

CITY PLANNING COMMISSION

June 15, 1994/Calendar No. 31

C 940261 HDX

IN THE MATTER OF an 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 city-owned properties, Sites F1 through F5, within the Hunts Point North Urban Renewal Area, Community District 2, Borough of the Bronx.

The application for the disposition of Sites F1 through F5 of the Hunts Point North Urban Renewal Area, to facilitate the rehabilitation of five vacant city-owned residential buildings, was submitted by the Department of Housing Preservation and Development on December 1, 1993.

The sites in the Hunts Point North Urban Renewal Area are located on the easterly and westerly sides of Faile Street between East 165th and Aldus streets, as follows:

<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 five sites, each comprising a single vacant three-story row house, are located in an area where 26 similar buildings have been rehabilitated under HPD's Small Building Rehab and Sale Program. After acquisition, the buildings will be rehabilitated under a similar program.

RELATED ACTIONS

In addition to the disposition of Sites F1 through F5 of 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 940260 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 Urban Renewal Plan for the Hunts Point North Urban Renewal Area, providing for residential uses within 5 designated sites. The Hunts Point North Urban Renewal Area was previously designated as part of the South Bronx Urban Renewal Area.

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 940261 HDX), in conjunction with the application for the related Urban Renewal Plan (C 940260 HUX), 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. 3), the City Planning Commission scheduled May 18, 1994, as the date for a public hearing on the 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. 6). There were no speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that the proposed disposition of five vacant residential row houses to facilitate their

rehabilitation is appropriate. A detailed statement of the Commission is included in the report on the related application for the Urban Renewal Plan for the Hunts Point North Urban Renewal Area (C 940260 HUX), dated June 15, 1994.

RESOLUTION

The City Planning Commission finds that the proposed disposition of Sites F1 through F5 conforms to the objectives and provisions of the Hunts Point North Urban Renewal Plan as approved by the City Planning Commission and as currently under review by the New York City Council.

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

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and consideration described in this report, the application of the Department of Housing Preservation and Development (C 940261 HDX) for the disposition of city-owned property, Sites F1 through F5 within the Hunts Point North Urban Renewal Area, located on the easterly and westerly side of Faile Street between East 165th and Aldus streets (Block 2748, Lots 14, 17 and 24, and Block 2749, Lots 46 and 48), located in Community District 3, Borough of the Bronx, submitted by the Department of Housing Preservation and Development on December 1, 1993, is approved (C 940261 HDX).

The above resolution, duly adopted by the City Planning Commission on June 15, 1994 (Calendar No. 31), 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, Commissioner, NOT VOTING