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

1) pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State for:

   a) the designation of property on part of the block bounded by Barker Avenue, Waring Avenue, Olinville Avenue and Thwaites Place (Block 4341, Lot 25) 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 the developer selected by HPD.

Approval of the application would facilitate the construction of a HUD Section 202 development, tentatively known as MVP Housing for the Elderly, containing 65 apartments in a seven-story elevator building, and one apartment for the superintendent, Borough of The Bronx, Community District 11.

Approval of three separate matters is required:

1. The designation of property on part of the block bounded by Barker Avenue, Waring Avenue, Olinville Avenue and Thwaites Place (Block 4341, Lot 25) as an Urban Development Action Area;

2. An Urban Development Action Area Project for such property; and

3. The disposition of such property to a developer selected by the Department of Housing Preservation and Development.

The application for this disposition was submitted by the Department of Housing, Preservation and Development on April 9, 1996.
Approval of this application would facilitate construction of a seven-story building containing 65 dwelling units for elderly persons of very low income and one apartment for the superintendent on the site as described above. The proposed project is tentatively known as MVP Housing for the Elderly.

The Department of Housing Preservation and Development states in its application that:

The disposition area of MVP Housing consists of an underutilized vacant lot which 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, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The disposition area 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.

RELATED ACTION

In addition to the application which is the subject of this report, implementation of the applicant's proposal requires approval by the City Planning Commission of a minor change to the adjacent Park Housing Urban Renewal Plan (N 960487 HCX) which is being considered concurrently with this project. The minor change is requested to reflect changes made to the project subsequent to the initial approval and to integrate the site designs of Park Housing and MVP Housing. Park Housing (C 920157 HDX) was approved by the City Planning Commission on April 8, 1992, Calendar No. 14.

The administrative office of a home health care service which provides nursing and other services to the frail elderly was located in the cellar and the footprint of the building was shifted approximately five feet east toward Olinville Avenue. The two projects Park Housing and MVP Housing will be located on a single campus sharing the open space and the parking lot.
BACKGROUND

The proposed site is located on the eastern side of Barker Avenue between Waring Avenue and Thwaites Place (Block 4341, Lot 25) in the Bronxdale section of Community District 11 in The Bronx. This lot is 13,330 square feet and is located in an R6 zoning district. The lot was subdivided from excess land originally acquired for the adjacent Public School 96. The Board of Education surrendered the excess land to DGS in 1981. The disposition of this site will facilitate the construction of a seven-story elevator building with 13 studios, 52 one-bedroom apartments for elderly persons of very low income and a two-bedroom apartment for the superintendent. A multi-purpose community room, kitchen and dining area, administrative offices and a laundry room are to be located in the cellar. The first floor is to have a lounge for the tenants. The project will include landscaped open space and accessory parking.

The site is located one block east of the Bronx Botanical Garden. The neighborhood is characterized by housing types ranging from one- to three-family homes to large Mitchell Lama buildings and pre-war apartment buildings. Stores are located two blocks away along White Plains Road and Allerton Avenue. The area is well served by public transportation. The nearest subway stations are Pelham Parkway and Allerton Avenue on the IRT #2 elevated train. There are several bus stops within two blocks: the BX26 on Allerton Avenue, the BX12 on Fordham Road/Pelham Parkway and the BX39 on White Plains Road. The Westchester County buses travel along Boston Road from its Bronx terminus located at Fordham Plaza. All these buses are two blocks away from the site.

ENVIRONMENTAL REVIEW

This application (C 960488 HAX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and 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 96HPD008X. The lead agency is the Department of Housing Preservation and Development. HPD has determined that the proposed action will have no significant effect on the quality of the environment.

HPD has evaluated the subject housing in combination with Park Housing (a 95-unit development for the elderly). After a study of the potential environmental impact of the proposed actions a Negative Declaration was issued on February 14, 1996.

The proposed action will be implemented in conformance with the following provisions to be incorporated into the Land Disposition Agreement in order to ensure that there are no noise impacts. The provision is as follows:

**NOISE ATTENUATION**

The developer shall provide in every unit a minimum window-wall attenuation of 25dB(A) so that, with the windows closed, the internal noise level does not exceed 45 dB(A). An alternate means of ventilation is, therefore, required. Alternate means of ventilation include, but are not limited to (a) provision of central air conditioning; or (b) provision of air conditioned sleeves containing air conditioners of HUD-approved fans.

The above methods of ventilation must conform to sub-article 1206 of the New York City Building Code (Standards of Mechanical Ventilation).

**UNIFORM LAND USE REVIEW**

This application (C 960488 HAX) was certified as complete by the Department of City Planning on May 6, 1996, and was duly referred to Community Board 11 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

**Community Board Public Hearing**

Community Board 11 held a public hearing on this application on May 16, 1996, and on that date, by a vote of 29 to 0 with no abstentions, adopted a resolution recommending
approval of the application.

**Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on May 30, 1996.

**City Planning Commission Public Hearing**

On June 5, 1996 (Calendar No. 2), the City Planning Commission scheduled June 19, 1996, for a public hearing on this application (C 960488 HAX). The hearing was duly held on June 19, 1996 (Calendar No. 23). There were two speakers in favor of the application. The speakers were a representative from Beth Abraham Hospital and the architect for the project. There were no other speakers and the hearing was closed.

**CONSIDERATION**

The Commission believes that the application for the disposition of city-owned property located at Block 4341, Lot 25 to facilitate the development of a seven-story building for elderly persons of very low income is appropriate.

The site on is located on Barker Avenue between Waring Avenue and Thwaites Place in a neighborhood containing local shopping, dining, convenient public transportation and is one block away from the New York Botanical Garden. The proposal will result in the development of the last vacant lot on this stable block. It is consistent with zoning, and will provide an opportunity to address the need for affordable housing for low-income elderly persons.

The Park Housing for the Elderly (N 960487 HCX) was requested on April 9, 1996. The minor change required for the project which is the subject of this report (C 960488 HAX) consists of the addition of the administrative offices of a home health care facility, the change of the building footprint and the integration of the open space and
parking of both projects. The minor change was considered and approved concurrently by the Commission.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment subject to the following conditions:

NOISE ATTENUATION

The developer shall provide in every unit a minimum window-wall attenuation of 25 dB(A) so that, with the windows closed, the internal noise level does not exceed 45 dB(A). An alternate means of ventilation is, therefore, required. Alternate means of ventilation include, but are not limited to (a) provision of central air conditioning; or (b) provision of air conditioned sleeves containing air conditioners of HUD-approved fans. The above methods of ventilation must conform to sub-article 1206 of the New York City Building Code (Standards of Mechanical Ventilation).

WHEREAS the Department of Housing Preservation and Development has recommended the designation of Block 4341 Lot 25 in Community District 11, Borough of The Bronx, as an Urban Development Action Area; 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:

1. The designation of property on part of the block bounded by Barker Avenue, Waring Avenue, Olinville Avenue and Thwaites Place (Block 4341, Lot 25) as an Urban Development Action Area;

2. An Urban Development Action Area Project for such property;

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; and be it further

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, that the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at Block 4341 Lot 25, Community District 11 Borough of The Bronx, to a developer to selected by the Housing Preservation and Development for the construction of a seven-story elevator building with 65 apartments for elderly persons and one apartment for the superintendent is approved (C 960488 HAX).

The above resolution (C 960488 HAX), duly adopted by the City Planning Commission on July 17, 1996 (Calendar No. 35), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

JOSEPH B. ROSE, Chairman
VICTOR G. ALICEA, Vice-Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., KATHY HIRATA CHIN, ESQ.,
ALEXANDER GARVIN, ANTHONY I. GIACOBBE, ESQ., WILLIAMJ. GRINKER,
BRENDA LEVIN, EDWARD T. ROGOWSKY, RONALD SHIFFMAN, A.I.C.P.,
JACOB B. WARD, ESQ., Commissioners
Community Board #11 supports the expansion of the 202 Housing
as requested by Beth Abraham.
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1) pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State for:

   a) the designation of property on part of the block bounded by Barker Avenue, Waring Avenue, Olinville Avenue and Thwaites Place (Block 4341, Lot 25) 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 the developer selected by HPD.

Approval of the application would facilitate the construction of a HUD Section 202 development, tentatively known as MVP Housing for the Elderly, containing 65 apartments in a seven story elevator building, and one apartment for the superintendent.
INSTRUCTIONS

1. Return this completed form with any attachments to the Borough President's Office, City Planning Commission, Room 2E at the above address.

2. Send a copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATION # ULURP # CEOR #

DOCKET DESCRIPTION

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

1) pursuant to Section 797-2 of the New York City Charter and Article 16 of the General Municipal Law of New York State for:
   a) the designation of property on part of the block bounded by Barker Avenue, Waring Avenue, Chinwale Avenue and Tremont Place (Block 4341, Lot 25) as an Urban Development Action Area,
   b) an Urban Development Action Area project for such area, and
   2) pursuant to Section 97-6 of the New York City Charter for the disposition of such property to the developer selected by HPD

Approval of the application would facilitate the construction of a HUD Section 202 development, tentatively known as MVP housing for the elderly, containing 68 apartments in a seven-story elevator building, and one apartment for the Superintendent.

COMMUNITY BOARD NO. 11 BOROUGH Bronx

RECOMMENDATION

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

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

Please see attached Borough President's report and recommendations.

BOROUGH PRESIDENT DATE 5/30/14

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Attachment B
Borough President Fernando Ferrer's Recommendation on Disposition and UDAAP Designation
ULURP #C 960488 HAX

BACKGROUND

This application was submitted by the New York City Department of Housing, Preservation, and Development (HPD) for the disposition of property, part of a vacant city-owned land parcel (Block# 4341, Lot# 13) and its designation as an Urban Development Action Area Project (UDAAP). These actions will facilitate the development of a newly constructed seven-story HUD Section 202 residential building for the low-income and frail elderly.

The proposed development project will tentatively be known as MVP Housing for the Elderly. The project site is located at Barker Avenue between Waring Avenue and Thwaites Place and occupies approximately 13,310 total square feet. The project site is located within the Pelham Parkway area of CB# 11, The Bronx. The project will be sponsored by Beth Abraham Hospital. The site will be conveyed to the MVP Housing Development Fund Company (HDFC).

The property comprising the site is zoned R-6. The area is composed of a mixture of mid-to-high rise, mid-to-high density residential and institutional buildings along the Barker Avenue, Olinville Avenue, and Thwaites Place Street frontage. Low density one-to-three family homes in good to excellent condition are located on Barker and Allerton Avenues.

PUBLIC TRANSPORTATION

The site is centrally located one block northwest of the transit node-intersection of White Plains Road, a major north-south thoroughfare and commercial spine, and Pelham Parkway with easy access to all the borough’s mass transit systems. The White Plains Road corridor is served by the Bronx Surface Transit Bus Line No. 33 (Williamsbridge-Gunhill Road) which intersects some of the boroughs major transportation nodes like Pelham Parkway in their East-West traverse. The East 241st Street White Plains Road Station Stop is the terminus for the IRT/7TH Avenue No. 2 and IRT/Lexington Avenue. No. 5 (THRU-Express) elevated trains which service the White Plains Road corridor from Bronx Park East to East 116th Street and connects the Bronx with the city of Mount Vernon in Westchester County. The borough’s major arterial highway systems are also be easily accessed from the site.
MVP Housing for the Elderly, as proposed, will include a seven-
story, elevator building with 65 units of rental housing for low-
income, frail elderly persons. The apartment distribution is as
follows: 13 studios, 52 one-bedrooms and one two-bedroom
superintendent's apartment. The project site has a total of
13,130 s.f. which includes: a building footprint of 6,849 s.f.,
There is 2,600 s.f. of common area spaces including a tenants
lounge with a fireplace, a multi-purpose room and a dining room
with adjacent kitchen. The project will also include approximately
3,500 s.f. of outdoor landscaped open space with passive/sitting
and recreation areas. The project will also contain a
laundry room, compact room and provides for 15 accessory off-street
parking spaces. This project being built in conjunction with a
zoning lot merger with Park Housing, another Beth Abraham sponsored
HUD Section 202 project adjacent to the site.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

The application was reviewed pursuant to CEQR and received a
Negative Declaration on February 14, 1996.
The ULURP application was certified as complete by the City
Planning Commission on May 6, 1996.

COMMUNITY BOARD PUBLIC HEARING AND RECOMMENDATION

A public hearing was held on this application by Community Board #11
on Thursday May 16, 1996. The Community Board voted to approve
this application by a unanimous vote of 29 in favor, 0 against, 0
abstentions.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Borough President on May 21, 1996 conducted a public hearing on
the application in the Mario Merola Bronx County Building, 851
Grand Concourse. This hearing was advertised in a manner specified
by the rules as adopted by the Borough President pursuant to Section
1040 of the New York City Charter and held pursuant to Section
62651 of the Charter. Representatives from The Department of
Housing, Preservation and Development (HPD), the Community Board,
the project sponsors and architect were in attendance at the
hearing. A joint presentation was made. There were no other
speakers and after a discussion period with the Borough President's
planning staff, during which the architect and sponsors agreed to
incorporate staff suggestions such as the planting of trees and/or
shrubbery along the street frontage and around the parking area,
the hearing was adjourned until Thursday May 30, 1996. There were
no additional speakers at this time and the hearing was closed.
BOROUGH PRESIDENT’S RECOMMENDATION

The proposed MVP Housing for the Elderly development project offers an opportunity to address the growing need of affordable housing for the low-income elderly in the borough of the Bronx. The provision of quality affordable housing to the low-income elderly has been identified as a priority in the Bronx Borough Strategic Policy Statement, a New York City Charter mandated document. This NYC financed Section 202 Supportive Housing for the low-income Elderly project incorporates elements of sound planning and good design as evidenced by the creative use of passive-recreational open space and parking space between the two residential buildings. The project's sponsor, Beth Abraham Hospital, provides an array of community health services through its Comprehensive Care Management Model, to maintain the elderly residents in their new homes and prevent costly institutionalization. Depending on the tenants' need for such services, one may participate in an adult day-care program or be given assistance by the hospital's managed care for the frail elderly. I support the Beth Abraham Hospital MVP Section 202 Supportive Housing for the low-income and frail Elderly and I strongly recommend its approval.