



Legislation Details (With Text)

**File #:** Res 0630-2015      **Version:** \*      **Name:** LU 182 - Planning, Melrose Commons North, Bronx (C 150154 HAX)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 3/11/2015

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

**Title:** Resolution approving the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) and the decision of the City Planning Commission, ULURP No. C 150154 HAX, approving the designation of property located at 427/441 East 161st Street, 432/446 East 162nd Street, and 897/903 Elton Avenue (Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39), including a portion of the street bed of Melrose Crescent between East 161st and East 162nd Streets), Borough of the Bronx, as an Urban Development Action Area, approving an Urban Development Action Area Project, and approving the disposition of city-owned properties located at 427/441 East 161st Street, 432/446 East 162nd Street, and 897/903 Elton Avenue (Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39), including a portion of the street bed of Melrose Crescent between East 161st and East 162nd Streets) to a developer selected by HPD (L.U. No. 182; C 150154 HAX).

**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. 630

Resolution approving the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) and the decision of the City Planning Commission, ULURP No. C 150154 HAX, approving the designation of property located at 427/441 East 161st Street, 432/446 East 162nd Street, and 897/903 Elton Avenue (Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39), including a portion of the street bed of Melrose Crescent between East 161st and East 162nd Streets), Borough of the Bronx, as an Urban Development Action Area, approving an Urban Development Action Area Project, and approving the disposition of city-owned properties located at 427/441 East 161st Street, 432/446 East 162nd Street, and 897/903 Elton Avenue (Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39), including a portion of the street bed of Melrose Crescent between East 161st and East 162nd Streets) to a developer selected by HPD (L.U. No. 182; C 150154 HAX).

By Council Members Greenfield and Dickens

WHEREAS, the City Planning Commission filed with the Council on February 20, 2015 its decision 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 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 properties located at 427/441 East 161st Street, 432/446 East 162nd Street, and 897/903 Elton Avenue (Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39), including a portion of the street bed of Melrose Crescent between East 161st and East 162nd Streets), as an Urban Development Action Area (the "Area");
- b) an Urban Development Action Area Project for the Area (the "Project"); and

pursuant to Section 197-c of the New York City Charter for the disposition of city-owned properties located at 427/441 East 161st Street, 432/446 East 162nd Street, and 897/903 Elton Avenue (Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39), including a portion of the street bed of Melrose Crescent between East 161st and East 162nd Streets) to a developer to be selected by the New York City Department of Housing Preservation and Development to facilitate the development of a six- to twelve-story mixed-use building with approximately 202 units of affordable housing, 59 units of supportive housing, 2 superintendent units and 8,903 square feet of ground-floor retail space in Community District 3, Borough of the Bronx (ULURP No. C 150154 HAX) (the "Application");

WHEREAS, the application is related to Applications C 150153 HUX (L.U. No. 180), the third amendment to the Melrose Commons Urban Renewal Plan; 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; and C 120323 MMX (L.U. No. 183), amendments to the City Map;

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, by letter dated February 9, 2015 and submitted to the Council on February 18, 2015, the HPD submitted its requests (the "HPD Requests") respecting the Application including the submission of two project summaries for (1) Melrose Commons North RFP Site C - Family Building - Disposition Area A; and (2) Melrose Commons North RFP Site C - Supportive Housing Loan Program Building - Disposition Area B, revised as of March 4, 2015 (collectively, the "Project Summaries");

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

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

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 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report (C 150154 HAX) and incorporated by reference herein, the Council approves the Decision of the City Planning Commission and the HPD Requests.

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 "Project") and subject to the terms and conditions of the Project Summary.

The Project shall be developed in a manner consistent with Project Summaries submitted by HPD, copies of which is attached hereto and made a part hereof.

The Council approves the disposition of 427/441 East 161st Street, 432/446 East 162nd Street, and 897/903 Elton Avenue (Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39), including a portion of the street bed of Melrose Crescent between East 161st and East 162nd Streets) to a developer to be selected by the New York City 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 March 11, 2015, on file in this office.

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City Clerk, Clerk of The Council