



## CITY PLANNING COMMISSION

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March 12, 2008/Calendar No. 15

C 080223 HAX

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**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 868-70 and 368 Courtlandt Avenue (Block 2407, Lots 5 and 8); 902 and 904 Courtlandt Avenue (Block 2408, Lots 6 and 7); 377 and 375 East 160<sup>th</sup> Street (Block 2407, Lots 31 and 32); 370, 372, and 376 East 161<sup>st</sup> Street (Block 2407, Lots 10, 11, and 12); 359, 377-81, 375, 373, and 363-65 East 161<sup>st</sup> Street (Block 2408, Lots 1, 25, 27, 28, 29, and 31); 364, 368, 370, 376, 378, 384, and 386 East 162<sup>nd</sup> Street (Block 2408, Lots 8, 9, 10, 13, 14, and part of 12 and 16); 895 Melrose Avenue (Block 2408, Lot 20), Sites 46, 45, 57, and 56 of the Melrose Commons Urban Renewal Area; 886 and 900 Courtlandt Avenue (Block 2408, Lots 2 and 5); and 376 East 162<sup>nd</sup> Street (Block 2408, part of Lot 12), as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of property located at 868-70 and 368 Courtlandt Avenue (Block 2407, Lots 5 and 8); 902 and 904 Courtlandt Avenue (Block 2408, Lots 6 and 7); 377 and 375 East 160<sup>th</sup> Street (Block 2407, Lots 31 and 32); 370, 372, and 376 East 161<sup>st</sup> Street (Block 2407, Lots 10, 11, and 12); 359, 377-81, 375, 373, and 363-65 East 161<sup>st</sup> Street (Block 2408, Lots 1, 25, 27, 28, 29, and 31); 364, 368, 370, 376, 378, 384, and 386 East 162<sup>nd</sup> Street (Block 2408, Lots 8, 9, 10, 13, 14, and part of 12 and 16); and 895 Melrose Avenue (Block 2408, Lot 20), to a developer selected by HPD;

to facilitate development of four residential buildings and three townhouses, tentatively known as Courtlandt Corners I and II, with approximately 326 residential units and commercial space, to be developed under Housing Preservation and Development and the Housing Development Corporation's low and moderate income housing programs, Community District 3, Borough of the Bronx.

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Approval of three separate matters is required:

1. The designation of property located at 868-70 and 368 Courtlandt Avenue (Block 2407, Lots 5 and 8); 902 and 904 Courtlandt Avenue (Block 2408, Lots 6 and 7); 377 and 375

East 160<sup>th</sup> Street (Block 2407, Lots 31 and 32); 370, 372, and 376 East 161<sup>st</sup> Street (Block 2407, Lots 10, 11, and 12); 359, 377-81, 375, 373, and 363-65 East 161<sup>st</sup> Street (Block 2408, Lots 1, 25, 27, 28, 29, and 31); 364, 368, 370, 376, 378, 384, and 386 East 162<sup>nd</sup> Street (Block 2408, Lots 8, 9, 10, 13, 14, and part of 12 and 16); 895 Melrose Avenue (Block 2408, Lot 20), Sites 46, 45, 57, and 56 of the Melrose Commons Urban Renewal Area; 886 and 900 Courtlandt Avenue (Block 2408, Lots 2 and 5); and 376 East 162<sup>nd</sup> Street (Block 2408, part of Lot 12), as an Urban Development Action Area;

2. An Urban Development Action Area Project for such property; and
3. The disposition of property located 868-70 and 368 Courtlandt Avenue (Block 2407, Lots 5 and 8); 902 and 904 Courtlandt Avenue (Block 2408, Lots 6 and 7); 377 and 375 East 160<sup>th</sup> Street (Block 2407, Lots 31 and 32); 370, 372, and 376 East 161<sup>st</sup> Street (Block 2407, Lots 10, 11, and 12); 359, 377-81, 375, 373, and 363-65 East 161<sup>st</sup> Street (Block 2408, Lots 1, 25, 27, 28, 29, and 31); 364, 368, 370, 376, 378, 384, and 386 East 162<sup>nd</sup> Street (Block 2408, Lots 8, 9, 10, 13, 14, and part of 12 and 16); and 895 Melrose Avenue (Block 2408, Lot 20) to a developer selected by the Department of Housing Preservation and Development.

The application for the Urban Development Action Area designation and project approval and disposition of city-owned property was filed by the Department of Housing Preservation and Development (HPD) on December 18, 2007.

Approval of this application would facilitate development of four residential buildings and three townhouses with approximately 326 residential units and commercial space, to be developed under Housing Preservation and Development and the Housing Development Corporation's low and moderate income housing programs. The proposed project is tentatively known as Courtlandt Corners I and II.

The Department of Housing Preservation and Development states in its application that:

The Project Area consists of underutilized vacant properties, which tend 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.

### **RELATED ACTIONS**

In addition to approval of the UDAAP designation, project approval and disposition of City-owned property which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

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| C 080222 ZMX | Zoning Map Amendment changing from an R7-2 District to an R7A District.             |
| N 080246 HCX | Approval of a minor change to the First Amended Melrose Commons Urban Renewal Plan. |

### **BACKGROUND**

The Department of Housing Preservation and Development (HPD) is seeking an Urban Development Action Area Project (UDAAP) designation and project approval, disposition of city-owned properties, a zoning map amendment and a minor change to the First Amended Melrose Commons Urban Renewal Plan to facilitate the construction of Courtlandt Corners I and Courtlandt Corners II, a mixed use development located within the Melrose Commons Urban Renewal Area.

The project consists of sites 45, 46, 56 and 57 in the Melrose Commons Urban Renewal Plan (MCUR). The disposition area consists of 22 City-owned properties, Block 2407, Lots 5, 8, 10-12, 31 and 32 in Courtlandt Corners I; and Block 2408, Lots 1, 6-10, p/o 12, 13, 14, p/o 16, 20, 25, 27-29 and 31. Not included in the disposition area but still part of the project site are three privately owned properties (Block 2408, Lots 2, 5 and p/o 12) in Courtlandt Corners II. The city-owned properties are part of the MCUR. The plan has been facilitating the revitalization of a 34 block area with new residential construction and the rehabilitation of vacant buildings. In addition, the plan includes supportive commercial and community facility uses distributed along the major avenues and incorporates a system of small parks and public open spaces.

Jointly, Courtlandt Corners I and II would have approximately 326 units of housing primarily targeted towards low and moderate income families, 50% to 100% area median income. The proposed project consists of the construction of four residential buildings and three townhouses. The project would provide approximately 386,462 of residential floor area, 30,028 square feet of commercial floor area; approximately 20,164 square feet of open space and 50 space accessory parking garage. The project would be built under the Quality Housing program. The proposed project would be developed through HPD's Multifamily New Construction Program and conveyed to a developer selected by HPD.

### **Courtlandt Corners I**

Courtlandt Corners I would be located on MCUR Sites 45 and 46 (Block 2407, Lots 5, 8, 10-12, 31 and 32) 868-70 Courtlandt Avenue, 370-376 East 161<sup>st</sup> Street and 375-377 East 160<sup>th</sup> Street

on a block bounded by East 160<sup>th</sup> and East 161<sup>st</sup> streets, Courtlandt and Melrose avenues. The site, 19,001 square feet in area, consists of vacant land, a vacant gas station and a vacant used car lot. All remaining structures on the project site will be demolished. The site is currently zoned R8 with a C1-4 commercial overlay to a depth of 100 feet from East 161<sup>st</sup> Street. The proposed development consists of a 71 unit, eight to 10-story building with approximately 12,257 square feet of ground floor commercial space facing East 161<sup>st</sup> Street. An approximately 4,000 square foot, landscaped open space would be provided in the rear of the building above the proposed commercial space. In addition, the southeast corner of the site that fronts on East 160<sup>th</sup> Street would be developed as open space.

Abutting the project site along East 161<sup>st</sup> Street are a one-story commercial building, a three-story residential building with ground floor commercial use, a multiple dwelling and a gas station. The remainder of the block is occupied by a two-story office building, two occupied five-story multiple dwellings and Jasper Hall, an eight-story residential building with 54 units, currently under construction on Site 44 of the MCUR. West of the project site, across Courtlandt Avenue, is privately owned vacant land. South of the site are new construction projects completed through the MCUR, including three-story, three-family homes built under the New Foundations Program and Villa Hermosa a housing for the elderly project with 80 units, located on Melrose Avenue between East 159<sup>th</sup> and East 160<sup>th</sup> streets.

## **Courtlandt Corners II**

Courtlandt Corners II would be located on MCUR Sites 56 and 57 (Block 2408, Lots 1, 6-10, p/o 12, 13, 14, p/o 16, 20, 25, 27-29 and 31) 359 East 161<sup>st</sup> Street, 902-904 Courtlandt Avenue, 364-

386 East 162<sup>nd</sup> Street, 895 Melrose Avenue and 363-381 East 161<sup>st</sup> Street. In addition, Courtlandt Corners II will also include privately owned properties (Block 2408, Lots 2, 5 and p/o 12) 886-900 Courtlandt Avenue and 376 East 162<sup>nd</sup> Street on a block bounded by East 161<sup>st</sup> and East 162<sup>nd</sup> streets, Courtlandt and Melrose avenues. The site, 55,253 square feet in area, consists of fifteen city-owned parcels and three privately owned parcels. The project site contains vacant land, two community gardens, a vacant gas station, a vacant mixed use building and a lot used for storage by a building supply company whose office is located across East 161st Street.

The site occupies most of the block with the exception of a two-family house and a six-story multiple dwelling which are both privately owned and located on Melrose Avenue and East 162<sup>nd</sup> Street.

The proposed development consists of six buildings organized around a central courtyard. Buildings A and B, to be located along East 161<sup>st</sup> Street, would range from eight to ten stories in height. Building A will provide 78 residential units and approximately 8,634 square feet of commercial space and would have its residential entrance on Courtlandt Avenue. Building B with 85 residential units and approximately 9,137 square feet of commercial space would have its residential entrance on Melrose Avenue. Building C, to be located along East 162<sup>nd</sup> Street, consists of a seven-story residential building with 89 units and main entrance on East 162<sup>nd</sup> Street. The proposed development would also include three two-story townhouses to be located adjacent to building C facing Courtlandt Avenue. A 50 space accessory parking garage will also be provided, accessible from East 162<sup>nd</sup> Street. The roof over the parking area will be developed as a landscaped roof terrace for residents, accessible from the three buildings and, private

gardens for the townhouses. Community space (community room and laundry room) for the entire development are provided on the ground floor of Building C.

North and east of the project site, across East 162<sup>nd</sup> Street and Melrose Avenue, are undeveloped MCUR sites. These sites are projected to be developed as affordable housing and a public park by the year 2012. Railroad Park and Morrisania Air-Rights Houses a New York City Housing Authority development with 841 units are located to the west of the project site, across Courtlandt Avenue.

The area surrounding the project site is primarily residential in character with recently constructed subsidized housing including: Parkview Commons I and II with 198 units and 13,000 square feet of ground floor commercial located on East 161<sup>st</sup> Street, between Melrose and Elton avenues; Courtlandt Avenue Apartments with 167 units of housing located on East 158<sup>th</sup> Street and New York State Housing Partnership three family homes with 210 units located on East 159<sup>th</sup> Street between Courtlandt and Elton avenues. Public School 29 is located on Courtlandt Avenue and East 157<sup>th</sup> Street. Retail and service establishments are found along Third Avenue, Melrose Avenue and along East 161st Street.

Six bus lines stop within a block of the project site; Bx 6 which runs east-west along East 161<sup>st</sup> Street (and connects with the 161st Street subway station located on River Avenue); the Bx 2 and 41 that runs north-south along Melrose Avenue and the Grand Concourse. The Metro North Railroad's Melrose station is located on East 162<sup>nd</sup> Street and Park Avenue a block west of project site.

## **REQUIRED ACTIONS**

### **Zoning Map Amendment (C 080222 ZMX)**

The Courtlandt Corners II site is currently split between two zoning districts. An 18,814 square foot area along East 162nd Street between Courtlandt and Melrose avenues is zoned R7-2 with a C1-4 overlay. The 36,439 square foot balance of the site is currently zoned R8 with a C1-4 overlay. R7-2 is a medium-density residential district. The R7-2 allows for residential development with a maximum FAR of 3.44 for height factor development. Under the Quality Housing regulations the R7-2 has a maximum of 3.44 on a narrow street and 4.00 on a wide street. The base height is 40' to 65' on a wide street and 40' to 60' on a narrow street. The existing C1-4 overlay allows local commercial uses with an FAR of 2.0 and community facility uses with an FAR of 6.5. The proposed map amendment would facilitate the construction of Courtlandt Corners II, particularly Building C, a seven-story residential building with 89 units located on East 162<sup>nd</sup> Street.

The proposed zoning map amendment would rezone the northern portion of the block an 18,814 square foot area from R7-2 to R7A and retain the C1-4 overlay. This would allow residential development with a maximum FAR of 4.0 regardless of the width of the street, a community facility FAR of 4.0, and a commercial FAR of 2.0. The base height in an R7A is 40' to 65' regardless of the width of the street. The total blended maximum FAR of the Courtlandt Corners II site is 6.11. The proposed FAR for the site is 5.57



The rezoning area includes two privately owned properties that are not included in this development: Block 2408, Lot 17 (390 East 162<sup>nd</sup> Street), an occupied six-story residential building with ground floor commercial uses and Block 2408, Lot p/o 16 (386 East 162<sup>nd</sup> Street), an occupied two family house. A portion of the rear yard of this house is part of MCURP Site 56 project site.

### **Minor Change to the First Amended Melrose Commons Urban Renewal Plan**

#### **(N 080246 HCX)**

HPD is also seeking the approval of the First Minor Change to the First Amended Melrose Commons Urban Renewal Plan. This proposed minor change would facilitate the development of Courtlandt Corners II. This project is being developed on a block which is narrower (168 feet wide) than the standard (200 feet wide). The narrower width of the block plus the 5-foot setback currently required under the Plan would result in a smaller building footprint and therefore smaller units.

The proposed minor change would permit the frontages along East 162<sup>nd</sup> Street to be built to the street line and the frontage on Courtlandt Avenue between East 161<sup>st</sup> Street and East 162<sup>nd</sup> Street to be set back 3 feet, rather than the current minimum 5 foot set back specified in the Urban Renewal Plan.

HPD proposes that Section C.3.2.a. on page 8 of the Plan be changed to read “Except for frontages along East 161<sup>st</sup> Street, *East 162<sup>nd</sup> Street, and Courtlandt Avenue between East 161<sup>st</sup> Street and East 162<sup>nd</sup> Street*, for any building containing residential dwelling units on the ground

floor or within 5 feet of curb level, the street walls containing legally required windows in all residential portions of that building will be set back a minimum of 5 feet from street line.” The proposed change conforms to the intent and purpose of the plan and complies with the requirements of the Zoning Resolution and all applicable laws.

## **ENVIRONMENTAL REVIEW**

This application (C 080223 HAX), in conjunction with the related applications (C 080222 ZMX and N 080246 HCX), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 06HPD008X. The lead agency is the Department of Housing Preservation and Development.

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 December 28, 2007 with a copy of the Notice of Minor Modification and the Technical Memorandum for the CEQR No. 06HPD008X 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.

## **UNIFORM LAND USE REVIEW**

This application (C 080223 HAX), in conjunction with the related applications (C 080222 ZMX), was certified as complete by the Department of City Planning on January 7, 2008, and was duly referred to Community Board 3 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b).

### **Community Board Public Hearing**

Community Board 3 held a public hearing on this application on January 8, 2008 and on that date by a vote of 22 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving this application with conditions on February 11, 2008.

The Borough President's recommendation included the following conditions:

1. Assure that apartments are available for residents earning between 60-100% of the area median income, as proposed by the developer, in order to better serve the neighborhood's diverse population.
2. Amend the environmental review to analyze the impact on subway entrances at East 161<sup>st</sup> Street and River Avenue, where the Bx 6 & Bx 13 buses that would serve Courtlandt Corners drop-off passengers.
3. Amend the environmental review to analyze the impact on the Melrose Metro-North station located immediately northwest of site.
4. Add an additional Bx 6 bus going both directions during peak hours.
5. Incorporate an additional 400 units excluded from the Melrose Commons Environmental Impact Analysis into the development analysis.
6. Coordinate with Department of Small Business Services to develop a relocation plan for the displaced businesses.

### **City Planning Commission Public Hearing**

On January 30, 2008 (Calendar No. 6), the City Planning Commission scheduled February 13, 2008, for a public hearing on this application (C 080223 HAX). The hearing was duly held on February 13, 2008 (Calendar No. 36), in conjunction with the public hearing on the related application (C 080222 ZMX).

There were three speakers who spoke in favor and none opposed to the application. The speakers included a representative from HPD, the project architect, and the sponsor. The representative of the Department of Housing Preservation and Development briefly described the proposal and the required actions within the context of the Melrose Commons Urban Renewal Plan. The project architect and the developer also appeared in favor of the project.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the application for UDAAP designation, project approval and disposition of city-owned property, along with the related actions, is appropriate.

The application would facilitate the development of vacant and underutilized city-owned land that has had a blighting influence on this area.

The project consists of the construction of four residential buildings and three townhouses. The project would provide approximately 386,462 square feet of residential floor area with a total of 326 units of housing targeted towards low and moderate income families, 30,028 square feet of commercial space and approximately 20,164 square feet landscaped court yard. An accessory parking garage with 50 spaces would also be provided. As proposed, Courtlandt Corners I and II would be built under the Quality Housing program and conveyed to a developer selected by HPD.

The Commission notes that this project is consistent with the goals set forth in the Melrose Commons Urban Renewal Plan (Sites 45, 46, 56 and 57) to develop new housing on the subject site. The Commission believes that the proposed project offers an opportunity to address the need for affordable housing for low or moderate income families and will contribute to the continued revitalization of the area.

Regarding the Borough President's recommendation, in letters to the Commission dated February 20, 2008 and March 3, 2008 the applicant (HPD) states:

Income Diversity

The Borough President requested that there be mixed-income in the development. The project's current financing structure will require that all units (71) in Courtlandt Corners I be available to households earning up to 60% of the AMI. In Courtlandt Corners II all units (252) will be available to households earning up to 50%, 60%, 80% and 100% of the AMI. Courtlandt Corners I will be financed through a tax-exempt financing program. It is therefore not feasible to mix the financing with non-tax exempt financing programs to provide a greater income mix. However, it should be noted that of the 252 units in Courtlandt Corners II, 40% of the units will be below 60% of the AMI.

Environmental Impact Statement for the Melrose Commons Urban Renewal Area

In spring 2008, HPD will be issuing an RFP for the remaining sites in the northern part of the Melrose Commons Urban Renewal Area (URA). The development of these sites will require an environmental review. The Borough President's concerns related to the Final Environmental Impact Statement (FEIS) for the Melrose Commons URA, approved by the City Planning Commission in 2007, will be taken into account with the additional environmental analysis needed to develop the RFP sites.

Coordination with the Department of Small Business Services

HPD will reach out to DSBS to provide assistance to any remaining businesses within the Melrose Commons Urban Renewal Area which will be displaced. It should be noted that Courtlandt Corners will not cause the displacement of any businesses.

**Zoning Map Amendment (C 080222 ZMX)**

The Commission believes that the proposed zoning map amendment to rezone the northern half of Block 2408 from an R7-2 District to an R7A District is appropriate.

The proposed zoning map amendment would rezone the northern portion of the block, a 18,814 square foot area, from R7-2 to R7A and retain the C1-4 overlay. This would allow residential development with a maximum FAR of 4.0 regardless of the width of the street, a community facility FAR of 4.0, and a commercial FAR of 2.0. The base height in an R7A is 40' to 65' regardless of the width of the street.

**Minor Change to the First Amended Melrose Commons Urban Renewal Plan**

**(N 080246 HCX)**

The Commission believes that the proposed Minor Change to the First Amended Melrose Commons Urban Renewal Plan is appropriate, and is therefore approving the change.

The proposed minor change would permit the frontages along East 162<sup>nd</sup> Street to be built to the street line and the frontage on Courtlandt Avenue between East 161<sup>st</sup> Street and East 162<sup>nd</sup> Street to be set back 3 feet, rather than the current minimum 5 foot set back specified in the Urban Renewal Plan.

## **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the proposed disposition of city-owned property located at 868-70 and 368 Courtlandt Avenue (Block 2407, Lots 5 and 8); 902 and 904 Courtlandt Avenue (Block 2408, Lots 6 and 7); 377 and 375 East 160<sup>th</sup> Street (Block 2407, Lots 31 and 32); 370, 372, and 376 East 161<sup>st</sup> Street (Block 2407, Lots 10, 11, and 12); 359, 377-81, 375, 373, and 363-65 East 161<sup>st</sup> Street (Block 2408, Lots 1, 25, 27, 28, 29, and 31); 364, 368, 370, 376, 378, 384, and 386 East 162<sup>nd</sup> Street (Block 2408, Lots 8, 9, 10, 13, 14, and part of 12 and 16); 895 Melrose Avenue (Block 2408, Lot 20), Sites 46, 45, 57, and 56 of the Melrose Commons Urban Renewal Area, conforms to the objectives and provisions of the Melrose Commons Urban Renewal Plan (C 940226 HUX) dated June 16, 1994.

**RESOLVED**, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on April 27, 2007 and a letter dated December 28, 2007 with a copy of the Notice of Minor Modification and the Technical Memorandum, with respect to this application (CEQR No. 06HPD008X), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and regulations have been met and that, consistent with social, economic and other essential considerations:

1. From among the reasonable alternatives thereto, the action to be approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts revealed in the Environmental Impact Statement will be minimized or avoided to the maximum extent possible by incorporating, as conditions to the approval, those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and others factors and standards; that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and

**WHEREAS**, the Department of Housing Preservation and Development has recommended the designation of 868-70 and 368 Courtlandt Avenue (Block 2407, Lots 5 and 8); 902 and 904 Courtlandt Avenue (Block 2408, Lots 6 and 7); 377 and 375 East 160<sup>th</sup> Street (Block 2407, Lots 31 and 32); 370, 372, and 376 East 161<sup>st</sup> Street (Block 2407, Lots 10, 11, and 12); 359, 377-81, 375, 373, and 363-65 East 161<sup>st</sup> Street (Block 2408, Lots 1, 25, 27, 28, 29, and 31); 364, 368, 370, 376, 378, 384, and 386 East 162<sup>nd</sup> Street (Block 2408, Lots 8, 9, 10, 13, 14, and part of 12 and 16); 895 Melrose Avenue (Block 2408, Lot 20), Sites 46, 45, 57, and 56 of the Melrose Commons Urban Renewal Area; 886 and 900 Courtlandt Avenue (Block 2408, Lots 2 and 5); and 376 East 162<sup>nd</sup> Street (Block 2408, part of Lot 12), in Community District 3, Borough of The Bronx, 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 matters pursuant to the Urban Development Action Area Act.

- a) the designation of property located at 868-70 and 368 Courtlandt Avenue (Block 2407, Lots 5 and 8); 902 and 904 Courtlandt Avenue (Block 2408, Lots 6 and 7); 377 and 375 East 160<sup>th</sup> Street (Block 2407, Lots 31 and 32); 370, 372, and 376 East 161<sup>st</sup> Street (Block 2407, Lots 10, 11, and 12); 359, 377-81, 375, 373, and 363-65 East 161<sup>st</sup> Street (Block 2408, Lots 1, 25, 27, 28, 29, and 31); 364, 368, 370, 376, 378, 384, and 386 East 162<sup>nd</sup> Street (Block 2408, Lots 8, 9, 10, 13, 14, and part of 12 and 16); 895 Melrose Avenue (Block 2408, Lot 20), Sites 46, 45, 57, and 56 of the Melrose Commons Urban Renewal Area; 886 and 900 Courtlandt Avenue (Block 2408, Lots 2 and 5); and 376 East 162<sup>nd</sup> Street (Block 2408, part of Lot 12), as an Urban Development Action Area; and
- b) 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; and

**BE IT FURTHER RESOLVED**, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 868-70 and 368 Courtlandt Avenue (Block 2407, Lots 5 and 8); 902 and 904 Courtlandt Avenue (Block 2408, Lots 6 and 7); 377 and 375 East 160<sup>th</sup> Street (Block 2407, Lots 31 and 32); 370, 372, and 376 East 161<sup>st</sup> Street (Block 2407, Lots 10, 11, and 12); 359, 377-81, 375, 373, and 363-65 East 161<sup>st</sup> Street (Block 2408, Lots 1, 25, 27, 28, 29, and 31); 364, 368, 370, 376, 378, 384, and 386 East 162<sup>nd</sup> Street (Block 2408, Lots 8, 9, 10, 13, 14, and part of 12 and 16); 895 Melrose Avenue (Block 2408, Lot 20), Sites 46, 45, 57, and 56 within the Melrose Commons Urban Renewal Area, Community District 3, Borough of The Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 080223 HAX).

The above resolution (C 080223 HAX), duly adopted by the City Planning Commission on March 12, 2008 (Calendar No. 15), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN, AICP, Chair**

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

**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA M. CAVALUZZI, R.A.,**

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**JOHN MEROLO, KAREN A. PHILLIPS, Commissioners**