



IN THE MATTER OF the Hunts Point Urban Renewal Plan for the Hunts Point Urban Renewal Area of Bronx Community District 2, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter.

The proposed Hunts Point Urban Renewal Plan would facilitate the development of approximately 142 units of low-income rental housing in thirteen rehabilitated vacant buildings located on two sites:

The westerly side of Hunts Point Avenue between Garrison Avenue and Lafayette Avenue, 819, to 867 Hunts Point Avenue (Tax Block 2740, Lots 13, 15, 16, 18, 19, 21, 22, 24, 25, 27, 28, 30 and 31). At present, the property is occupied by twelve four-story vacant buildings which are to be rehabilitated and one vacant lot which is to be developed as open space for the housing project.

The northwesterly corner of the intersection of Seneca Avenue and Irvine Street, 875 Irvine Street (Tax Block 2761, Lot 3). At present, the property is occupied by a vacant five-story building which is to be rehabilitated.

The proposed urban renewal plan comprises two sites which are to be developed by the turnkey developer selected by the New York City Housing Authority (NYCHA) to provide housing for families or individuals who are persons of low-income. The plan will allow the city to convey clear title to these In Rem properties to that developer.

The Plan and Project for the NYCHA project, and the UDAAP designation and disposition of the above-described properties were previously approved by the City Planning Commission (C860885H0X and C860958HAX) on August 6, 1986, and by the Board of Estimate on September 25, 1986 (Calendar Nos. 36 and 37). In the application submitted, the Department of Housing Preservation and Development asked that the previously approved UDAAP designation not be revoked if the title to the properties is found to be sufficient for conveyance for development before condemnation resulting from approval of the urban renewal plan.

In addition to the application for the Hunts Point Urban Renewal Plan, the following actions are also the subject of related reports of the City Planning Commission, dated September 2, 1987:

- C 870891 HDX Application for the disposition of the above-described properties, as acquired pursuant to the Hunts Point Urban Renewal Plan, to the proposed turnkey developer of the NYCHA housing project.
- C 870892 HGX Designation of the Hunts Point Urban Renewal Area, comprising the two above-described sites, as an area appropriate for urban renewal.

CITY ENVIRONMENTAL QUALITY REVIEW

On July 6, 1987, the Department of City Planning and the Department of Environmental Protection, the CEQR co-lead agencies, determined that the proposed urban renewal plan and related disposition for the Hunts Point Urban Renewal Area were Type II actions requiring no further environmental review.

UNIFORM LAND USE REVIEW PROCEDURE

On June 29, 1987, the City Planning Commission certified the Hunts Point Urban Renewal Plan and related disposition applications to Bronx Community Board 2, in accordance with Article 3 of the Uniform Land Use Review Procedure.

COMMUNITY BOARD PUBLIC HEARING

In a letter dated August 19, 1987, the Community Board stated that they continued to support the proposed NYCHA housing project previously approved by the board in 1986. The letter further noted that the board also supported the proposed Hunts Point Urban Renewal Plan and related disposition applications that would facilitate that housing project.

CITY PLANNING COMMISSION PUBLIC HEARING

On August 5, 1987 (Calendar Nos. 16, 17 and 18), the City Planning Commission scheduled September 2, 1987, as the date for a combined public hearing on the proposed designation of the Hunts Point Urban Renewal Area, the Hunts Point Urban Renewal Plan application and the application for the disposition of the property within the urban renewal area. On September 2, 1987 (Calendar Nos. 34, 35 and 36), a combined public hearing was duly held. There were no appearances and the hearing was closed.

CONSIDERATION

In its report on the NYCHA Plan and Project application for the Hunts Point Rehabilitation Project, the City Planning Commission noted its support for low-income housing in this neighborhood. The Commission continues to support this proposal and these necessary additional actions required to facilitate the development of the housing project.

FINDINGS AND APPROVAL

The City Planning Commission finds that the proposed Urban Renewal Plan is an appropriate plan for the area involved.

The City Planning Commission hereby certifies that the Urban Renewal Plan for the Hunts Point Urban Renewal Area complies with the provisions of Section 502, Article 15 of the General Municipal Law of the State of New York and conforms to the comprehensive Community Plan for the development of the municipality as a whole and is consistent with local objectives.

The Commission certifies that the Urban Renewal Plan is in conformity with the findings and designation of the Hunts Point Urban Renewal Area under Section 504, Article 15 of the General Municipal Law as adopted by the City Planning Commission on September 2, 1987.

The City Planning Commission hereby certifies its unqualified approval of the Urban Renewal Plan for the Hunts Point Urban Renewal Area, pursuant to Section 505, Article 15 of the General Municipal Law of the State of New York.

RESOLVED by the City Planning Commission, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure adopted by the City Planning Commission on June 1, 1976, that the proposed Urban Renewal Plan for the Hunts Point Urban Renewal Area, submitted by the Department of Housing Preservation and Development on May 14, 1987, be and hereby is approved (C870890HUX).

The above resolution, duly adopted by the City Planning Commission on September 2, 1987, Calendar No. 35, is herewith filed with the Secretary of the Board of Estimate, pursuant to Section 197-c of the New York Charter.

SYLVIA DEUTSCH, Chairperson
SALVATORE C. GAGLIARDO, WILLIAM GARRISON MCNEIL,
DANIEL T. SCANNELL, DENISE M. SCHEINBERG, Commissioners