



IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 599 Courtlandt Avenue (Block 2410, Lot 43), to facilitate an affordable housing development, Borough of the Bronx, Community District 1.

This application (C 180391 PQX) was filed on May 25, 2018 by the Department of Housing Preservation and Development (HPD). The applicant requests the acquisition of privately-owned property located at 599 Courtlandt Avenue (Block 2410, Lot 43), Borough of the Bronx, Community District 1 to facilitate the development of a four-story mixed-use building containing affordable dwelling units and community facility use.

RELATED ACTION:

In addition to the proposed acquisition of property that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application.

C 180390 HAX UDAAP designation, project approval and disposition of City-owned property.

BACKGROUND

HPD proposes to acquire property located at 599 Courtlandt Avenue (Block 2410, Lot 43) to facilitate the development of a four-story mixed-use building with residential and commercial uses. A full background discussion and description appears in the report for the related UDAAP application (C 180390 HAX).

ENVIRONMENTAL REVIEW

This application (C 180391 PQX), in conjunction with the application for the related action (C 180390 HAX), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulation set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is HPD. The designated CEQR number is (18HPD085X).

After a study of the potential environmental impacts of the proposed actions, a Negative Declaration was issued on June 1, 2018.

UNIFORM LAND USE REVIEW

This application (C 180391 PQX), along with the application for the related UDAAP action (C 180390 HAX), was certified as complete by the Department of City Planning on June 11, 2018, and was duly referred to Community Board 1 and the Bronx Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2- 02(b).

Community Board Public Hearing

Community Board 1 held a public hearing on this application (C 180391 PQX) on June 27, 2018, and on that date, by a vote of 26 in favor, none opposed and two abstentions, adopted a resolution recommending approval of this application with the following condition:

The applicant should hire locally and notify the community board regarding the number and title of jobs being provided to the community.

Borough President Recommendation

This application (C 180391 PQX) was considered by the Bronx Borough President, who issued a recommendation approving the application on August 13, 2018 with the following conditions:

1. Access to the trash room must be from within the building; and
2. The proposed chain link fence should be replaced by an alternate fence.

City Planning Commission Public Hearing

On August 22, 2018 (Calendar No. 1), the Commission scheduled September 5, 2018 for a public hearing on this application (C 180391 PQX). The hearing was duly held on September 5, 2018 (Calendar No. 14) in conjunction with the hearing for the related action (C 180390 HAX).

There were two speakers in favor of the application and none in opposition, as described in the report for the related application (C 180390 HAX), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for acquisition of privately-owned property is appropriate.

A full consideration and analysis of the issues, and reasons for approving this application, appear in the report for the related UDAAP application (C 180390 HAX).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant adverse 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 the consideration described in this report, the application (C 180391 PQX) of the Department of Housing Preservation and Development, for acquisition of property located at 599 Courtlandt Avenue (Block 2410, Lot 43), Borough of the Bronx, Community District 1, is approved.

The above resolution, duly adopted by the City Planning Commission on October 15, 2018 (Calendar No. 1), is filed with the Office of the Speaker, City Council, and the Bronx Borough President in accordance with the requirement of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,

MICHELLE R. de la UZ, JOSEPH I. DOUEK,

RICHARD W. EADDY, ANNA HAYES LEVIN,

ORLANDO MARÍN, LARISA ORTIZ, *Commissioners*



BRONX COMMUNITY BOARD #1

3024 THIRD AVENUE

BRONX, NEW YORK 10455

(718) 585-7117 • Fax (718) 292-0558 • E-mail: brxcb1@optonline.net

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RUBEN DIAZ, JR.
BOROUGH PRESIDENT

GEORGE L. RODRIQUEZ
CHAIRPERSON

CEDRIC L. LOFTIN
DISTRICT MANAGER

June 27, 2018

Conditions/Modifications to the 599 Courtlandt Avenue Project

Bronx Community Board One recommendation

Conditions

1. Hiring workers from the Community Board One District.
2. Notify Community Board One how many jobs in each category and their titles, and how many hired from the community for these jobs.
3. Notify Community Board One with listing of persons hired from the community for the 599 Courtlandt Avenue Project after first stage work of excavation and pile work. Provide written report to the Board by the end of the 4th Quarter December 2018 and monthly thereafter until the project is completed.

**BOROUGH PRESIDENT
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 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATION NOS: C 180390 HAX, C 180391 PQX

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 1

BOROUGH: BRONX

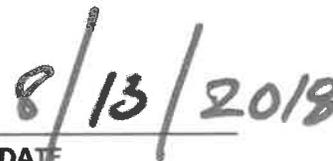
RECOMMENDATION

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

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

PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT'S RECOMMENDATION


BOROUGH PRESIDENT


DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 180390 HAX, C 180391 PQX
599 COURTLANDT**

DOCKET DESCRIPTION

C 180390 HAX

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 property located at 599 Courtlandt Avenue (Block 2410, Lot 43) as an Urban Development Action Area;
 - b) An Urban Development Action Area Project for such area; and
2. Pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

To facilitate a four-story building with approximately eight affordable units, and commercial space in Borough of The Bronx, Community District #1.

C 180391 PQX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 599 Courtlandt Avenue (Block 2410, Lot 43) to facilitate an affordable housing development.

BACKGROUND

Approving these applications will facilitate construction of a low-rise, 4-story residential building which will offer 8-units of affordable housing and commercial space. The site is currently vacant and consists of 2,900 square feet. Offering 29 feet of frontage on the west side of Courtlandt Avenue, it is between East 150th Street on the south and East 151st Street on the north. It is zoned R6/C2-4 and is located in Bronx Community District #1.

The proposed building will total 8,631 square feet. This includes a total of 7,878 square feet for residential units and interior common areas, plus 753 square feet of retail space. Residential units include:

Type of Unit	Number of Units	Average Gross Square Footage
Studios	5	450 gross square feet
1-Bedroom	2	631 gross square feet
2-Bedrooms	0	0
3-Bedrooms	1	1,047 gross square feet, plus 280 square feet for exterior terrace

There is no superintendent's unit provided as this building will not be maintained by a fulltime super.

Affordable rents will range from 60% of Area Median Income (AMI), to 100% of AMI. This includes:

Type of Unit	60% of AMI	80% of AMI	100% of AMI
Studios	0	2	3
1-Bedroom	1	1	0
2-Bedrooms	0	0	0
3-Bedrooms	0	0	1

No elevator service is to be provided, however an ADA compliant residential unit will be located on the building's first floor. Located to the rear of the building will be an exterior garden composed of 800 square feet. Chain link fencing will be used to define this garden area. A refuse room will be provided accessible from Courtlandt Avenue. No access from within the building will be available to this room

Residential development within the surrounding community is typified by low-rise buildings. A mid-rise building offering medical care which includes a methadone clinic is located on the same block as is the proposed residential building this application is considering. This medical facility also owns a vacant lot which borders the southern boundary of the proposed 599 Courtlandt Avenue. The Bronx Documentary Center is located at the intersection of Courtlandt Avenue at East 151st Street. Retail development is found on Melrose Avenue and on East 149th Street, both of which approximate one block from the proposed development. Subway access via the #2 and #5 trains is located on East 149th Street, while bus transit operates on Melrose Avenue and East 149th Street.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications have been reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified these applications as complete on June 11, 2018.

BRONX COMMUNITY DISTRICT PUBLIC HEARING

Bronx Community District #1 held a public hearing on these applications on June 27, 2018. A vote recommending approval of these applications was 26 in favor, zero opposed and two abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing was convened by the Bronx Borough President on August 2, 2018. Representatives of the applicant were present and spoke in favor of these applications. No other members of the public were in attendance and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

The development these applications will facilitate is noteworthy if only because of its modest size. To be sure, constructing a low-rise, 8-unit residential building which compliments the "built profile" of the surrounding community is entirely appropriate. So too, inclusion of a retail shop is a throwback to a time when a merchant conducted business downstairs and lived upstairs.

Nonetheless, there are two concerns which must be resolved if this project is to gain my unqualified support:

- 1) Access to the "trash-room" *must* be made from within the building. The current design which would require residents to exit the building onto the street, open a separate door from the street in order to access this facility is entirely not acceptable. In addition to the inconvenience, the current plan poses a security risk to residents as they enter or leave the room. So too, making certain the door to this room properly closes and is secure, especially during the winter when snow and ice may accumulate, only adds to the concerns residents need not be burdened with. So too, by providing a doorway into the trash room from the street, this will only encourage rodent infestation, especially if the door is not entirely sealed when closed.
- 2) The inclusion of chain link fencing has never been acceptable by my administration. As noted at my public hearing, I vigorously oppose installation of such fencing.

I recommend approval with the aforementioned conditions.