



Legislation Details (With Text)

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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 070257 HAX, approving the designation of properties located at 3120 Park Avenue (Block 2418, Lot 6), Site 23 within the Melrose Commons Urban Renewal Area; 720-722 East 161st Street (Block 2647, Lots 43 and 44); 748 Jackson Avenue (Block 2646, Lot 41), Site 14A within the Mott Haven North Urban Renewal Area; and 451 East 159th Street (Block 2381, Lot 43), Site 31 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 the properties located at 3120 Park Avenue (Block 2418, Lot 6), 720-722 East 161st Street (Block 2647, Lots 43 and 44) and 451 East 159th Street (Block 2381, Lot 43), the Bronx, to a developer selected by the Department of Housing Preservation and Development (L.U. No. 406; C 070257 HAX).

Sponsors: Melinda R. Katz, Daniel R. Garodnick

Indexes:

Attachments: 1. Committee Report, 2. Hearing Transcript - Stated Meeting 6/27/07

Date	Ver.	Action By	Action	Result
6/25/2007	*	Committee on Land Use	Approved by Committee	
6/27/2007	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 939

Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 070257 HAX, approving the designation of properties located at 3120 Park Avenue (Block 2418, Lot 6), Site 23 within the Melrose Commons Urban Renewal Area; 720-722 East 161st Street (Block 2647, Lots 43 and 44); 748 Jackson Avenue (Block 2646, Lot 41), Site 14A within the Mott Haven North Urban Renewal Area; and 451 East 159th Street (Block 2381, Lot 43), Site 31 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 the properties located at 3120 Park Avenue (Block 2418, Lot 6), 720-722 East 161st Street (Block 2647, Lots 43 and 44) and 451 East 159th Street (Block 2381, Lot 43), the Bronx, to a developer selected by the Department of Housing Preservation and Development (L.U. No. 406; C 070257 HAX).

By Council Members Katz and Garodnick

WHEREAS, the City Planning Commission filed with the Council on March 30, 2007 its decision dated March 28, 2007 (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 properties located at 3120 Park Avenue (Block 2418, Lot 6), Site 23 within the Melrose Commons Urban Renewal Area; 720-722 East 161st Street (Block 2647, Lots 43 and 44); 748 Jackson Avenue (Block 2646, Lot 41), Site 14A within the Mott Haven North Urban Renewal Area; and 451 East 159th Street (Block 2381, Lot 43), Site 31 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 3120 Park Avenue (Block 2418, Lot 6), 720-722 East 161st Street (Block 2647, Lots 43 and 44) and 451 East 159th Street (Block 2381, Lot 43) to a developer selected by the Department of Housing Preservation and Development (the "Disposition") to facilitate development of four sites, tentatively known as POKO South Bronx Condominium II, with approximately 32 residential units, to be developed under the Department of Housing Preservation and Development's New Foundations Homeownership Program (ULURP No. C 070257 HAX), Community Districts 1 and 3, Borough of the Bronx (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 by submission dated May 28, 2007;

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on June 19, 2007;

WHEREAS, the Council has considered the relevant environmental review for this application (C 070257 HAX): the designated CEQR number is for 3120 Park Avenue (Block 2418, Lot 6), Site 23 and 451 East 159th Street (Block 2381, Lot 43), Site 31 within the Melrose Commons Urban Renewal Area is 88-087X. The co-lead agencies were the Departments of City Planning (DCP) and Environmental Protection (DEP). The designated CEQR number for 720-722 East 161st Street (Block 2647, Lots 43 and 44); 748 Jackson Avenue (Block 2646, Lot 41), Site 14A within the Mott Haven North Urban Renewal Area is 040HPD006X the lead agency was HPD.

For 3120 Park Avenue (Block 2418, Lot 6), Site 23 and 451 East 159th Street (Block 2381, Lot 43), Site 31 within the Melrose Commons Urban Renewal Area 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.

For 720-722 East 161st Street (Block 2647, Lots 43 and 44); 748 Jackson Avenue (Block 2646, Lot 41), Site 14A within the Mott Haven North Urban Renewal Area after a study of the potential environmental impact of the proposed action, a negative declaration was issued on April 11, 2006 (CEQR No. 06HPD006K) and the fact that a Negative Declaration was issued on June 6, 2006;

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

RESOLVED:

The Council finds that the actions described herein will have no significant effect on the environment;

Having considered the FEIS, with respect to the Application, for which a Notice of Completion was issued on April 15, 1994 (CEQR No. 88-087X), 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. §617.9(c)(3).

Pursuant to Section 197-d, the Council approves the decision of the City Planning Commission (C 070257 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 27, 2007, on file in this office.

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City Clerk, Clerk of The Council