



## Legislation Details (With Text)

**File #:** Res 1306-2016      **Version:** \*      **Name:** LU 483 - Zoning, LAMBERT HOUSES REDEVELOPMENT, Bronx (C160286 HAX)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 11/29/2016

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

**Title:** Resolution approving the application submitted by the New York City Department of Housing Preservation and Development and the decision of the City Planning Commission, ULURP No. C 160286 HAX, approving the designation of property located at 2012 Boston Road (Block 3139, Lot 50), Borough of the Bronx, as an Urban Development Action Area, approving an Urban Development Action Area Project, and approving the disposition of city-owned property located at 2012 Boston Road (Block 3139, Lot 50) to a developer selected by HPD (L.U. No. 483; C 160286 HAX).

**Sponsors:** David G. Greenfield, Donovan J. Richards

**Indexes:**

**Attachments:** 1. September 28, 2016 - Stated Meeting Agenda with Links to Files, 2. Land Use Calendar - Week of October 17, 2016 - October 21, 2016, 3. Hearing Testimony - Zoning 10-19-16, 4. Land Use Calendar - Week of October 31, 2016 - November 4, 2016, 5. REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, 6. Hearing Testimony - Zoning 11-1-16, 7. Hearing Transcript - Zoning 10-19-16, 8. Land Use Calendar - Week of November 21, 2016 - November 25, 2016, 9. Land Use Calendar - November 22, 10. City Planning Commission Modification Letter, 11. November 29, 2016 - Stated Meeting Agenda with Links to Files, 12. Hearing Transcript - Stated Meeting 11-29-16, 13. Committee Report, 14. Minutes of the Stated Meeting - November 29, 2016

Date	Ver.	Action By	Action	Result
11/22/2016	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
11/29/2016	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1306

**Resolution approving the application submitted by the New York City Department of Housing Preservation and Development and the decision of the City Planning Commission, ULURP No. C 160286 HAX, approving the designation of property located at 2012 Boston Road (Block 3139, Lot 50), Borough of the Bronx, as an Urban Development Action Area, approving an Urban Development Action Area Project, and approving the disposition of city-owned property located at 2012 Boston Road (Block 3139, Lot 50) to a developer selected by HPD (L.U. No. 483; C 160286 HAX).**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on October 3, 2016 its decision dated September 21, 2016 (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 property located at 2012 Boston Road (Block 3139, Lot 50), as an Urban

Development Action Area (the "Project 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 property located at 2012 Boston Road (Block 3139, Lot 50), to a developer to be selected by HPD to facilitate a mixed-use development containing approximately 1,665 affordable residential units, approximately 61,100 square feet of retail space and approximately 110 accessory parking spaces, Community District 6, Borough of the Bronx (ULURP No. C 160286 HAX) (the "Application");

WHEREAS, the Application is related to applications C 160285 ZMX (L.U. No. 482), a zoning map amendment to change portions of the project area from R7-1 and R7-1/C1-4 to R8 and R8/C1-4 zoning districts; N 160288 ZRX (L.U. No. 484), a zoning text amendment to allow lot line windows adjacent to public parks in Large-Scale Residential Developments; N 160289 ZRX (L.U. No. 485), a zoning text amendment to designate a Mandatory Inclusionary Housing Area; C 160290 ZSX (L.U. No. 486), a Zoning Special Permit pursuant to ZR Section 78-312 for minor variations in the height and setback regulations on the periphery of the LSRD; C 160218 MMX (L.U. No. 487), a city map amendment to eliminate a portion of East Tremont Avenue; and C 160307 ZSX (L.U. No. 488), a Zoning Special Permit pursuant to ZR Section 78-312 to ensure that no new non-compliances are created in the modified previously approved LSRD;

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 October 3, 2016 and submitted to the Council on October 6, 2016, HPD submitted its requests (the "HPD Requests") respecting the Application including a project summary (the "Project Summary");

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on October 19, 2016;

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 and the Final Environmental Impact Statement ("FEIS"), for which a Notice of Completion was issued on September 9, 2016 (CEQR No. 16HPD001X) and the Technical Memo dated November \_\_, 2016;

RESOLVED:

Having considered the FEIS and the Technical Memo with respect to the Decision and Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) From among the reasonable alternatives available, the action is one which avoids or

minimizes adverse environmental impacts to the maximum extent practicable; and

- (3) The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by the placement of (E) designations for Hazardous Materials, Air Quality, and Noise, as well as through the provisions of Sections 81-624 and 81-691(a)(3) of the Zoning Resolution, which form part of the action; and
- (4) The Decision together with the FEIS constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report (C 160286 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 Disposition 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 Disposition 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 shall be developed in a manner consistent with the Project Summary submitted by HPD on October 6, 2016, a copy of which is attached hereto and made a part hereof.

The Council approves the disposition of 2012 Boston Road (Block 3139, Lot 50), to a developer 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 November 29, 2016, on file in this office.

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City Clerk, Clerk of The Council