



Legislation Text

File #: Res 1756-2008, **Version:** *

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1756

Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 080522 HAX, approving the designation of property located at Block 2359, part of Lot 1; and Block 2359, part of Lots 3, 9001, and 255 (Negative Easement Interest), sites 1A, 13, and part of site 11 and 14 of the Bronxchester Urban Renewal Area, 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 such property to a developer selected by the Department of Housing Preservation and Development (L.U. No. 903; C 080522 HAX).

By Council Members Katz and Garodnick

WHEREAS, the City Planning Commission filed with the Council on October 31, 2008 its decision dated October 7, 2008 (the "Decision"), on the application submitted by the New York City 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 (Block 2359, part of Lot 1; and Block 2359, part of Lots 3, 9001, and 255 (Negative Easement Interest), Sites 1A, 13, and part of Site 14 of the Bronxchester Urban Renewal Area, 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 such property to a developer selected by the Department of Housing Preservation and Development to facilitate development of a mixed-use development, ranging in height from 3 to 20 stories, tentatively known as Via Verde/The Green Way, with approximately 220 residential units, commercial, and community facility uses (the "Disposition"), Community District 1, Borough of the Bronx (ULURP No. C 080522 HAX) (the "Application");

WHEREAS, the Application is related to ULURP Application Number C 080517 ZMX (L.U. No. 898), a zoning map amendment changing from an M1-1 District to an C6-2 District; N 080518 ZRY (L.U. No. 899), a zoning text amendment; C 080519 ZSX (L.U. No. 900), a special permit to permit development over a rail right-of-way; C 080520 ZSX (L.U. No. 901), a special permit to permit modifications of height and setback, rear yard, minimum distances between buildings, minimum distance between legally required windows and walls or lot lines, and inner court regulations within a General Large Scale Development; C 080521 PQX (L.U. No. 902), an acquisition of privately-owned property;

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 November 18, 2008;

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on December 2, 2008;

WHEREAS, the Council has considered the relevant environmental issues and the Negative Declaration, issued on June 19, 2008 (CEQR No. 08HPD018X); and

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

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment;

Pursuant to Section 197-d, the Council approves the decision of the City Planning Commission (C 080522 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 December 18, 2008, on file in this office.

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City Clerk, Clerk of The Council