
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, 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, for the Hunts Point North Urban Renewal Plan for the Hunts Point North Urban Renewal Area, generally bounded by East 169th Street, East 167th Street, Westchester Avenue, Sheridan Expressway, Bruckner Boulevard, Hunts Point Avenue, East 163rd Street, Westchester Avenue, and Prospect Avenue, Community District 2 in the Borough of the Bronx.

The proposed Hunts Point North Urban Renewal Plan would facilitate the rehabilitation of five vacant three-story residential row houses on a street where contiguous row houses have been rehabilitated with public investment. The application for the proposed Urban Renewal Plan for the Hunts Point North Urban Renewal Area was submitted by the Department of Housing Preservation and Development (HPD) on December 1, 1993.

The proposed Hunts Point North Urban Renewal Plan provides for the acquisition and rehabilitation of the following properties, located on the easterly and westerly sides of Faile Street between East 165th and Aldus streets:

<u>Site #</u>	<u>Block</u>	<u>Lot</u>	<u>Address</u>
F1	2748	14	1028 Faile Street
F2	2748	17	1034 Faile Street
F3	2748	24	1048 Faile Street
F4	2749	46	1031 Faile Street
F5	2749	48	1027 Faile Street

The Hunts Point North Urban Renewal Area is generally bounded by East 169th Street, East 167th Street, Westchester Avenue, Sheridan Expressway, Bruckner Boulevard, Hunts Point Avenue, East 163rd Street, Westchester Avenue, and Prospect Avenue; and was a portion of the South Bronx Urban Renewal Area. The South Bronx Urban Renewal Area is being subdivided into smaller, more manageable urban renewal areas to facilitate changes. HPD stated that two previously approved sites in the renewal area, the Simpson Street Vest Pocket Site and East 165th Street - Bryant Avenue Site, were

already acquired, sold to redevelopers and redeveloped in accordance with the South Bronx Urban Renewal Plan, as amended.

RELATED ACTIONS

In addition to the Urban Renewal Plan for the Hunts Point North Urban Renewal Area which is the subject of this report, implementation of the proposal also requires approval by the City Planning Commission of the following actions:

C 940261 HDX: Application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of Sites F1 through F5 of the Hunts Point North Urban Renewal Area to facilitate the rehabilitation of five residential buildings.

C 940265 HUX: Application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal Law (Urban Renewal Law) of New York State and Section 197-c of the New York City Charter, for an Amendment to the Urban Renewal Plan for the South Bronx Urban Renewal Area, providing for:

- 1) The deletion of the Bronxchester, Longwood and Hunts Point North areas from the South Bronx Urban Renewal Area. These areas are established as independent urban renewal areas.
- 2) The deletion of blocks 2364 and 2360, which are to be included in the proposed Melrose Commons Urban Renewal Area.
- 3) The deletions of block 2294 west, 2362 north, 2362 south, and the middle segment of block 2359 for which there is no urban renewal activity, in order to achieve a rational urban renewal boundary.
- 4) The sub-division of Model Cities Phase II Site 507 into three sites, to reflect completed developments on proposed Sites 507A and 507C and the ongoing rehabilitation on proposed Site 507B:
 - a. Site 507A - block 2674, lot 51
 - b. Site 507B - block 2674, lot 38, 603 Prospect Avenue, and adjoining lot 36 (which will serve as open space)
 - c. Site 507C - block 2674, lots 32, 33, 34, 35, 84, and the de-mapped portion of East 151st Street

ENVIRONMENTAL REVIEW

This application, in conjunction with the applications for the related actions was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), 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 designated CEQR number is 92HPD004X. The lead agency is

the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on July 13, 1992, and revised on October 8, 1993.

UNIFORM LAND USE REVIEW

This application (C 940260 HUX) was certified as complete by the Department of City Planning on January 31, 1994, and was duly referred to Community Board 2 and the Bronx Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP).

Community Board Public Hearing

Community Board 2 held a public hearing on this application (C 940260 HUX) on March 30, 1994, and, on that date, by a vote of 14-1, with two abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 940260 HUX), in conjunction with the application for the related disposition (C 940261 HDX), was considered by the Borough President who issued a recommendation approving the applications on May 10, 1994, with the condition "that HPD give the property owners an appropriate period of time (12-18 months suggested) in which to marshal the resources needed to rehabilitate the structures."

City Planning Commission Public Hearing

On May 4, 1994 (Calendar No. 2), the City Planning Commission scheduled May 18, 1994, as the date for a public hearing on this application (C 940260 HUX), in conjunction with the public hearings on the related applications (C 940261 HDX and C 940265 HUX). The hearing, in conjunction with the hearings on the related applications, was duly held on May 18, 1994 (Calendar No. 5). There were no speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that the proposed Urban Renewal Plan for the Hunts Point North Urban Renewal Area, to facilitate the rehabilitation of five row houses, is appropriate.

The Hunts Point North Urban Renewal Area is being established as a separate urban renewal area and provides for the designation of five single-lot sites located on Faile Street between East 165th and Aldus streets. The sites contain vacant single-family row houses, properties which could have a negative impact on the previously rehabilitated residences on these blocks. Their renovation is necessary to preserve these blocks.

The Bronx Borough President has recommended that those property owners who want to retain their properties and carry out rehabilitation efforts themselves should be permitted twelve to eighteen months to do so. In a letter dated June 8, 1994, the Director of HPD's Bronx Borough Office stated that title vesting of the properties would tentatively occur by July 1995, sixteen months from the first notification to the owners. The letter also stated that HPD had made every effort to encourage and assist the owners to take advantage of HPD's 1% interest Small Home Private Loan Program, which is appropriate for these buildings. HPD further stated

We began this urban renewal project for the Faile Street buildings in order to protect the public and private investment recently made in the 26 building/78 unit rehabilitation under our Small Building Rehab and Sales program. . . . The City has an obligation to the 78 owners who purchased condos on Faile Street, in some cases next to these five vacant buildings, and to Sebco Development, the local sponsor of the Small Building Rehab and Sales Project. The \$6.2 million investment made under this program is only a portion of the public funds that have gone into the revitalization of Faile Street. Most of the vacant buildings on Faile Street have been vacant for many years. Any further delay in eliminating the blight on Faile Street will jeopardize the massive public investment in this street.

The Commission agrees that retention and renovation of these properties by their existing owners would be desirable. We urge HPD to continue their efforts to accommodate the property owners in rehabilitating their homes insofar as possible.

RESOLUTION

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

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

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

The Commission further certifies that the Urban Renewal Plan for the Hunts Point North Urban Renewal Area is in conformity with the findings and designation of the South Bronx Urban Renewal Area as adopted by the City Planning Commission. The Commission certifies its unqualified approval of the Urban Renewal Plan for the Hunts Point North Urban Renewal Area, pursuant to Section 505, Article 15 of the General Municipal Law of New York State.

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, the Uniform Land Use Review Procedure adopted by the Commission on June 1, 1976, and amended on June 27, 1990, and Section 505, Article 15 of the General Municipal Law of New York State, and after due consideration of the appropriateness of this action, that the proposed Urban Renewal Plan for the Hunts Point North Urban Renewal Area, located in Community District 2, Borough of the Bronx, submitted by the Department of Housing Preservation and Development on December 1, 1993, is approved (C 940260 HUX).

The above resolution, duly adopted by the City Planning Commission on June 15, 1994 (Calendar No. 30), is filed with the Office of the Speaker, City Council and the Bronx Borough President, pursuant to Section 197-d of the New York City Charter.

JOSEPH B. ROSE, Chairman
VICTOR G. ALICEA, Vice-Chairman
ANTHONY I. GIACOBBE, Esq., MAXINE GRIFFITH,
JAMES C. JAO, R.A., BRENDA LEVIN,
RONALD SHIFFMAN, A.I.C.P., ANALISA TORRES, Esq.,
JACOB B. WARD, Esq., Commissioners

IRWIN CANTOR, P.E., Commissioner, NOT VOTING

Community/Borough Board Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 22 at the above address.

2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 940260 HUX

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development for the Hunts Point North Urban Renewal Plan for the Hunts Point North Urban Renewal Area, generally bounded by East 189th Street, East 187th Street, Westchester Avenue, Sheridan Expressway, Bruckner Boulevard, Hunts Point Avenue, East 163rd Street, Westchester Avenue, and Prospect Avenue, located in Community District 2 in the Borough of the Bronx, 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 urban renewal plan for the Hunts Point North Urban Renewal Area provides for the acquisition and rehabilitation of the following properties:

Table with 3 columns: S-50 Block, Lot, Address. Rows include lots 14, 17, 24, 46, 48 on blocks 2740, 2748, 2749.

Hunts Point North is a spin-off area of the South Bronx Urban Renewal Area and is being deleted from that plan.

COMMUNITY BOARD NO. 2
BOROUGH The Bronx

BOROUGH BOARD

DATE OF PUBLIC HEARING March 30, 1994
WAS QUORUM PRESENT? X YES NO

LOCATION 1029 E. 163rd St. Bx
(A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.)

VOLE ADOPTING RECOMMENDATION TAKEN

DATE March 30, 1994

LOCATION 1029 E. 163rd St. Bx.

RECOMMENDATION

X APPROVE APPROVE WITH MODIFICATIONS/CONDITIONS
DISAPPROVE DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

DEPT. OF CITY PLANNING
MAY 5 11:36 AM '94

VOTING

IN FAVOR 11 AGAINST 1 ABSTAINING 2

TOTAL MEMBERS APPOINTED TO BOARD 22

John Robert
COMMUNITY/BOROUGH BOARD OFFICER

MARCH 31, 1994

District Manager
TITLE

Borough President Recommendation

CITY PLANNING COMMISSION
22 Rector Street, New York, NY 10007
FAX# (212) 720-3358

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2F at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

via: M. Dubois ✓
c: Bronx office
2. Dubois
? Spirling

APPLICATION # C940260 HUX and C940261 HUX
 DOCKET DESCRIPTION

SEE ATTACHED

COMMUNITY BOARD NO. 2

BOROUGH BRONX

RECOMMENDATION

- APPROVE
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- DISAPPROVE

EXPLANATION OF RECOMMENDATION - MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

SEE ATTACHED

[Signature]

 BOROUGH PRESIDENT

DATE 5/10/94

APPLICATION # C940260 HUX C940261 HDX

DOCKET DESCRIPTION

IN THE MATTER OF an application (C940260 HUX) submitted by the Department of Housing Preservation and Development, 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, for the Hunts Point North Urban Renewal Plan for the Hunts Point North Urban Renewal Area, generally bounded by East 169th Street, East 167th Street, Westchester Avenue, Sheridan Expressway, Bruckner Boulevard, Hunts Point Avenue, East 163rd Street, Westchester Avenue, and Prospect Avenue, located in Community District #2 in the Borough of The Bronx.

The proposed urban renewal plan for the Hunts Point North Urban Renewal Area provides for the acquisition and rehabilitation of the following properties:

<u>SITE</u>	<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
F1	2748	12	1028 Faile Street
F2	2748	17	1034 Faile Street
F3	2748	24	1048 Faile Street
F4	2749	46	1031 Faile Street
F5	2749	48	1027 Faile Street

Hunts Point North is a spin-off of the South Bronx Urban Renewal area and is being deleted from the plan.

An application (C940261 HDX) submitted by the Department of Housing Preservation and Development, pursuant to section 197-c of the New York City Charter, for disposition of city-owned properties, sites F1 through F8, within the Hunts Point North Urban Renewal Area.

The properties to be disposed for the purpose of rehabilitation are as follows:

<u>SITE</u>	<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
F1	2748	12	1028 Faile Street
F2	2748	17	1034 Faile Street
F3	2748	24	1048 Faile Street
F4	2749	46	1031 Faile Street
F5	2749	48	1027 Faile Street

BRONX BOROUGH PRESIDENT FERNANDO FERRER'S
Recommendation on the
approval of the Hunts Point North Urban Renewal Plan
and acquisition/disposition of real property located within
the Hunts Point North Urban Renewal Area
in Bronx Community District 2

May 6, 1994

ULURP Nos.
C 940260 HUX
C 940261 HDX

BACKGROUND

With these applications, the Department of Housing Preservation and Development (HPD) seeks approval of the Hunts Point North Urban Renewal Plan (URP) for the Hunts Point North Urban Renewal Area (URA), to acquire five properties within the URA and subsequently dispose of those same properties to facilitate their redevelopment by a competitively chosen private entity.

The City of New York acted by and through HPD to establish the Hunts Point North URA pursuant to Article XV Section 504 ("Urban Renewal Law") of the State's General Municipal Law. The URA is eligible for such designation due to the substandard and unsanitary conditions.

The City of New York has also acted by and through HPD to establish the Hunts Point North URP to facilitate the redevelopment of the URA pursuant to Article XV Section 505 of the State's General Municipal Law.

Approval of the Hunts Point North Urban Renewal Plan; acquisition of five properties within the Hunts Point North URA--
C 940260 HUX

The proposed Hunts Point North URA in Bronx Community District 2, bounded by East 169th Street, East 167th Street, Westchester Avenue, Sheridan Expressway, Bruckner Boulevard, Hunts Point Avenue, East 163rd Street, Westchester Avenue, and Prospect Avenue, is a "spin-off" of the South Bronx Neighborhood Development Plan (NDP), which originated as the South Bronx Model Cities urban renewal plan in 1968. Accordingly, the land within the boundaries of the new Hunts Point North URA will be deleted from that larger plan.

The creation of this new, small urban renewal area is geared toward making it easier for HPD to conduct its business. The new boundaries will be coterminous with Community Districts. All the sites and land uses will remain the same as devised in the previous urban renewal plan.

The Hunts Point North Urban Renewal Plan provides for the acquisition and rehabilitation of five properties currently in private hands - 1028 Faile Street (Block 2748, Lot 14), 1034 Fail

Street (Block 2748, Lot 17), 1048 Faile Street (Block 2748, Lot 24), 1031 Faile Street (Block 2749, Lot 46), and 1027 Faile Street (Block 2749, Lot 48). All are on Fail Street between East 165th Aldus Street. The City will take steps to acquire these properties pursuant to the approval of this application.

Disposition of city-owned properties -

C 940261

After acquisition HPD will, through a negotiated disposition, transfer the properties to a redeveloper selected through a competitive process.

The Five sites are all vacant three-story, three-unit, residential walk-ups which conform to the existing zoning, R7-1. The three properties located on Block 2748 (Lots 14, 17, 24) each measure 20' x 60' and contain 3,600 sq. ft. The two remaining properties, both on Block 2749 (Lots 46 and 48), each measure 20' x 56' and contain 3,360 sq. ft.

Redevelopment of the properties will be in accordance with the provisions of the City's zoning resolution as well as the terms of the urban renewal plan. The properties are contiguous to similar row houses that have been rehabilitated through substantial public subsidy. The rehabilitations facilitated by these applications will involve public financing by a yet-to-be-identified program.

CEQR REVIEW AND CERTIFICATION

The application was filed with the City's environmental review agencies on July 13, 1993 as CEQR No. 92-HPD-004X. It received a negative declaration. The application was certified by the Department of City Planning on January 31, 1994.

COMMUNITY BOARD RECOMMENDATION

On March 30, 1994, the Board voted to approve the applications with a vote of 14 in favor, 1 against, with 2 abstentions.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Borough President held a public hearing on this matter on April 21, 1994 at 2:00 PM.

Seven speakers were present, including the District Manager of Community Board 2, two HPD officials, and the owners of four of the five homes. The HPD official spoke first and explained the situation surrounding the application. Twenty-six other brownstones on this block of Faile Street have been rehabilitated, yielding seventy-eight condominiums with a public subsidy of approximately \$240,000 per building (\$80,000 per unit). While the other units have sold those located adjacent to the unimproved vacant buildings have been difficult to sell due to the obvious

concerns. They also conveyed that HPD would rather not acquire the properties if the owners could rehabilitate the structures, and explained that HPD has a loan program that could possibly assist the homeowners in rehabilitating the buildings. Additionally, they stated that no acquisition could be initiated for at least eight months.

A concern raised at the hearing was the fact that the five sites slated to be acquired by the city are presently in the hands of owner with active interest in the properties who do not wish to lose ownership. They asked that the property remain in their hands so that they would have the time to improve the property themselves.

The District Manager of CB #2 commented that the Board voted to approve the applications but also wants every consideration to be extended to the property owners.

BOROUGH PRESIDENT'S RECOMMENDATION

Clearly I support the goal of these applications, namely to facilitate the improvement of Faile Street. Much work and public investment has gone into creating the improved cityscape that we now see on this formerly troubled block. I also strongly believe that the current property owners have amply demonstrated their commitment, if not the resources, to improving the properties in question. In recognition of the fact that acquisition could not commence for several months in any case, I request that HPD give the property owners an appropriate period of time (I suggest 12-18 months) in which to marshal the resources needed to rehabilitate the structures.

I hereby recommend approval of this application with the above condition.