



Legislation Details (With Text)

**File #:** Res 0185-2018      **Version:** \*      **Name:** LU 8 - Planning, 425 Grand Concourse, Bronx (C180032HAX)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 2/14/2018

**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 180032 HAX, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 425 Grand Concourse (Block 2346, Lot 1), Borough of the Bronx, Community District 1, to a developer to be selected by HPD (L.U. No. 8; C 180032 HAX).

**Sponsors:** Rafael Salamanca, Jr., Ben Kallos

**Indexes:**

**Attachments:** 1. Res. No. 185, 2. January 16, 2018 - Stated Meeting Agenda with Links to Files, 3. Hearing Transcript - Stated Meeting 1-16-18, 4. Land Use Calendar - Week of January 22, 2018 - January 26, 2018, 5. Hearing Testimony - Planning 1-23-18, 6. Land Use Calendar - Week of February 5, 2018 - February 9, 2018, 7. Land Use Calendar - February 8, 2018, 8. February 14, 2018 - Stated Meeting Agenda, 9. Hearing Transcript - Stated Meeting 2-14-18, 10. Minutes of the Stated Meeting - February 14, 2018, 11. Project Summary, 12. City Planning Commission Approval Letter, 13. Committee Report

Date	Ver.	Action By	Action	Result
2/8/2018	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
2/14/2018	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 185**

**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 180032 HAX, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 425 Grand Concourse (Block 2346, Lot 1), Borough of the Bronx, Community District 1, to a developer to be selected by HPD (L.U. No. 8; C 180032 HAX).**

**By Council Members Salamanca and Kallos**

WHEREAS, the City Planning Commission filed with the Council on December 28, 2017 its decision dated November 29, 2017 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) regarding city-owned property located at 425 Grand Concourse (Block 2346, Lot 1) (the “Disposition Area”), approving:

- a) pursuant to Article 16 of the General Municipal Law of New York State the designation of the Disposition Area as an Urban Development Action Area;

- b) pursuant to Article 16 of the General Municipal Law of New York State an Urban Development Action Area Project for the Disposition Area (the “Project”); and
- c) pursuant to Section 197-c of the New York City Charter the disposition of the Disposition Area to a developer to be selected by the New York City Department of Housing Preservation and Development;

which in conjunction with the related actions would facilitate the construction of a mixed-use building with affordable residential units, ground floor retail space, and community facility space in the Mott Haven neighborhood of the Bronx, (ULURP No. C 180032 HAX), Community District 1, Borough of the Bronx (the “Application”);

WHEREAS, the Application is related to applications C 180031 ZMX (L.U. No. 9), a zoning map amendment to change a C4-4 commercial district to a C6-3 district; and N 180033 ZRX (L.U. No. 10), a zoning text amendment to modify bulk regulations in certain C6-3 zoning districts and to designate a Mandatory Inclusionary Housing (MIH) 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 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 January 16, 2018 and submitted to the Council on January 19, 2018, HPD submitted its requests (the “HPD Requests”) respecting the Application including the submission of the project summary for the Project (the “Project Summary”);

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision and the HPD Requests on January 23, 2018;

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

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration (CEQR No. 17HPD068X) issued on August 3, 2017 (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 180032 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 and subject to the terms and conditions of the Project Summary.

The Project shall be developed in a manner consistent with Project Summary submitted by HPD January 19, 2018, copy of which is attached hereto and made a part hereof.

The Council approves the disposition of the Disposition Area to a developer to be selected by the New York City Department of Housing Preservation and Development for the development of the Project consistent with the Project Summary.

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 February 14, 2018, on file in this office.

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City Clerk, Clerk of The Council