



CITY PLANNING COMMISSION

August 5, 2009/ Calendar No. 9

N 090343 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 property located at 906 and 916 East 176th Street (Block 2958, p/o Lots 106 and 109) and 907 East 175th Street (Block 2958, Lot 120) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such an area;

to facilitate accessory parking, in Community District 6, Borough of the Bronx.

WHEREAS, on March 2, 2009, Department of Housing Preservation and Development (HPD) submitted an application (N 090343 HAX) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of property located at 906 and 916 East 176th Street (Block 2958, p/o Lots 106 and 109) and 907 East 175th Street (Block 2958, Lot 120) 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 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.

WHEREAS, the implementation of this project also requires the related application (C 090342 ZMX) for a Zoning Map Amendment, which is being considered concurrently with this application; and

WHEREAS, a detailed description of this and the related action is provided in the Commission report for the related zoning map amendment application (C 090342 ZMX); and

WHEREAS, this application (N 090343 HAX), in conjunction with the related application (C 090342 ZMX) was reviewed pursuant to the New York State Environment 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 07HPD010X. The lead agency is Department of Housing Preservation and Development.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on October 24, 2006, which determined that the proposed action will have no significant effect on the quality of the environment; and

WHEREAS, this application (N 090343 HAX) was referred to Community Board 6 and the Borough President, in conjunction with the related application (C 090342 ZMX), which was certified as complete by the Department of City Planning on April 20, 2009, in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b); and

WHEREAS, a summary of the recommendations of the Community Board 6 and Borough President may be found in the report on the related action (C 090342 ZMX); and

WHEREAS, on June 17, 2009 (Calendar No. 4), the City Planning Commission scheduled July 1, 2009, for a public hearing on this application (N 090342 HAX). The hearing was duly held on July 1, 2009 (Calendar No. 27), in conjunction with the hearing for the related application (C 090342 ZMX); and

WHEREAS, there were three speakers in support of the application, as described in the related application (C 090342 ZMX), and the hearing was closed; and

WHEREAS, this application would facilitate development of an accessory parking lot for the existing Social Security Administration building. The proposed zoning change would also legalize the use of a property as a parking area.

WHEREAS, the commission had determined that this 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 property located at located at 906 and 916 East 176th Street (Block 2958, p/o Lots 106 and 109) and 907 East 175th Street (Block 2958, Lot 120) as an Urban Development Action Area;

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 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 property located at 905 and 916 East 176th Street (Block 2958, p/o Lots 106 and 109) and 907 East 175th Street (Block 2958, Lot 120) as an Urban Development Action Area;
- b. an Urban Development Action Area for such area; and

the City Planning Commission recommends that the New York City Council finds that:

- a. The present status of the area tends to impair or arrest the sound development of the municipality; and
- b. The financial aid in the form of tax incentives if any, to be provided by 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 (N 090343 HAX), duly adopted by the City Planning Commission on August 5, 2009 (Calendar No. 9), 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, FAICP Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,

ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,

RICHARD W. EADDY, NATHAN LEVENTHAL,

SHIRLEY A. MCRAE, Commissioners