



## Legislation Details (With Text)

**File #:** Res 0983-2005      **Version:** \*      **Name:** LU 383 - ULURP, Melrose Commons URA, Bronx (C050214HAX)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 5/25/2005

**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 050214 HAX, approving the designation of 3044, 3046, 3048, 3049, 3050, 3051, 3053, 3054, 3057 and 3058 Third Avenue; 491, 493 and 499 East 156th Street; 741, 745 and 749 Brook Avenue; and 829, 831, 833, 837-39 and 841 Washington Avenue, Site 1, p/o Site 3 and Site 28 within the Melrose Commons Urban Renewal Area (Block 2364, Lots 2-5, 7, 9, 15, 17, 19, 21, 23-24); Block 2378, Lots 62, and 64-66; Block 2381, Lots 52, 56 and 58-60), 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. 383; C 050214 HAX).

**Sponsors:** Melinda R. Katz, Miguel Martinez

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 5/25

Date	Ver.	Action By	Action	Result
5/19/2005	*	Committee on Land Use	Approved by Committee	
5/25/2005	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 983

Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 050214 HAX, approving the designation of 3044, 3046, 3048, 3049, 3050, 3051, 3053, 3054, 3057 and 3058 Third Avenue; 491, 493 and 499 East 156<sup>th</sup> Street; 741, 745 and 749 Brook Avenue; and 829, 831, 833, 837-39 and 841 Washington Avenue, Site 1, p/o Site 3 and Site 28 within the Melrose Commons Urban Renewal Area (Block 2364, Lots 2-5, 7, 9, 15, 17, 19, 21, 23-24); Block 2378, Lots 62, and 64-66; Block 2381, Lots 52, 56 and 58-60), 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. 383; C 050214 HAX).

**By Council Members Katz and Martinez**

WHEREAS, the City Planning Commission filed with the Council on April 29, 2005 its decision dated April 27, 2005 (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 3044, 3046, 3048, 3049, 3050, 3051, 3053, 3054, 3057 and 3058 Third Avenue; 491, 493 and 499 East 156<sup>th</sup> Street; 741, 745 and 749 Brook Avenue; and 829, 831, 833, 837-39 and 841 Washington Avenue, Site 1, p/o Site 3 and Site 28 within the Melrose Commons Urban Renewal Area (Block 2364, Lots 2-5, 7, 9, 15, 17, 19, 21, 23-24); Block 2378, Lots 62, and 64-66; Block 2381, Lots 52, 56 and 58-60), as an Urban Development Action Area (the "Area"); and
- 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 on three sites, tentatively known as Melrose Commons Cornerstone Sites 14A, C and D, with approximately 232 units of housing and commercial space, to be developed under HPD's Cornerstone Program (the "Disposition") Community Districts 1 and 3, Borough of the Bronx (ULURP No. C 050214 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 May 10, 2005;

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on May 17, 2005;

WHEREAS, the Council has considered the relevant environmental review (CEQR No. 88-087X) and the Final Environmental Impact Statement ("FEIS") for which a Notice of Completion was issued on April 15, 1994;

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
- (2) 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;
- (2) 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 050214 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 May 25, 2005, on file in this office.

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City Clerk, Clerk of The Council