



## Legislation Details (With Text)

**File #:** Res 1374-2008      **Version:** \*      **Name:** LU 715 - ULURP, Cortlandt Corners I & II, Bronx (C080223HAX)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 4/16/2008

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 080223 HAX, approving the designation of property located at 868-70 and 368 Courtlandt Avenue(Block 2407, Lots 5 and 8); 902 and 904 Courtlandt Avenue (Block 2408, Lots 6 and 7); 377 and 375 East 160th Street (Block 2407, Lots 31 and 32); 370, 372, and 376 East 161st Street (Block 2407, Lots 10, 11, and 12); 359, 377-81, 375, 373, and 363-65 East 161st Street (Block 2408, Lots 1, 25, 27, 28, 29, and 31); 364, 368, 370, 376, 378, 384, and 386 East 162nd Street(Block 2408, Lots 8, 9, 10, 13, 14, and part of 12 and 16); 895 Melrose Avenue (Block 2408, Lot 20), Sites 46, 45, 57, and 56 of the Melrose Commons Urban Renewal Area; 886 and 900 Courtlandt Avenue (Block 2408, Lots 2 and 5); and 376 East 162nd Street (Block 2408, part of Lot 12), Borough of the Bronx, as an Urban Development Action Area, approving the project for the area as an Urban Development Action Area Project, and approving the disposition of property located at 868-70 and 368 Courtlandt Avenue (Block 2407, Lots 5 and 8); 902 and 904 Courtlandt Avenue (Block 2408, Lots 6 and 7); 377 and 375 East 160th Street (Block 2407, Lots 31 and 32); 370, 372, and 376 East 161st Street (Block 2407, Lots 10, 11, and 12); 359, 377-81, 375, 373, and 363-65 East 161st Street (Block 2408, Lots 1, 25, 27, 28, 29, and 31); 364, 368, 370, 376, 378, 384, and 386 East 162nd Street (Block 2408, Lots 8, 9, 10, 13, 14, and part of 12 and 16); and 895 Melrose Avenue (Block 2408, Lot 20), to a developer selected by the Department of Housing Preservation and Development (L.U. No. 715; C 080223 HAX).

**Sponsors:** Melinda R. Katz, Daniel R. Garodnick

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 4/16/08

Date	Ver.	Action By	Action	Result
4/3/2008	*	Committee on Land Use	Approved by Committee	
4/16/2008	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1374

Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 080223 HAX, approving the designation of property located at 868-70 and 368 Courtlandt Avenue(Block 2407, Lots 5 and 8); 902 and 904 Courtlandt Avenue (Block 2408, Lots 6 and 7); 377 and 375 East 160<sup>th</sup> Street (Block 2407, Lots 31 and 32); 370, 372, and 376 East 161<sup>st</sup> Street (Block 2407, Lots 10, 11, and 12); 359, 377-81, 375, 373, and 363-65 East 161<sup>st</sup> Street (Block 2408, Lots 1, 25, 27, 28, 29, and 31); 364, 368, 370, 376, 378, 384, and 386 East 162<sup>nd</sup> Street(Block 2408, Lots 8, 9, 10, 13, 14, and part of 12 and 16); 895 Melrose Avenue (Block 2408, Lot 20), Sites 46, 45, 57, and 56 of the Melrose Commons Urban Renewal Area; 886 and 900 Courtlandt Avenue (Block 2408, Lots 2 and 5); and 376 East 162<sup>nd</sup> Street (Block 2408, part of Lot 12), Borough of the Bronx, as an Urban Development Action Area, approving the project for the area as an Urban Development Action Area Project, and approving the disposition of property located at 868-70 and 368 Courtlandt Avenue (Block 2407,

Lots 5 and 8); 902 and 904 Courtlandt Avenue (Block 2408, Lots 6 and 7); 377 and 375 East 160<sup>th</sup> Street (Block 2407, Lots 31 and 32); 370, 372, and 376 East 161<sup>st</sup> Street (Block 2407, Lots 10, 11, and 12); 359, 377-81, 375, 373, and 363-65 East 161<sup>st</sup> Street (Block 2408, Lots 1, 25, 27, 28, 29, and 31); 364, 368, 370, 376, 378, 384, and 386 East 162<sup>nd</sup> Street (Block 2408, Lots 8, 9, 10, 13, 14, and part of 12 and 16); and 895 Melrose Avenue (Block 2408, Lot 20), to a developer selected by the Department of Housing Preservation and Development (L.U. No. 715; C 080223 HAX).

By Council Members Katz and Garodnick

WHEREAS, the City Planning Commission filed with the Council on March 17, 2008 its decision dated March 12, 2008 (the "Decision"), on the application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State regarding:

- a) the designation of property located at 868-70 and 368 Courtlandt Avenue (Block 2407, Lots 5 and 8); 902 and 904 Courtlandt Avenue (Block 2408, Lots 6 and 7); 377 and 375 East 160<sup>th</sup> Street (Block 2407, Lots 31 and 32); 370, 372, and 376 East 161<sup>st</sup> Street (Block 2407, Lots 10, 11, and 12); 359, 377-81, 375, 373, and 363-65 East 161<sup>st</sup> Street (Block 2408, Lots 1, 25, 27, 28, 29, and 31); 364, 368, 370, 376, 378, 384, and 386 East 162<sup>nd</sup> Street (Block 2408, Lots 8, 9, 10, 13, 14, and part of 12 and 16); 895 Melrose Avenue (Block 2408, Lot 20), Sites 46, 45, 57, and 56 of the Melrose Commons Urban Renewal Area; 886 and 900 Courtlandt Avenue (Block 2408, Lots 2 and 5); and 376 East 162<sup>nd</sup> Street (Block 2408, part of Lot 12), as an Urban Development Action Area (the "Area");
- b) an Urban Development Action Area Project for such area (the "Project"); and

pursuant to Section 197-c of the New York City Charter for the disposition of property located at 868-70 and 368 Courtlandt Avenue (Block 2407, Lots 5 and 8); 902 and 904 Courtlandt Avenue (Block 2408, Lots 6 and 7); 377 and 375 East 160<sup>th</sup> Street (Block 2407, Lots 31 and 32); 370, 372, and 376 East 161<sup>st</sup> Street (Block 2407, Lots 10, 11, and 12); 359, 377-81, 375, 373, and 363-65 East 161<sup>st</sup> Street (Block 2408, Lots 1, 25, 27, 28, 29, and 31); 364, 368, 370, 376, 378, 384, and 386 East 162<sup>nd</sup> Street (Block 2408, Lots 8, 9, 10, 13, 14, and part of 12 and 16); and 895 Melrose Avenue (Block 2408, Lot 20), to a developer selected by the Department of Housing Preservation and Development to facilitate development of an eight-story building, tentatively known as Jennings Street, with approximately 103 residential units and community facility uses, to be developed under the Department of Housing, Preservation and Development's Cornerstone Program (the "Disposition"), Community District 3, Borough of the Bronx (ULURP No. C 080223 HAX) (the "Application");

WHEREAS, the Application is related to ULURP Application Number C 080222 ZMX (L.U. No. 714), an amendment to the Zoning Map, changing from an R7-2 District to an R7A District;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, the Application and Decision are subject to review and action by the Council pursuant to Article 16 of the General Municipal Law of New York State;

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council its recommendations regarding the Application on February 28, 2008;

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on April 1, 2008;

WHEREAS, the Council has considered the relevant environmental issues and the Final Environmental Impact Statement ("FEIS") for which a Notice of Completion was issued on April 27, 2007 and remains in effect (CEQR No. 06HPD008X);

It was determined that this application would not result in environmental impacts that would be substantially different from or greater than those described in the 1994 FEIS and 2007 FEIS for the Melrose Commons URA project. In a letter dated December 28, 2007 with a copy of the Notice of Minor Modification and the Technical Memorandum for the CEQR No. 06HPD008X Application, it was determined that the proposed changes do not alter the conclusions of the FEIS and that therefore the Notice of Completion issued on April 27, 2007 remains in effect.

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application;

RESOLVED:

Having considered the FEIS, with respect to the Application, the Council finds that:

- (1) the FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action to be approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts disclosed in the FSEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigative measures that were identified as practicable.

The Decision, FEIS constitutes the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Section 197-d, the Council approves the decision of the City Planning Commission (C 080223 HAX).

The Council finds that the present status of the Project Area tends to impair or arrest the sound growth and development of the City of New York and that a designation of the Project as an urban development action area project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law.

The Council approves the designation of the Project Area as an urban development action area pursuant to Section 693 of the General Municipal Law.

The Council approves the Project as an urban development action area project pursuant to Section 694 of the General Municipal Law.

The Council approves the disposition of such property to a developer selected by the Department of

Housing Preservation and Development.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on April 16, 2008, on file in this office.

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City Clerk, Clerk of The Council