



**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:

- a. the designation of property located at 65 East 149<sup>th</sup> Street (Block 2356, Lot 2), Harlem River, south of former East 150<sup>th</sup> Street (Block 2356, Lot 72), demapped portion of East 150<sup>th</sup> Street (Block and Lot TBD), Land under water/Harlem River, north of former East 150<sup>th</sup> Street, Area west of Exterior Street/ north of former East 150<sup>th</sup> Street and p/o of Mill Pond Park and Land under water/ Harlem River, north of former East 150<sup>th</sup> Street (Block 2356, Lot 1, p/o Lot 2 and p/o Lot 3) as an Urban Development Action Area; and
- b. Urban Development Action Area Project for such area

to facilitate the development of a publicly accessible open space, Borough of the Bronx, Community District 4.

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**WHEREAS**, on June 18<sup>th</sup>, 2019, HPD submitted an application (N 190501 HAX) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of property located at 65 East 149<sup>th</sup> Street (Block 2356, Lot 2), Harlem River, south of former East 150<sup>th</sup> Street (Block 2356, Lot 72), demapped portion of East 150<sup>th</sup> Street (Block and Lot TBD), Land under water/Harlem River, north of former East 150<sup>th</sup> Street, Area west of Exterior Street/ north of former East 150<sup>th</sup> Street and p/o of Mill Pond Park and Land under water/ Harlem River, north of former East 150<sup>th</sup> Street (Block 2356, Lot 1, p/o Lot 2 and p/o Lot 3) as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area; and

**WHEREAS**, HPD has stated that:

The Project Area consists of land that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Project Area is therefore eligible to be an

Urban Development Action Area and the Proposed Project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

**WHEREAS**, this application (N 190501 HAX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and SEQRA regulations set forth in Volume 6 of the New York City Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review Act (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1997. The designated CEQR number is 16DME012X, TM002. The lead agency is HPD.

After a study of the potential environmental impact on the proposed action, a Negative Declaration was issued on June 12, 2019; and

**WHEREAS**, this application (N 190501 HAX) was referred by the Department of City Planning to Bronx Community Board 4 on June 17, 2019; and

**WHEREAS**, Bronx Community Board 4 submitted a letter in support of the project, dated May 6, 2019; and

**WHEREAS**, on July 10, 2019 (Calendar No. 7), the City Planning Commission scheduled July 31, 2019, for a public hearing for this application (N 190501 HAX). The hearing was duly held on July 31, 2019 (Calendar No. 40); and

**WHEREAS**, there were three speakers in favor of the application and none in opposition at the public hearing; and

**WHEREAS**, a representative from the Economic Development Corporation (EDC) spoke in favor of the proposed project, summarizing the background and history of the site, including public investment in the area. A representative from HPD spoke in favor of the proposed project and summarized the housing program for the site. A representative from the project's development team provided details on the proposed development, the open space design, the improvements to the public park, and the community outreach that occurred; and

**WHEREAS**, there were no other speakers and the hearing was closed; and

**WHEREAS**, this application would facilitate new publicly-accessible open space along the Harlem River waterfront as part of a new mixed-use development that would include approximately 1,044 units of affordable housing, ground-floor retail space, a cinema, office space, and community facility space.

**WHEREAS**, the Commission has determined that the application warrants approval and therefore adopts the following resolution:

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and

**WHEREAS**, The Department of Housing Preservation and Development has recommended an Urban Development Action Area located at the designation of property located at 65 East 149<sup>th</sup> Street (Block 2356, Lot 2), Harlem River, south of former East 150<sup>th</sup> Street (Block 2356, Lot 72), demapped portion of East 150<sup>th</sup> Street (Block and Lot TBD), Land under water/Harlem River, north of former East 150<sup>th</sup> Street, Area west of Exterior Street/ north of former East 150<sup>th</sup> Street and p/o of Mill Pond Park and Land under water/ Harlem River, north of former East 150<sup>th</sup> Street (Block 2356, Lot 1, p/o Lot 2 and p/o Lot 3) as an Urban Development Action Area; and

**WHEREAS**, The Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

**THEREFORE**, be it **RESOLVED** that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- 1) the designation of property located at 65 East 149<sup>th</sup> Street (Block 2356, Lot 2), Harlem River, south of former East 150<sup>th</sup> Street (Block 2356, Lot 72), demapped portion of East 150<sup>th</sup> Street (Block and Lot TBD), Land under water/Harlem River, north of former East 150<sup>th</sup> Street, Area west of Exterior Street/ north of former East 150<sup>th</sup> Street and p/o of Mill Pond Park and Land under water/ Harlem River, north of former East 150<sup>th</sup> Street (Block 2356, Lot 1, p/o Lot 2 and p/o Lot 3) as an Urban Development Action Area; and

- 2) an Urban Development Action Area Project for such area; and

the City Planning Commission recommends that the New York City Council find that:

- a) The present status of the area tends to impair or arrest the sound development of the municipality;
- b) The financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and
- c) The project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act.

The above resolution, duly adopted by the City Planning Commission on August 14, 2019 (Calendar No. 22, is filed with the Office of the Speaker, City Council, pursuant to Article 16 of the General Municipal Law of New York State.

**MARISA LAGO, *Chair***

**KENNETH J. KNUCKLES, ESQ., *Vice Chair***

**DAVID J. BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO, III,  
MICHELLE DE LA UZ, JOSEPH DOUEK, RICHARD W. EADDY,  
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HONORABLE RUBEN DIAZ, JR.  
Bronx Borough President

Ms. KATHLEEN SAUNDERS  
Board Chair

MR. PAUL A. PHILPS  
District Manager

May 6, 2019

Ms. Marisa Lago  
Chairperson  
NYC Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

**Re: Uniform Land Use Review Procedure (ULURP) Application # N190501HAX: Bronx Point Project at 575 Exterior Street, Bronx, NY**

Dear Chairperson Lago:

Please be advised that on September 25, 2018, at its regularly scheduled General Board Meeting, Bronx Community Board Four voted in the affirmative to issue a letter of support for the Urban Development Action Area ("UDAA") designation and an Urban Development Action Area Project ("UDAAP") ULURP # N190501HAX to facilitate the open space surrounding a new mixed-use development (aka Bronx Point) that would include approximately 540 units of affordable housing, ground-floor retail space, a cinema, office space, community facility space, and publicly-accessible open space along the Harlem River waterfront.

The open space funded through UDAAP will include the shore public walkway and Supplemental Public Access Area required by the Waterfront Access Plan (WAP) in the Special Harlem River North Sub-district, an additional public plaza along Exterior Street, public access throughout the Development Site, and improvements to Mill Pond Park including; a new playground, new adult fitness equipment, expanded barbeque area and rehabilitation along the coast.

Please feel free to reach out if you have any questions.

Regards,

Paul A. Philps  
District Manager  
Community Board Four

Cc: Jackson Strong, Housing & Land Use Committee Chair  
Ms. Kathleen Saunders, Board Chairperson