



CITY PLANNING COMMISSION

January 7, 2004/Calendar No. 21

C 040029 HAX

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 1043 and 1033 Boston Road (Block 2607; Lots 78 and 81) 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 such property to a developer selected by HPD;

to facilitate construction of a six and seven story building, tentatively known as Boston Road Apartments, with approximately 41 dwelling units for homeless and low-income families, to be developed under the HPD's Supportive Housing Program, Borough of The Bronx, Community District 3.

The application was filed by the Department of Housing Preservation and Development (HPD) on July 21, 2003.

Approval of three separate matters is required:

1. The designation of 1043 and 1033 Boston Road (Block 2607; Lots 78 and 81) in the Borough of the Bronx, as an Urban Development Action Area;
2. An Urban Development Action Area Project for such property; and
3. The disposition of such property to a developer selected by the Department of Housing Preservation and Development.

Approval of this application would facilitate the construction of a six and seven story residential building containing 41 units of rental housing plus one unit for the superintendent.

The proposed project is tentatively known as Boston Road Apartments.

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

The Project Area consists of underutilized vacant lots 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.

BACKGROUND

The project site consists of two city-owned vacant lots (Block 2607; Lots, 78 and 81) zoned R6.

The proposed (41,667 square feet) building will contain two-wings; the southern wing will have seven stories and the northern wing six stories. The building will contain 41 dwelling units of which 21 units (51% of rental units) will be reserved for homeless families and 20 units for low-income families and one unit for the building superintendent. The ground floor of the building will contain the residential lobby, management and security offices, a laundry room, a community room, and compactor and boiler room. At the rear of the building there will be a garden for passive recreation and a children's play area.

An accessory off-street parking lot containing 15 spaces will be provided behind the building with access at Boston Road. A landscaped sitting area is proposed at the building's entrance and six trees are to be planted around the perimeter of the building. The project is to be developed under HPD's Supportive Housing Program.

The project is located in an R6 district. The area to the north is zoned R7-2 and the areas to the west and south are zoned residential (R6). The Morrisania rezoning area, which the Commission approved on July 23, 2003 (C 030333 ZMX and N 033034 ZRX) as a mixed use district (MX R7-2/M1-1) is located just east of the proposed development site. Abutting the site to the north along Boston Road, are five and six-story apartment buildings. To the south there are four vacant lots which are programmed to be developed with three-story NYC Partnership Homes. Directly across from the site, there is a community garden and five and six-story residential buildings. The surrounding area is primarily residential in character with a mixture of five and six-story apartment buildings and NYCHA's Town and Forest Houses. Two public schools (Morris High School and P.S. 146) are located nearby. Commercial and retail services are located along Third Avenue.

This neighborhood is served by three bus lines: the Bx 15 and Bx 55 that run along Third Avenue and the Bx 21 that runs along Boston Road. These buses provide connections to the No. 5 and No. 4 subway lines at Third Avenue and 149th Street.

ENVIRONMENTAL REVIEW

This application (C 040029 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 lead agency is the Department of Housing Preservation and Development.

This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 040029 HAX) was certified as complete by the Department of City Planning on August 25, 2003, and was duly referred to Community Board 3 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 3 held a public hearing on this application on October 14, 2003, and on that date, by a vote of 25 to 0 with 5 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 the application on November 20, 2003.

City Planning Commission Public Hearing

On November 19, 2003 (Calendar No. 1), the City Planning Commission scheduled December 3, 2003, for a public hearing on this application (C 040029 HAX). The hearing was duly held on December 3, 2003 (Calendar No. 3). There were two speakers in favor and none opposed the application. The speakers included the architect for the project and a representative of the developer. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for the UDAAP area designation and project approval and disposition of city-owned property is appropriate.

Approval of this application would facilitate the construction of a two-wings building; the southern wing will have seven stories and the northern wing six stories. The building will contain 41 dwelling units for homeless and low-income families and one unit for the superintendent at 1043 and 1033 Boston Road (Block 2607; lots 78 and 81). The project site is located in an R6 zoning district. The project would facilitate the development of two underutilized vacant city-owned parcels that have had a blighting influence on this area for a number of years.

The Commission notes that this project is consistent with the existing character of the surrounding area.

The Commission believes that the project is well situated for the needs of its future residents. The project site is located on a block bounded by East 169th Street, East 166th Street, Boston Road, and Third Avenue, in a neighborhood containing local shopping and convenient public transportation. The proposed project, Boston Road Apartments, to be developed under HPD's Supportive Housing Program, will reinforce public investment in the area and would contribute to its revitalization.

The Commission also believes that the proposed project, Boston Road Apartments, offers an opportunity to address the need for affordable housing for homeless and low-income families in the area. Therefore, the Commission believes that the proposed project is appropriate.

RESOLUTION

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 1043 and 1033 Boston Road (Block 2607; Lots 78 and 81), 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 further **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:

- a) the designation of 1043 and 1033 Boston Road (Block 2607; Lots 78 and 81) as an Urban Development Action Area;
- b) an Urban Development Action Area project for such area; and

and the City Planning Commission recommends that the 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;

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 1043 and 1033 Boston Road (Block 2607; Lots 78 and 81), Community District 3, Borough of The Bronx, to a developer to be selected by the Department of Housing Preservation and Development is approved.

The above resolution (C 040029 HAX), duly adopted by the City Planning Commission on January 7, 2004 (Calendar No. 21), 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 Chairman
IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., ALEXANDER GARVIN,
JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS,
DOLLY WILLIAMS, Commissioners