction with the related application (C 140045 HAX), was certified as complete by the Department of City Planning on August 5, 2013, and was duly referred to Community Board 4 and the Bronx Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b).

Community Board Public Hearing

Community Board 4 held a public hearing on this application (C 140044 PQX) on September 24, 2013, and on that date, by a vote of 26 to 0 with 3 abstentions, adopted a resolution recommending approval of this application.

Borough President Recommendation

This application (C 140044 PQX) was considered by the Bronx Borough President who, on October 29, 2013, issued a recommendation approving the application.

City Planning Commission Public Hearing

On October 23, 2013, (Calendar No. 3), the Commission scheduled November 6, 2013, for a

public hearing on this application (C 140044 PQX). The hearing was duly held on November 6, 2013, (Calendar No. 27) in conjunction with the hearing for the related action (C 140045 HAX).

There were a number of appearances, as described in the report on the related UDDAP designation, project approval and disposition (C 140045 HAX), and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that the application for acquisition is appropriate. A full consideration of the issues and the reasons for approving this application appears in the report on the related UDAAP designation (C 140045 HAX).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c of the New York City Charter for acquisition of property located at 1448 Plimpton Avenue (Block 2874, Lot 27), in Community District 4, Borough of the Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 140044 PQX).

The above resolution (C 140044 PQX), duly adopted by the City Planning Commission on December 4, 2013 (Calendar No. 5), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
ANGELA BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners