



CITY PLANNING COMMISSION

June 23, 2004/Calendar No. 14

N 040352 HAX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for:

1. The designation of property located at 2339 Prospect Avenue (Block 3102, Lot 47), as an Urban Development Action Area; and
2. An Urban Development Action Area Project for such area;

to facilitate development of a six-story building tentatively known as Residencia Estrella-Vargas, with approximately 32 units of permanent housing for low-income families and one unit for the superintendent, to be developed under the HPD Supportive Housing Program, Borough of The Bronx, Community District 6.

WHEREAS, On March 17, 2004, the Department of Housing Preservation and Development (HPD) submitted an application (N 040352 HAX) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of 2339 Prospect Avenue (Block 3102, Lot 47), as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area; and

WHEREAS, HPD has stated in its application that:

The project area consists of an underutilized vacant lot which tends to impair or arrest the sound development of the surrounding community with or without tangible 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; and

WHEREAS, this application (N 040352 HAX) 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; and

WHEREAS, the lead agency is the Department of Housing Preservation and Development and this application was determined to be a Type II action which requires no further environmental review; and

WHEREAS, this application was referred by the Department of City Planning to Bronx Community Board 6; and

WHEREAS, in a letter dated March 4, 2004, Bronx Community Board 6 expressed support of the proposal; and

WHEREAS, on May 12, 2004 (Calendar No.1), the City Planning Commission scheduled May 26, 2002 for a public hearing on this application (N 040352 HAX) and the hearing was duly held on May 26, 2002 (Calendar No. 16); and

WHEREAS, there was one speaker at the public hearing representing the applicant , who spoke in favor of the application and none in opposition; and,

WHEREAS, this application would facilitate the construction of a six-story residential building with 32 units for low-income families, and one unit for the superintendent located at 2339 Prospect Avenue (Block 3102, Lot 47) in an R7-1 zoning district; and

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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 2339 Prospect Avenue (Block 3102, Lot 47), located in Community District 6, 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 following matters pursuant to the

Urban Development Action Area Act:

- 1) the designation of 2339 Prospect Avenue (Block 3102, Lot 47), 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 June 23, 2004, (Calendar No.14), is filed with the Office of the Speaker, City Council, pursuant to Article 16 of the General Municipal Law of New York State.

AMANDA M. BURDEN, A.I.C.P., Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., RICHARD W. EADDY, ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners