



Legislation Details (With Text)

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Title: Resolution approving the Third Amended Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area, approving the designation of the area and approving the decision of the City Planning Commission on ULURP No. C 150153 HUX (L.U. No. 180).

Sponsors: David G. Greenfield, Inez E. Dickens

Indexes:

Attachments: 1. March 11, 2015 - Stated Meeting Agenda with Links to Files, 2. Committee Report, 3. Hearing Transcript - Stated Meeting 3-11-15, 4. Minutes of the Stated Meeting - March 11, 2015

Date	Ver.	Action By	Action	Result
3/10/2015	*	Committee on Land Use	Approved by Committee	
3/11/2015	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 628

Resolution approving the Third Amended Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area, approving the designation of the area and approving the decision of the City Planning Commission on ULURP No. C 150153 HUX (L.U. No. 180).

By Council Members Greenfield and Dickens

WHEREAS, the City Planning Commission filed with the Council on February 20, 2015 its decision and report dated February 18, 2015 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development ("HPD"), pursuant to Section 505 of Article 15 of the General Municipal Law of New York State and Section 197-c of the New York City Charter, regarding the proposed Third Amended Melrose Commons Urban Renewal Plan (the "Plan") for the Melrose Commons Urban Renewal Area (the "Area"). The proposed amended plan would include the following changes:

1. The elimination of the Melrose Crescent and the remapping of East 162nd Street;
2. The reconfiguration and/or consolidation of five URA sites (Sites 51, 52, 53, 61 and 62) to match the boundaries of Sites B, C and the Future Open Space Site;
3. Changes to land use designation on URA Site 51 from community facility to residential, commercial and/or community facility to allow for the Site C development;
4. Changes to land use designation on URA Site 61 from public open space to residential, commercial, and/or community facility to allow for the Site C development;

5. Changes to land use designation on URA Site 62 from residential to public open space; and
6. The removal of height restrictions and modification of curb cut regulations affecting these URA sites.

In addition, time schedule for the effectuation of the plan is proposed to be updated, (ULURP No. C 150153 HUX), Community District 3, Borough of the Bronx (the "Application");

WHEREAS, the application is related to Applications C 150152 ZMX (L.U. No. 181), an amendment to the Zoning Map, Section Nos. 6a and 6c, changing portions of two blocks from R7-2 to R7-2/C1-4 and R8/C1-4; C 150154 HAX (L.U. No. 182), an urban development action area project designation, project approval and disposition of city-owned properties to developers to be selected by the Department of Housing Preservation and Development; and C 120323 MMX (L.U. No. 183), amendments to the City Map;

WHEREAS, the City Planning Commission has certified that the Plan for the Area complies with the provisions of Article 15 of the General Municipal Law, conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives, and that the Plan is in conformity with the findings and designation of the Area;

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 Area Designation is subject to review and action by the Council pursuant to Section 504 of the General Municipal Law;

WHEREAS, the Plan is subject to review and action by the Council pursuant to Section 505 of the General Municipal Law;

WHEREAS, the New York City Department of Housing Preservation and Development submitted to the Council on February 18, 2015 its requests and recommendations dated February 9, 2015 regarding the Application;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and the Plan on March 9, 2015;

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

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration (CEQR No. 14HPD030X) issued on October 14, 2014 (the "Negative Declaration");

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Section 504 of the General Municipal Law, the Council approves the Designation of the Area.

Pursuant to Section 505(4) of the General Municipal Law, the Council finds that:

1. The Area is a substandard or insanitary area or is in danger of becoming a substandard or insanitary area and tends to impair or arrest the sound growth and development of the municipality;
2. The financial aid to be provided to the municipality is necessary to enable the project to be undertaken in accordance with the Plan;
3. The Plan affords maximum opportunity to private enterprise, consistent with the sound needs of the municipality as a whole, for the undertaking of an urban renewal program;
4. The Plan conforms to a comprehensive community plan for the development of the municipality as a whole;
5. There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment; and
6. The undertaking and carrying out of the urban renewal activities in stages is in the best public interest and will not cause any additional or increased hardship to the residents of the Area.

Pursuant to Section 505 of the General Municipal Law, the Council approves the Third Amended Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area, dated November 2014.

Pursuant to Sections 197-d of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in this report, C 150153 HUX, incorporated by reference herein, the Council approves the Decision.

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 March 11, 2015, on file in this office.

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City Clerk, Clerk of The Council