



Legislation Details (With Text)

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Title:	Resolution approving the 1st Amended Melrose Commons Urban Renewal Plan, approving the designation of the area and approving the decision of the City Planning Commission on ULURP No. C 070275 HUX (L.U. No. 408).				
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Date	Ver.	Action By	Action	Result
6/7/2007	*	Committee on Land Use	Approved by Committee	
6/15/2007	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 919

Resolution approving the 1st Amended Melrose Commons Urban Renewal Plan, approving the designation of the area and approving the decision of the City Planning Commission on ULURP No. C 070275 HUX (L.U. No. 408).

By Council Members Katz and Garodnick

WHEREAS, the City Planning Commission filed with the Council on May 11, 2007, its decision and report dated May 9, 2007 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development ("HPD"), pursuant to Section 505 of Article 15 of the General Municipal Law of New York State and Section 197-c of the New York City Charter, regarding the proposed First Amended Urban Renewal Plan (the "Plan") for the Melrose Commons Urban Renewal Area (the "Area") which involves land use changes and the removal of height restrictions to facilitate the Boricua Village project on Sites 48, 49, 59 and 60, as well as land use changes and removal of height restrictions to facilitate a future project within the Melrose Commons Urban Renewal Area on Sites 45, 46, 56 and 57. In addition, the designation of Site 15 is being changed from commercial to residential to accommodate future mixed-use development (ULURP No. C 070275 HUX), Community Districts 1 and 3, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to ULURP Application Numbers C 070276 ZMX (L.U. No. 409), rezoning of a block bounded by East 163rd Street, Elton Avenue, East 161st Street, and Third Avenue from R8/C1-4 and C4-4 to R8/C2-4; and C 070277 HAX (L.U. No. 410), an urban development action area project designation and project approval, and disposition of city-owned properties;

WHEREAS, the City Planning Commission has certified that the Plan for the Area complies with the provisions of Section 502 of the General Municipal Law, conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives, and that the Plan is in conformity with the findings and designation of the 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 Area Designation is subject to review and action by the Council pursuant to Section 504 of the General Municipal Law;

WHEREAS, the Plan is subject to review and action by the Council pursuant to Section 505 of the General Municipal Law;

WHEREAS, the New York City Department of Housing Preservation and Development submitted to the Council its recommendations regarding the Application on April 9, 2007;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and the Plan on June 7, 2007;

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 April 27, 2007 (CEQR No. 06HPD008X);

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

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 504 of the General Municipal Law, the Council approves the Designation of the Area.

Pursuant to Section 505(4) of the General Municipal Law, the Council finds that:

1. The Area is a substandard or insanitary area or is in danger of becoming a substandard or insanitary area and tends to impair or arrest the sound growth and development of the municipality;
2. The financial aid to be provided to the municipality is necessary to enable the project to be undertaken in accordance with the Plan;
3. The Plan affords maximum opportunity to private enterprise, consistent with the sound needs of the municipality as a whole, for the undertaking of an urban renewal program;
4. The Plan conforms to a comprehensive community plan for the development of the municipality as a whole;
5. There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment; and
6. The undertaking and carrying out of the urban renewal activities in stages is in the best public interest and will not cause any additional or increased hardship to the residents of the Area.

Pursuant to Section 505 of the General Municipal Law, the Council approves the First Amended Urban Renewal Plan for the Melrose Commons Urban Renewal Area, dated December 2006.

Pursuant to Section 197-d of the New York City Charter, and on the basis of the Decision and Application, the Council

approves the Decision.

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 June 15, 2007, on file in this office.

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City Clerk, Clerk of The Council