



Legislation Details (With Text)

**File #:** Res 0600-2004      **Version:** \*      **Name:** LU 197 - ULURP, Site 43 of the Melrose Commons URA, Bronx (C040456HAX)

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

**In control:** Committee on Land Use

**On agenda:** 9/28/2004

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

**Title:** Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 040456 HAX, approving the designation of 436 East 161st Street, 867, 869, 871 and 875 Elton Avenue; 421, 425, 429 and 433 East 160th Street and a portion of the demapped street bed of East 160th Street between Elton and Melrose Avenues, part of Site 43 within the Melrose Commons Urban Renewal Area (Block 2382, Lots 16, 20, 22-25, 27-28 and 30), 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 to be selected by the Department of Housing Preservation and Development (L.U. No. 197; C 040456 HAX).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 9/28/04

Date	Ver.	Action By	Action	Result
9/27/2004	*	Committee on Land Use	Approved by Committee	
9/28/2004	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 600

Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 040456 HAX, approving the designation of 436 East 161<sup>st</sup> Street, 867, 869, 871 and 875 Elton Avenue; 421, 425, 429 and 433 East 160<sup>th</sup> Street and a portion of the demapped street bed of East 160<sup>th</sup> Street between Elton and Melrose Avenues, part of Site 43 within the Melrose Commons Urban Renewal Area (Block 2382, Lots 16, 20, 22-25, 27-28 and 30), 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 to be selected by the Department of Housing Preservation and Development (L.U. No. 197; C 040456 HAX).

By Council Members Katz and Martinez

WHEREAS, the City Planning Commission filed with the Council on August 31, 2004 its decision dated August 25, 2004 (the "Decision"), on the application submitted by the 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 436 East 161<sup>st</sup> Street, 867, 869, 871 and 875 Elton Avenue; 421, 425, 429 and 433 East 160<sup>th</sup> Street and a portion of the demapped street bed of East 160<sup>th</sup> Street between Elton

and Melrose Avenues, part of Site 43 within the Melrose Commons Urban Renewal Area (Block 2382, Lots 16, 20, 22-25, 27-28 and 30), 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 nine-story building, tentatively known as Parkview Commons, with approximately 109 units of low-income housing and one unit for a superintendent, to be developed under the New York State Housing Trust Fund Program (the "Disposition") , Community District 3, Borough of the Bronx (ULURP No. C 040456 HAX) (the "Application");

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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 August 25, 2004;

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on September 21, 2004;

WHEREAS, the Council has considered the relevant environmental review which determined that this application would not result in environmental impacts that would be substantially different from or greater than those described in the 1994 FEIS for the Melrose Commons URA project. In a letter dated March 19, 1998, it was determined that the proposed change do not alter the conclusions of the earlier review and that therefore the Notice of Completion issued on April 15, 1994 remains in effect (CEQR No. 88-087X);

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

RESOLVED:

Having considered the FEIS, with respect to the 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 thereto, the actions to be approved are ones which minimize or avoid adverse environmental impacts to the maximum extent practicable; and

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- (3) The adverse environmental impacts revealed in the FEIS will be minimized or avoided to

the maximum extent practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable;

- (4) The Decision and the FEIS constitute 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. §617.9(c)(3).

Pursuant to Section 197-d, the Council approves the decision of the City Planning Commission (C 040456 HAX).

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 Council approves the disposition of said 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 September 28, 2004, on file in this office.

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City Clerk, Clerk of The Council