Legislation Details (With Text)

File #:	Res 1120-2007	**Version:**	*	**Name:**	LU 543 - ULURP, 3100, 3120 Third Ave.; 747 Elton Ave.; 507 E. 158th St., Bronx (C070506HAX)
Type:	Resolution			**Status:**	Adopted
				In control:	Committee on Land Use
On agenda:	10/29/2007				
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 070506 HAX, approving the designation of property located at 3100 3rd Avenue (Block 2364, Lot 45), 3120 3rd Avenue (Block 2364, p/o the air rights over Lot 58), 3106 3rd Avenue (Block 2364, Lot 49), and 507 East 158th Street (Block 2364, Lot 70), part of Site 17 within the Melrose Commons Urban Renewal Area, Borough of 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. 543; C 070506 HAX).

Sponsors:

Indexes:

Attachments: 1. Press Release, 2. Committee Report, 3. Hearing Transcript - Stated Meeting 10/29/07

Date	Ver.	Action By	Action	Result
10/25/2007	*	Committee on Land Use	Approved by Committee	
10/29/2007	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1120

Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 070506 HAX, approving the designation of property located at 3100 3rd Avenue (Block 2364, Lot 45), 3120 3rd Avenue (Block 2364, p/o the air rights over Lot 58), 3106 3rd Avenue (Block 2364, Lot 49), and 507 East 158th Street (Block 2364, Lot 70), part of Site 17 within the Melrose Commons Urban Renewal Area, Borough of 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. 543; C 070506 HAX).

By Council Members Katz and Garodnick

WHEREAS, the City Planning Commission filed with the Council on October 5, 2007 its decision dated October 3, 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 property located at 3100 3rd Avenue (Block 2364, Lot 45), 3120 3rd Avenue (Block 2364, p/o the air rights over Lot 58), 3106 3rd Avenue (Block 2364, Lot 49), and 507 East 158th Street (Block 2364, Lot 70), part of Site 17 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 an eight-story mixed-use building, tentatively known as Melrose Commons RFP Site B-1, with approximately 96 residential units, with commercial and community facility uses, to be developed under the Department of Housing Preservation and Development's Cornerstone Program (the "Disposition"), Community District 1, Borough of the Bronx (ULURP No. C 070506 HAX) (the "Application");

WHEREAS, the Application is related to ULURP Applications Numbers C 070507 ZSX (L.U. No. 544), a special permit, pursuant to Section 74-681 of the New York City Zoning Resolution, to permit development over a railroad right-of-way or yard; and C 080002 ZMX (L.U. No. 545), a zoning map amendment eliminating from within an existing R8 District a portion of a C1-4 District;

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 October 22, 2007;

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on October 23, 2007;

WHEREAS, the Council has considered the relevant environmental review issues and the Final Environmental Impact Statement ("FEIS"), (CEQR No. 06HPD008X);

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 and 2007 FEIS for the Melrose Commons URA project. In a letter dated July 6, 2007 with a copy of the Notice of Minor Modification and the Technical Memorandum for the CEQR No. 88-087X application, it was determined that the proposed changes do not alter the conclusions of the FEIS and that therefore the Notice of Completion issued on April 27, 2007 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, for which a Notice of Completion was issued on April 15, 1994 and a letter dated July 6, 2007 with a copy of the Notice of Minor Modification and the Technical Memorandum, with respect to the Application, the Council finds that:

powered by Legistar™

(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 this 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 070506 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 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 29, 2007, on file in this office.

….....….

City Clerk, Clerk of The Council