



CITY PLANNING COMMISSION

March 12, 2008/Calendar No. 11

C 080128 ZMX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 7a changing from an M1-1 District to an R5 District property bounded by a line 55 feet northerly of Lacombe Avenue, Zerega Avenue, Lacombe Avenue, and a line 50 feet easterly of Havemeyer Avenue, as shown on a diagram (for illustrative purposes only) dated October 29, 2007, Borough of the Bronx, Community District 9.

The application was submitted by the Department of Housing Preservation and Development (HPD) on October 16, 2007 for property located at 2301-2311 Lacombe Avenue (Block 3540, p/o Lot 1) in order to facilitate the disposition of city-owned property.

RELATED ACTION

In addition to the approval of the Zoning Map Change from M1-1 to R5, 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:

- | | |
|--------------|--|
| C 080127 HAX | Urban Development Action Area Project (UDAAP) designation and project approval and disposition of city-owned property. |
| C 080126 HUX | First Amendment to the James J. Lyons Urban Renewal Plan. |

BACKGROUND

A full background discussion and description appears in the report on the related application for the First Amendment to the James J. Lyons Urban Renewal Plan (C 080126 HUX).

ENVIRONMENTAL REVIEW

This application (C 080128 ZMX) in conjunction with the related applications (C 080127 HAX)

and (C 080126 HUX) 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 03HPD003X. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on January 27, 2003.

UNIFORM LAND USE REVIEW

This application (C 080128 ZMX), in conjunction with the related application (C 080126 HUX) and (C 080127 HAX), was certified as complete by the Department of City Planning on October 29, 2007, and was duly referred to Community Board 9 and the Bronx 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 9 held a public hearing on this application on December 10, 2007, and on December 20, 2007, by a vote of 22 in favor to 0 opposed with 0 abstentions, adopted a resolution recommending conditional approval of the application.

A summary of the recommendation of Community Board 9 appears in the report on the related application for the amendment to the Urban Renewal Plan (C 080126 HUX).

Borough President Recommendation

This application was considered by the Bronx Borough President who issued a recommendation approving the application on January 31, 2008.

City Planning Commission Public Hearing

On January 30, 2008 (Calendar No. 12), the City Planning Commission scheduled February 13, 2008, for a public hearing on this application (C 080128 ZMX), in conjunction with the public hearing on the related applications (C 080126 HUX) and (C 080127 HAX). The hearing was duly held on February 13, 2008(Calendar 42), in conjunction with the public hearing on the related applications (C 080126 HUX) and (C 080127 HAX).

There was one speaker who spoke in favor as described in the report on the related application for the Urban Renewal Plan Amendment and the hearing was closed.

CONSIDERATION

The Commission believes that this zoning map amendment from M1-1 to R5 is appropriate.

A full consideration and analysis of the issue, and further reasons for approving this application, appear in the report on the related application for the First Amendment to the James J. Lyons Urban Renewal Plan (C 080126 HUX).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will

have no significant impact on the environment; and be it further

RESOLVED, that based on the environmental determination and consideration described in this report for the application of HPD for the disposition of property, and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, for the rezoning of property located at: 2301-2311 Lacombe Avenue (Block 3540, p/o Lot 1), Community District 9, Borough of the Bronx, submitted by the Department of Housing Preservation and Development on October 16, 2007 is approved.

The above resolution (C 080128 ZMX), duly adopted by the City Planning Commission on March 12, 2008 (Calendar No. 11), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirement of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, SHIRLEY A. MCRAE,
JOHN MEROLO, KAREN A. PHILLIPS, Commissioners