
IN THE MATTER OF the disposition of property located in the Hunts Point Urban Renewal Area of Bronx Community District 2, pursuant to Section 197-c of the New York City Charter.

The property proposed for disposition comprises the two sites of the Hunts Point Urban Renewal Area located as follows:

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.

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 property would be rehabilitated under the turnkey program of the New York City Housing Authority (NYCHA) to provide approximately 142 units of low-income rental housing in the thirteen buildings. The vacant lot is to be developed as open space for the project. This use is in conformance with the Hunts Point Urban Renewal Plan, as approved by the City Planning Commission (C870890 HUX) on September 2, 1987, and the Housing Plan and Project application submitted by the NYCHA and approved by the City Planning Commission on August 6, 1986 (C860885H0X) and by the Board of Estimate on September 25, 1986 (Calendar No. 35). In the application submitted by the Department of Housing Preservation and Development, HPD 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 this disposition application, the following actions are also the subject of related reports of the City Planning Commission, dated September 2, 1987:

C 870890 HUX Urban Renewal Plan approval for the Hunts Point Urban Renewal Area comprising the above-described properties and designating the land use for the two sites as "Residential."

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 as complete and forwarded them to Bronx Community District 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 and 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.

FINDINGS AND APPROVAL

The City Planning Commission hereby finds that the proposed Land Disposition Application hereinbefore described is consistent with the objectives and provisions of the Hunts Point Urban Renewal Area, as approved by the City Planning Commission on September 2, 1987 (C870890HUX) Calendar No. 35, and currently pending before the Board of Estimate.

RESOLVED by the City Planning Commission, pursuant to 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, that the proposed disposition of city-owned property as hereinbefore described, submitted by the Department of Housing Preservation and Development on May 14, 1987, be and hereby is approved (C870891HDX).

The above resolution, duly adopted by the City Planning Commission on September 2, 1987, Calendar No. 36, is herewith filed with the Secretary of the Board of Estimate, pursuant to Section 197-c of the New York City Charter.

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