



## Legislation Details (With Text)

**File #:** Res 0921-2007      **Version:** \*      **Name:** LU 410 - ULURP, Melrose Commons Urban Renewal Area, Bronx (C070277HAX)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 6/15/2007

**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 070277 HAX, approving the designation of property located at 491 East 161st Street; 492, 496, 500-02, 504, 506, 508, 515, 511, 509, 507, 503, 501, 499, 497, 493 and 491 East 162nd Street; 3203, 3199, 3197, 3195, 3219, 3233, 3229-31, 3225-27 and 3223 3rd Avenue; 918 and 922 Brook Avenue; 480, 490, 494, 498, 500-02, 504, 506, 508, and 496 East 163rd Street; 900 Washington Avenue and portions of the demapped bed of East 162nd Street from Third Avenue to Washington Avenue, Brook Avenue from East 161st Street to Elton Avenue and East 161st Street from Third Avenue to Brook Avenue, (Block 2366, Lots 21-23, 25, 27, 32-34, 37-40 and 1; and Block 2367, Lots 1, 26, 28-38, 55, 60, 20 -22, 24, 14-16 and part of Lots, 3, 6, 8, 10-12 and 50), Sites 48, 49, 59 and 60 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. 410; C 070277 HAX).

**Sponsors:** Melinda R. Katz, Daniel R. Garodnick

**Indexes:**

**Attachments:** 1. Press Release, 2. Committee Report, 3. Hearing Transcript - Stated Meeting 6/15/07

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. 921

Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 070277 HAX, approving the designation of property located at 491 East 161st Street; 492, 496, 500-02, 504, 506, 508, 515, 511, 509, 507, 503, 501, 499, 497, 493 and 491 East 162nd Street; 3203, 3199, 3197, 3195, 3219, 3233, 3229-31, 3225-27 and 3223 3rd Avenue; 918 and 922 Brook Avenue; 480, 490, 494, 498, 500-02, 504, 506, 508, and 496 East 163rd Street; 900 Washington Avenue and portions of the demapped bed of East 162nd Street from Third Avenue to Washington Avenue, Brook Avenue from East 161st Street to Elton Avenue and East 161st Street from Third Avenue to Brook Avenue, (Block 2366, Lots 21-23, 25, 27, 32-34, 37-40 and 1; and Block 2367, Lots 1, 26, 28-38, 55, 60, 20 -22, 24, 14-16 and part of Lots, 3, 6, 8, 10-12 and 50), Sites 48, 49, 59 and 60 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. 410; C 070277 HAX).

By Council Members Katz and Garodnick

WHEREAS, the City Planning Commission filed with the Council on May 11, 2007 its decision dated May 9, 2007 (the "Decision"), on the application submitted by the New York City 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 491 East 161<sup>st</sup> Street; 492, 496, 500-02, 504, 506, 508, 515 , 511, 509, 507, 503, 501, 499, 497, 493 and 491 East 162<sup>nd</sup> Street; 3203, 3199, 3197, 3195, 3219, 3233, 3229-31, 3225-27 and 3223 3<sup>rd</sup> Avenue; 918 and 922 Brook Avenue; 480, 490, 494, 498, 500-02, 504, 506, 508, and 496 East 163<sup>rd</sup> Street; 900 Washington Avenue and portions of the demapped bed of East 162<sup>nd</sup> Street from Third Avenue to Washington Avenue, Brook Avenue from East 161<sup>st</sup> Street to Elton Avenue and East 161<sup>st</sup> Street from Third Avenue to Brook Avenue, (Block 2366, Lots 21-23, 25, 27, 32-34, 37-40 and 1; and Block 2367, Lots 1, 26, 28-38, 55, 60, 20 -22, 24, 14-16 and part of Lots, 3, 6, 8, 10-12 and 50), Sites 48, 49, 59 and 60 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 approximately 679 residential units, retail and community facility uses, tentatively known as Boricua Village, to be developed under the New York City Department of Housing Preservation and Development's Cornerstone Program (the "Disposition"), Community Districts 1 and 3, Borough of the Bronx (ULURP No. C 070277 HAX) (the "Application");

WHEREAS, the Application is related to ULURP Applications Numbers C 070275 HUX (L.U. No. 408), an amendment to the Melrose Commons Urban Renewal Area Plan to facilitate Boricua Village and future URA developments by changing land use designation, lifting height limits, and restrictions on curb cuts for certain sites; C 070276 ZMX (L.U. No. 409), rezoning of a block bounded by East 163<sup>rd</sup> Street, Elton Avenue, East 161<sup>st</sup> Street, and Third Avenue from R8/C1-4 and C4-4 to R8/C2-4;

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 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 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 April 9, 2007;

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

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 070277 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 June 15, 2007, on file in this office.

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City Clerk, Clerk of The Council