



CITY PLANNING COMMISSION

February 18, 2015/ Calendar No. 8

C150154HAX

IN THE MATTER OF 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 427/441 East 161st Street, 432/446 East 162nd Street, and 897/903 Elton Avenue (Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39), including a portion of the street bed of Melrose Crescent between East 161 and East 162 streets, 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 development of an six- to twelve-story mixed-use building with approximately 203 units of affordable housing, 60 units of supportive housing, and 8,903 square feet of ground-floor retail space, Borough of the Bronx, Community District 3.

Approval of three separate items is required:

- a) the designation of property located at 427/441 East 161st Street, 432/446 East 162nd Street, and 897/903 Elton Avenue (Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39), including a portion of the street bed of Melrose Crescent between East 161 and East 162 streets, as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area; and
- c) 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;

The application was submitted by the Department of Housing Preservation and Development (HPD) on October 31, 2014.

Approval of this action will facilitate the development of approximately 203 dwelling units, 60 units of supportive housing, 8903 square feet of retail use, 32 car parking spaces and 102 bike parking spaces.

The Department of Housing Preservation and Development states in its application that:

The Project Area consists of underutilized property that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The project area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

RELATED ACTIONS

In addition to the UDAAP designation, Project Approval and disposition of city owned property which is the subject for this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application.

1. C150152ZMX Zoning map amendment to change portions of two blocks from R7-2 to R7-2/C1-4 and R8/C1-4
2. C150153HUX Third amendment to the Melrose Commons Urban Renewal Plan
3. C120323MMX Changes to the city map.

BACKGROUND

A description of this application, the surrounding area and the proposed project is included in the report on the related action for the Third Amendment to the Melrose Commons Urban Renewal Plan (C 150153 HUX).

ENVIRONMENTAL REVIEW

This application (C 150154 HAX) 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 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 Preservation and Development. The designated CEQR number is 14HPD030X. After a study of the potential impacts of the proposed action, a Negative Declaration was issued on October 9, 2014.

UNIFORM LAND USE REVIEW PROCEDURE

This application (C 150154 HAX), in conjunction with the related applications (C 150152 ZMX, C 150153 HUX and C 120323 MMX), was certified as complete by the Department of City Planning on November 17, 2014, and was duly referred to Bronx Community Board 3 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 3 held a public hearing on this application on December 9, 2014, and on that date, by a vote of 26 in favor, 0 opposed with 0 abstentions, adopted a resolution recommending approval.

Borough President Recommendation

The Borough President held a public hearing on this application on January 08, 2015, and issued a recommendation on January 12, 2015, approving the application.

City Planning Commission Public Hearing

On January 7, 2015 (Calendar No. 3), the City Planning Commission scheduled January 21, 2015 for a public hearing on this application (C 150154 HAX). The hearing was duly held on January 21, 2015 (Calendar No. 22) in conjunction with the related applications (C 150152 ZMX, C 150153 HUX and C 120323 MMX).

There were a number of appearances, as described in the related report for the Third Amendment to the Melrose Commons Urban Renewal Plan (C 150153 HUX) and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed UDAAP designation, Project Approval and disposition of city-owned property (C 150154 HAX), in conjunction with the related applications for UDAAP designation, project approval, and disposition of City-owned property (C 150152 ZMX), amendment to the Melrose Commons Urban Renewal Plan (C 150153 HUX) and changes to the city map (C 120323 MMX) are appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application appear in the report on the Third Amendment to the Melrose Commons Urban Renewal Plan (C 150154 HUX).

RESOLUTION

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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 427/441 East 161st Street, 432/446 East 162nd Street, and 897/903 Elton Avenue (Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39), including a portion of the street bed of Melrose Crescent between East 161 and East 162 streets as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such area;

THEREFORE, be it further **RESOLVED**, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the matters pursuant to the Urban Development Action Area Act:

- a) the designation of property located at 427/441 East 161st Street, 432/446 East 162nd Street, and 897/903 Elton Avenue (Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39), including a portion of the street bed of Melrose Crescent between East 161st and East 162nd streets as an Urban Development Action Area; and
- a) an Urban Development Action Area Project for such area; 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 of the Department of Housing Preservation and Development for the disposition of city-owned property located at 427/441 East 161st Street, 432/446 East 162nd Street, and 897/903 Elton Avenue (Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39), including a portion of the street bed of Melrose Crescent between East 161 and East 162 streets in Community District 3, Borough of the Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 150154 HAX), duly adopted by the City Planning Commission on February 18, 2015 (Calendar No. 8), 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.

CARL WEISBROD, *Chairman*

KENNETH J. KNUCKLES, *Esq.*, *Vice Chairman*

RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,

MICHELLE DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,

CHERYL COHEN EFFRON, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISA ORTIZ *Commissioners*