



**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of properties located at 1490 Southern Boulevard (Block 2981, Lot 14), as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area

to facilitate a multi-story mixed use building containing affordable residential units and community facility space, Borough of the Bronx, Community District 3.

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**WHEREAS**, on November 30, 2017, HPD submitted an application (N 180153 HAX) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of property located at 1490 Southern Boulevard (Block 2981, Lot 14), as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area; and

**WHEREAS**, HPD has stated that:

The Development Site consists of underutilized property that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, unsanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Development Site is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

**WHEREAS**, this application (N 180153 HAX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and SEQRA regulations set forth in Volume 6 of the New York City Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review Act (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1997. The designated CEQR number is 17HPD085X. The lead agency is HPD.

After a study of the potential environmental impact on the proposed action, a Negative Declaration was issued on December 22, 2017; and

**WHEREAS**, this application (N 180153 HAX) was referred by the Department of City Planning to Bronx Community Board 3 on January 2, 2018; and

**WHEREAS**, Bronx Community Board 3 submitted a letter dated February 7, 2018, stating that the Board voted to support the project; and

**WHEREAS**, on February 14, 2018 (Calendar No. 1), the City Planning Commission scheduled February 28, 2018, for a public hearing for this application (N 180153 HAX). The hearing was duly held on February 28, 2018 (Calendar No. 23); and

**WHEREAS**, there were three speakers in favor of the application and none in opposition at the public hearing; and

**WHEREAS**, a representative from HPD spoke in favor of the proposed project, summarizing the program for the site. Representatives from the project's development team spoke to their organization's background and community contributions and provided additional details on the proposed programming and financing. A representative from the team's architect also provided additional details on the building's design; and

**WHEREAS**, there were no other speakers and the hearing was closed; and

**WHEREAS**, this application would facilitate the construction of a new 10-story residential building with 114 units of Affordable Independent Residences for Seniors, one superintendent unit, and community facility space; and

**WHEREAS**, the Commission has determined that the application warrants approval and therefore adopts the following resolution:

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

**WHEREAS**, The Department of Housing Preservation and Development has recommended an Urban Development Action Area located at 1490 Southern Boulevard (Block 2981, Lot 14) on property previously disposed of as an Urban Development Action Area and Project; and

**WHEREAS**, The Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

**THEREFORE**, be it **RESOLVED** that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) the designation of properties located at 1490 Southern Boulevard (Block 2981, Lot 14), as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area; and

the City Planning Commission recommends that the New York City Council find that:

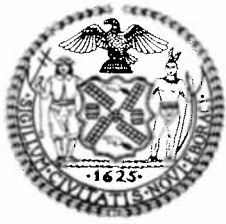
- a) The present status of the area tends to impair or arrest the sound development of the municipality;
- b) The financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and
- c) The project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act.

The above resolution, duly adopted by the City Planning Commission on March 28, 2018 (Calendar No. 6), is filed with the Office of the Speaker, City Council, pursuant to Article 16 of the General Municipal Law of New York State.

**MARISA LAGO**, *Chair*

**KENNETH J. KNUCKLES, Esq.**, Vice Chair

**RAYANN BESSER, MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, HOPE KNIGHT,  
ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ**, *Commissioners*



The City of New York  
**Bronx Community Board Three**

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**RUBEN DIAZ, JR.**  
**BRONX BOROUGH PRESIDENT**

**GLORIA ALSTON**  
**CHAIRWOMAN**

**JOHN W. DUDLEY**  
**DISTRICT MANAGER**

February 7, 2018

Ms. Marisa Lago  
 Director  
 NYC Department of City Planning  
 120 Broadway, 31<sup>st</sup> Floor  
 New York, NY 10271

**RE: N180153 HAX**  
**1490 SOUTHERN BOULEVARD**  
**BLOCK 2981, LOT 14**  
**THE BRONX**

Dear Ms. Lago:

This is to inform you that Bronx Community Board Three extends its support for the above application submitted by the NYC Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law, for designation of an Urban Development Action Area and approval of an Urban Development Action Area Project (UDAAP), for the above location.

This location was the subject of a presentation made before Bronx Community Board Three on May 9, 2017, wherein approval was given for its development as a ten (10) story building containing 112 units of affordable housing for seniors, one superintendent's unit and 4,546 square feet of community facility floor area on the ground floor.

Please contact me should you require any further information in this matter.

Sincerely,

John W. Dudley  
 District Manager

CC: Carol Samol, Director, City Planning-Bronx  
 Ted Weinstein, Director, HPD Planning and Development, Bronx

**EXECUTIVE OFFICERS**

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 1<sup>st</sup> Vice-Chairperson

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