



Legislation Details (With Text)

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**Type:** Resolution      **Status:** Adopted  
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**On agenda:** 10/13/2004

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**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 040521 HAX, approving the designation of property located at 3104, 3106 and 3110 Park Avenue (Block 2418, Lots 2-4), 308, 314 and 320 East 159th Street (Block 2418, Lots 10, 12 and 14), 821 and 817 Courtlandt Avenue (Block 2418, Lots 16 and 18), 301, 303, 305, 307, 309, 313, 317 and 321 East 158th Street (Block 2418, Lots 25, 26, 28, 29, 31-34), Site 22 within the Melrose Commons Urban Renewal Area, 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 selected by the Department of Housing Preservation and Development (L.U. No. 225; C 040521 HAX).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 10/13/04

Date	Ver.	Action By	Action	Result
10/6/2004	*	Committee on Land Use	Approved by Committee	
10/13/2004	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 632

Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 040521 HAX, approving the designation of property located at 3104, 3106 and 3110 Park Avenue (Block 2418, Lots 2-4), 308, 314 and 320 East 159th Street (Block 2418, Lots 10, 12 and 14), 821 and 817 Courtlandt Avenue (Block 2418, Lots 16 and 18), 301, 303, 305, 307, 309, 313, 317 and 321 East 158th Street (Block 2418, Lots 25, 26, 28, 29, 31-34), Site 22 within the Melrose Commons Urban Renewal Area, 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 selected by the Department of Housing Preservation and Development (L.U. No. 225; C 040521 HAX).

By Council Members Katz and Martinez

WHEREAS, the City Planning Commission filed with the Council on September 15, 2004 its decision dated September 8, 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 property located at 3104, 3106 and 3110 Park Avenue (Block 2418, Lots 2-4), 308, 314 and 320 East 159th Street (Block 2418, Lots 10, 12 and 14), 821 and 817 Courtlandt Avenue (Block 2418, Lots 16 and 18), 301, 303, 305, 307, 309, 313, 317 and 321 East 158th Street (Block 2418, Lots 25, 26, 28, 29, 31-34), Site 22 within the Melrose Commons Urban Renewal Area), 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 five-story building, tentatively known as Courtlandt Avenue Apartments, with approximately 167 units of housing for low-income families and one unit for a superintendent, to be developed under HPD's Cornerstone Program (the "Disposition") , Community District 1, Borough of the Bronx (ULURP No. C 040521 HAX) (the "Application");

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 September 22, 2004;

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on October 5, 2004;

WHEREAS, the Council has considered the relevant environmental review (CEQR No. 88-087X). It was 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 changes do not alter the conclusions of the earlier review and that therefore the Notice of Completion issued on April 15, 1994 remains in effect;

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
- (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. §617.11(d).

Pursuant to Section 197-d, the Council approves the decision of the City Planning Commission (C 040521 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 October 13, 2004, on file in this office.

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City Clerk, Clerk of The Council