



CITY PLANNING COMMISSION

September 8, 2004/Calendar No. 21

N 040229 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 1425 Zerega Avenue (Block 3970, Lot 35) as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area;

to facilitate the development of a seven-story building tentatively known as Beatrice Castiglia Catullo Residence, with approximately 83 units of housing for senior citizens and one unit for a superintendent, to be developed under the HUD Section 202 Supportive Housing for the Elderly Program, Borough of The Bronx, Community District 10.

WHEREAS, on January 7, 2004, the Department of Housing Preservation and Development (HPD) submitted an application (N 040229 HAX) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of property located at 1425 Zerega Avenue (Block 3970, Lot 35) as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area; and

WHEREAS, HPD states in its application that:

The Project Area consists of underutilized vacant lots which 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, unsanitary, 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 040229 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. The designated CEQR number is 03HPD016X.

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 6, 2004; and

WHEREAS, this application (N040229HAX) was referred by the Department of City Planning to Bronx Community Board 10 on February 13, 2004; and

WHEREAS, Bronx Community Board 10 submitted a letter dated January 6, 2004, in support of this application; and

WHEREAS, on February 25, 2004 (Calendar No. 2), the City Planning Commission scheduled March 10, 2004 for a public hearing on this application (N 040229 HAX)). The hearing was duly held on March 10, 2004 (Calendar No. 25); and

WHEREAS, there were four speakers in favor of the application and none in opposition at the public hearing. The speakers included the intended developer's executive director, architect, lawyer, and a representative from HPD. There were no other speakers and the hearing was closed; and

WHEREAS, a revised application was submitted on August 26, 2004 to change the site plan from

a seven-story building to an eight-story building with the same number of units with an eight foot setback from the adjacent two-story residential building; and

WHEREAS, this application would facilitate the construction of an eight-story residential building for the elderly, located at 1425 Zerega Avenue (Block 3970, Lot 35) in an R6 zoning district with a C2-2 overlay along Zerega Avenue; and

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 the designation of 1425 Zerega Avenue (Block 3970, Lot 35), located in Community District 10, 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 1425 Zerega Avenue (Block 3970, Lot 35) 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 September 8, 2004, Calendar No. 21), 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, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chair

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA M. CAVALUZZI, R.A., RICHARD W. EADDY, JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners