



IN THE MATTER OF the designation and disposition of city-owned property located in Bronx Community District 2 pursuant to the Urban Development Action Area and Section 197-c of the New York City Charter.

This application was submitted by the Department of Housing Preservation and Development on April 21, 1986.

Approval of three separate matters is requested:

- 1) Designation of city-owned property as an Urban Development Action Area, located as follows:

<u>ADDRESS</u>	<u>BLOCK</u>	<u>LOT</u>
867 Hunt's Point Avenue	2740	13
863 Hunt's Point Avenue	2740	15
859 Hunt's Point Avenue	2740	16
855 Hunt's Point Avenue	2740	18
851 Hunt's Point Avenue	2740	19
847 Hunt's Point Avenue	2740	21
843 Hunt's Point Avenue	2740	22
839 Hunt's Point Avenue	2740	24
835 Hunt's Point Avenue	2740	25
831 Hunt's Point Avenue	2740	27
827 Hunt's Point Avenue	2740	28
823 Hunt's Point Avenue	2740	30
819 Hunt's Point Avenue	2740	31
875 Irvine Street	2761	3

2. An Urban Development Action Area Project for such property; and
3. The disposition of such property to a developer to be selected by the New York City Housing Authority (NYCHA).

This application would facilitate the rehabilitation of 12 four-story walk-up buildings (823 to 867 Hunt's Point Avenue), and one five-story elevator building (875 Irvine Street), to provide approximately 142 dwelling units for low-income families. In addition, 819 Hunt's Point Avenue is to be cleared and developed as open space for the project. The NYCHA Plan and Project application for the project, tentatively identified as the Hunt's Point Rehabilitation Project is the subject of a related report of the City Planning Commission (C 860885 H0X) dated August 27, 1986.

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 disposition application and related NYCHA plan and project 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 combined public hearing was duly held. There were no appearances and the hearing was closed.

FINDINGS AND APPROVAL

WHEREAS the Department of Housing Preservation and Development has recommended the designation of the following property(s) as an Urban Development Action Area:

<u>ADDRESS</u>	<u>BLOCK</u>	<u>LOT</u>
867 Hunt's Point Avenue	2740	13
863 Hunt's Point Avenue	2740	15
859 Hunt's Point Avenue	2740	16
855 Hunt's Point Avenue	2740	18
851 Hunt's Point Avenue	2740	19
847 Hunt's Point Avenue	2740	21
843 Hunt's Point Avenue	2740	22
839 Hunt's Point Avenue	2740	24
835 Hunt's Point Avenue	2740	25
831 Hunt's Point Avenue	2740	27
827 Hunt's Point Avenue	2740	28
823 Hunt's Point Avenue	2740	30
819 Hunt's Point Avenue	2740	31
875 Irvine Street	2761	3

WHEREAS HPD has also recommended the approval of the Urban Development Action Area Project for disposition of such property; and

WHEREAS the City Planning Commission finds that:

- a. the present status of the area tends to impair or arrest the sound growth and development of the municipality;
- b. the financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and
- c. the project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act.

THEREFORE, be it hereby resolved that the City Planning Commissions certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act, Section 197-c of the New York City Charter, and the Uniform Land Use Review Procedure as adopted by the Commission on June 1, 1976: 1) the designation of the above noted City-owned property as an Urban Development Action Area; 2) an Urban Development Action Area Project for such property; and 3) the disposition of such property to a developer to be selected by the Department of Housing Preservation and Development (C 860958 HAX).

The above resolution, duly adopted by the City Planning commission on August 27, 1986 (Calendar No. 38), 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