



IN THE MATTER OF a New York City Housing Authority Plan and Project located in Bronx Community District 2 pursuant to Section 150 of the New York State Public Housing Law and Section 197-c of the New York City Charter.

This application was submitted by the New York City Housing Authority on April 7, 1986.

The proposed New York City Housing Authority (NYCHA) project, tentatively known as the Hunt's Point Rehabilitation project, would provide approximately 142 dwelling units for low-income families in a total of thirteen rehabilitated buildings. Twelve of the buildings are four-story walk-up buildings located on the westerly side of Hunt's Point Avenue between Garrison and Lafayette Avenues, 823 through 867 Hunt's Point Avenue (Tax Block 2740, Lots 13, 15, 16, 18, 19, 21, 22, 24, 25, 27, 28 and 30); and a five-story elevator building located on the northwesterly corner of the intersection of Seneca Avenue and Irvine Street, 875 Irvine Street (Tax Block 2761, Lot 3). In addition, a fourteenth property, 819 Hunt's Point Avenue (Tax Block 2740, Lot 31), adjacent to the above-described four-story buildings, is to be developed as open space for this project. All buildings are currently vacant.

An application for the disposition of the above-described city-owned properties to the NYCHA is the subject of a related report of the City Planning Commission (C 860958 HAX) dated August 27, 1986.

In the application submitted the NYCHA stated that the tentative and approximate apartment distribution included 27 one-bedroom units, 75 two-bedroom units and 40 three-bedroom units. In addition the NYCHA provided the following information regarding community facilities in the area of the proposed Hunt's Point Rehabilitation project:

"TRANSPORTATION

"Rapid Transit: IRT No. 6 Lexington Avenue train stops at Hunt's Point Avenue and Southern Boulevard approximately four blocks west of the site.

"Buses: Bx. 6 - From Halleck and East Bay Avenue to West 158th Street and Riverside Drive travels north along Hunt's Point Avenue via East 161st and East 163rd Streets.

"PARKS AND PLAYGROUNDS

"- Joseph Bodman Drake Park at Longfellow Avenue, Oak Point Avenue, Hunt's Point Avenue, Drake Park South.

"- P.S. 48 Playground at Hunt's Point Avenue, Spofford Avenue and Faile Street.

"SCHOOLS

"This site is located within District 8. The nearest High Schools are Adlai E. Stevenson, New South Bronx and Jane Addams.

"P.S. 48 - 1290 Spofford Avenue
"I.S. 75 - 984 Faile Street
"I.S. 116 - 977 Fox Street

"SHOPPING

"Local convenience shopping is located on Southern Boulevard, Hunt's Point Avenue and Lafayette Avenue.

"POLICE

"41st Police Precinct - 1086 Simpson Street

"FIRE

"Engine Company 94 Ladder 48 - 1226 Seneca Avenue

"HEALTH AND HOSPITALS

"Lincoln Hospital - 234 East 149th Street

"AMBULATORY CARE FACILITIES

"Hunt's Point Women's Community Clinic - 954 Westchester Avenue
Lincoln CMHC Westchester Avenue - 863 Westchester Avenue
Urban Health Plan, Inc. - 1070 Southern Boulevard"

On May 12, 1986, the Department of City Planning and the Department of Environmental Protection determined that the proposed project represented a Type II action requiring no further environmental review.

UNIFORM LAND USE REVIEW PROCEDURE

On May 19, 1986, the City Planning Commission certified the NYCHA plan and project application and the related disposition application to Bronx Community Board 2. The Community Board held a public hearing on the applications on June 4, 1986, and on June 18, 1986, voted unanimously to recommend approval of the applications (22 voting in favor).

On July 9, 1986, Calendar Nos. 17 and 18, the City Planning Commission scheduled August 6, 1986, as the date for a combined public hearing on the two above-described applications. On August 6, 1986, Calendar Nos. 28 and 29, a public hearing was duly held. There were no appearances and the hearing was closed.

CONSIDERATION

The proposed Housing Authority project is to provide much needed housing for low income families by rehabilitating vacant city-owned buildings. The Commission is

concerned about the maintenance of two vacant lots south of the buildings on Hunt's Point Avenue (Block 2740, Lots 33 and 40). It is important for the success of the project that these lots be maintained. The representative of the New York City Housing Authority indicated that the Authority is not able to accept the two lots as part of the project under consideration because of funding limitations. The Seneca Center, a community center serving the Hunt's Point area, has expressed interest in maintaining these lots as open space. The Commission urges the Department of Housing Preservation and Development, the New York City Housing Authority and the Department of Real Property to take all necessary actions so that these lots become an asset to the public housing project and the Hunt's Point community.

FINDINGS AND APPROVAL

The Commission finds that the Plan and Project of the New York City Housing Authority conforms to the general Plan for the City's future growth, and to the relevant parts of the Master Plan so far as adopted.

The City Planning Commission hereby approves, pursuant to Section 150 of the New York State Public Housing Law, the Plan and Project hereinbefore described in the Borough of the Bronx, submitted by the New York City Housing Authority on April 7, 1986 (C 860885 HOX).

The above resolution, duly adopted by the City Planning Commission on August 27, 1986, Calendar No. 37, is herewith filed with the Secretary of the Board of Estimate, pursuant to Section 197-c of the New York City Charter.

HERBERT STURZ, Chairman
MAX BOND, JOHN P. GULINO, R. SUSAN MOTLEY,
DENISE M. SCHEINBERG, Commissioners