EAST
155th
STREET
URBAN RENEWAL PROJECT

URBAN RENEWAL PLAN  AUGUST 1989
History of Prior Approvals

Original Urban Renewal Plan (August 1989)
Approval by the City Planning Commission: October 10, 1990 (C 900530 HUX)
City Council: November 20, 1990 (Reso. 649)
Mayor: April 1, 1991 (Cal. No. 71)
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### EXHIBITS

- **EXHIBIT A:** PROJECT BOUNDARY
- **EXHIBIT B:** PROPERTIES TO BE ACQUIRED

### MAPS

- **MAP 1:** PROJECT BOUNDARY dated August 1989
- **MAP 2:** LAND USE PLAN dated August 1989
SECTION A: DESCRIPTION OF URBAN RENEWAL AREA

The East 155th Street Urban Renewal Area comprises part of one block in Community District No. 1, in the Borough of The Bronx.

The site boundary comprising the Urban Renewal Area ("Project Area" or "Area") is shown on Map 1, Project Boundary dated August 1989. The area is described in more detail in Exhibit A, Project Boundary.

The following conditions adversely affect the quality of life in the plan area and its immediate vicinity:

1. Vacant, unfenced and unsanitary lots.
2. Vacant lots inviting garbage dumping.
SECTION B: STATEMENT OF DEVELOPMENT OBJECTIVES

The East 155th Street Urban Renewal Plan ("Urban Renewal Plan" or "Plan") proposes a new low-rise Police Service Area facility for the New York City Housing Authority police. The new site is centrally located to serve the New York City Housing Authority residents in the South Bronx. It is expected that renewal activities in this urban renewal area will also encourage the upgrading and stabilization of the immediate neighborhood. No relocation of residents is anticipated in the project area.

Specifically, the Plan proposes:

1. Rubbish removal from vacant lots.
2. Removal of impediments to land assemblage and development.
3. Provision of a new PSA facility which will be compatible with the existing residential neighborhood.
b. Permitted Land Uses

As shown on Map 2, Land Use Plan, dated August 1989, the following use shall be permitted and all other uses excluded:

(1) Public/Semi-public

A New York City Housing Authority Police Service Area facility as permitted in an R6 General Residence District.

c. Additional Regulations, Controls and Restrictions

(1) Design Objectives and Controls

Building bulk, including floor area, open space, height and setback requirements, and parking requirements shall be as required by the Zoning Resolution as amended. It is the intent of this Plan that the Urban Renewal Area shall be developed in a manner compatible with the surrounding residential area. The Department of Housing Preservation and Development shall have the right to review and approve the developer's proposal as set forth in Section E, Redeveloper's Obligations.

(2) Environmental Controls

All projects are subject to the requirements of Part 617 of The New York State Environmental Quality Review Act of 1976. This act is implemented in the City by Executive Order 91 of 1977, City Environmental Quality Review (CEQR).
SECTION C: LAND USE PLAN (continued)

Federally funded projects are also subject to the National Environmental Policy Act (40 CFR 1500-1508). For projects funded by The Department of Housing and Urban Development the implementing Regulations are in 24 CFR Part 50 or for CD programs in 24 CFR Part 58. As noted in the above regulations, the Federal environmental review process must also consider, where applicable, the criteria, standards, policies and regulations of the following: noise impact, historic properties, flood plains, wetlands, coastal zones, air quality, water quality, wildlife, endangered species and solid waste.

3. DURATION OF LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The foregoing land use provisions and building requirements of the Urban Renewal Plan shall remain in effect for a period of forty (40) years from the date of the approval of this Urban Renewal Plan by the Board of Estimate of The City of New York except as provided in Section G.
SECTION D: PROPOSED RENEWAL ACTIONS

1. LAND ACQUISITION

All properties within the project area are to be acquired and are listed in Exhibit B. They are shown on Map 1, Project Boundary, dated August 1989.

2. RELOCATION

There is no relocation on this site since it is entirely vacant land.

3. LAND DISPOSITION

Properties acquired shall be disposed of for redevelopment in accordance with this plan, including the provisions set forth in Section E.

4. PROPOSED PROGRAM OF CODE ENFORCEMENT

Applicable laws, codes, ordinances and regulations of The City and State of New York shall apply to this Urban Renewal Area.

5. STREET MODIFICATIONS

No street modifications are proposed for this project.

6. UTILITIES

All utilities shall be underground. Sewers, waterlines and street lighting will be installed as required.
SECTION E: REDEVELOPER'S OBLIGATIONS

1. REGULATIONS AND CONTROLS TO BE IMPLEMENTED BY RECORDABLE AGREEMENTS.
The regulations and controls set forth in Section C, Land Use Plan and Section D, Proposed Renewal Actions, will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.

2. LAND USE RESTRICTION
The developer shall devote the land solely to the uses specified in this Urban Renewal Plan.

3. TIMELY PERFORMANCE
The developer shall begin and complete the redevelopment of the land required in this Urban Renewal Plan and the construction of the improvements agreed to within a reasonable time.

4. NON-DISCRIMINATION
No covenant, lease, agreement, conveyance or other instrument shall be effected or executed by the City of New York or by a developer or any of his successors or assigns, whereby land in the project area is restricted upon the basis of race, creed, color, gender, national origin, sexual orientation or affectional preference. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.
SECTION E: **REDEVELOPER'S OBLIGATIONS** (continued)

5. **DESIGN REVIEW**

Site plans, architectural drawings, outline specifications, and schedules of materials and finishes for the construction of improvements on the land, all in sufficient detail to permit determination of compliance with the intent and controls of this Urban Renewal Plan and the design and character of proposed construction, shall be subject to review and approval of the Department of Housing Preservation and Development and shall be submitted by each developer prior to commencement of construction. Any material changes proposed after receipt of such approval by the Department of Housing Preservation and Development shall also be subject to such review and approval. Final working drawings shall be submitted before construction begins, and as-built drawings shall be submitted to the Department of Housing Preservation and Development after construction for final determination of compliance.

6. **RESTRICTION ON TRANSFER PRIOR TO COMPLETION**

The redeveloper of project land shall not sell, lease, or otherwise transfer such land at any time prior to completion of the redevelopment thereof, without prior written consent of the Department of Housing Preservation and Development, except as set forth in the contract or lease between The City of New York and the redeveloper.
SECTION E: REDEVELOPER'S OBLIGATIONS (continued)

7. COOPERATION WITH HPD
The redeveloper shall expeditiously submit all documents required by the Department of Housing Preservation and Development for the approval and processing of the development project, including, but not limited to Application for Sponsorship (Form Dev-2), Plan and Project or Project Summary and the Land Disposition Agreement.

8. COOPERATION WITH OTHER CITY AGENCIES
The redeveloper shall cooperate fully with the appropriate City agencies in realizing the specific objectives of this Plan. It is particularly important to ascertain, as early as possible, the requirements of the City Department of Transportation with regard to any improvements that may be required for the street(s) providing access to the project.

9. CERTIFICATE OF COMPLETION
As built drawings shall be submitted to the Department of Housing Preservation and Development after construction for final determination of compliance and issuance of a Certificate of Completion.
SECTION F: OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The following statement is set forth to indicate compliance with Article 15 of the General Municipal Law of The State of New York, and, more particularly, Section 502, subdivision 7 thereof:

1. **STATEMENT OF PROPOSED LAND USES**
   See Section C of this Urban Renewal Plan.

2. **PROPOSED LAND ACQUISITION**
   See Section D of this Urban Renewal Plan.

3. **PROPOSED ACQUISITION OF AIR RIGHTS AND CONCOMITANT EASEMENTS OR OTHER RIGHTS OF USER.**
   Not Applicable.

4. **PROPOSED METHODS OR TECHNIQUES OF URBAN RENEWAL**
   See Section D of this Urban Renewal Plan.

5. **PROPOSED PUBLIC, SEMI-PUBLIC, PRIVATE COMMUNITY FACILITIES OR UTILITIES**
   See Sections C and D of this Urban Renewal Plan. No significant adjustments or improvements in utility systems is contemplated.

6. **PROPOSED NEW CODES AND ORDINANCES AND AMENDMENTS TO EXISTING CODES AND ORDINANCES**
   No new codes or ordinances are anticipated in order to effectuate this Plan.

7. **PROPOSED PROGRAM OF CODE ENFORCEMENT**
   See Section D of this Urban Renewal Plan.
8. PROPOSED TIME SCHEDULE FOR THE EFFECTUATION OF THIS PLAN

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<td>July 1990</td>
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<td>Site Preparation Including Installation of Project Improvements</td>
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<td>July 1990</td>
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SECTION G: PROVISIONS FOR MODIFYING PLAN

1. AMENDMENTS

This Urban Renewal Plan may be amended at any time by The City of New York pursuant to Section 505 of Article 15 of the General Municipal Law of The State of New York and Section 197-c of The New York City Charter.

2. MINOR CHANGES

Where, owing to special conditions, literal enforcement of the restrictions in regard to the physical standards and requirements set forth in Section C of this Urban Renewal Plan would result in unnecessary hardship, involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of these restrictions, the Department of Housing Preservation and Development shall have the power, upon appeal in specific cases, to authorize such minor changes of the terms of these restrictions as conform with the intent and purpose of this Urban Renewal Plan, provided that no variation or modification shall be permitted which is less restrictive than applicable State and Local Codes and Ordinances, and provided further that concurrence is obtained from the City Planning Commission.
Exhibit A

PROJECT BOUNDARY

SITE 1

Block 2402 Lots 9, 11, 12, and 31 to 36
Beginning at a point on the southerly line of East 156th Street distant
99.6 feet easterly from the corner formed by the intersection of the
southerly line of East 156th Street with the easterly line of Courtlandt Avenue which point or place of beginning is where the dividing line
between Tax Lots 7 and 9 in the Bronx Tax Block 2402 intersects the
southerly line of East 156th Street as shown on the Tax Map of The City
of New York for the Borough and County of the Bronx as said Tax map
existed on October 5, 1989;

Running thence easterly, along the southerly line of East 156th Street to
the westerly line of Tax Lot 14;

Thence southerly, along the westerly line of Tax Lot 14 to the southerly
line of Tax Lot 14;

Thence easterly, along the southerly line of Tax Lot 14 to the westerly
line of Tax Lot 30;

Thence southerly, along the westerly line of Tax Lot 30 to the northerly
line of East 155th Street;

Thence westerly, along the northerly line of East 155th Street to the
easterly line of Tax Lot 1;

Thence northerly, along the easterly line of Tax Lots 1,3,4,5 and 7 to
the point or place of beginning.
SITE 2

Block 2402 Lots 17 to 22, 25 to 27 and 40.
Beginning at the corner formed by the intersection of the southerly line of East 156th Street with the westerly line of Melrose Avenue;
Running thence southerly, along the westerly line of Melrose Avenue to the northerly line of Tax Lot 23 in the Bronx Tax Block 2402 as shown on the Tax Map of The City of New York for the Borough and County of the Bronx as said Tax Map existed on October 5, 1989;
Thence westerly, along the northerly line of Tax Lots 23 and 24 to the westerly line of Tax Lot 24;
Thence southerly, along the westerly line of Tax Lot 24 to the northerly line of East 155th Street;
Thence westerly, along the northerly line of East 155th Street to the easterly line of Tax Lot 28;
Thence northerly, along the easterly line of Tax Lot 28 to the northerly line of Tax Lot 28;
Thence westerly, along the northerly line of Tax Lot 28 to the easterly line of Tax Lot 15;
Thence northerly along the easterly line of Tax Lot 15 to the southerly line of East 156th Street;
Thence easterly along the southerly line of East 156th Street to the point or place of beginning.
### Exhibit B

**PROPERTIES TO BE ACQUIRED**

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**Urban Renewal Plan**

**Exhibit B**

**East 155th Street**

**August 1989**
EAST 155th STREET
Urban Renewal Plan
The City of New York
Department of Housing Preservation and Development
PROJECT BOUNDARY

LEGEND

SITE BOUNDARY
LOT NUMBER
BLOCK NUMBER

SCALE IN FEET
DATE: AUGUST 1989
100 0 100 200
LEGEND

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PUBLIC AND SEMI-PUBLIC

2401 BLOCK NUMBER

EAST 155th STREET
Urban Renewal Plan

The City Of New York
Department of Housing Preservation and Development

LAND USE PLAN

SCALE IN FEET

DATE: AUGUST 1989
FACT SHEET
EAST 155TH STREET URBAN RENEWAL AREA
AUGUST 1989

Project Area:
The project is generally bound by Courtlandt Avenue, East 156th Street, Melrose Avenue and East 155th Street.

Purpose of the Plan:
This new Plan has been prepared to facilitate the construction of a new Police Service Area #7 (PSA) facility for the New York Housing Authority police. The PSA is to service New York City Housing Authority Projects located in the South Bronx. The PSA is to be constructed using federal funds.

Project Data:
The East 155th Street URA consists of two sites with sixteen vacant City-owned tax lots and three privately owned tax lots. The privately owned lots are to be acquired pursuant to the Plan. No relocation or demolition is called for in this Plan. As part of the project the New York City Housing Authority will be applying for a Special Zoning Permit in order to allow for construction of the PSA in a residential zone.