



CITY PLANNING COMMISSION

August 27, 2003/Calendar No. 12

C 030437 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 866, 870, 874, 876, 878, 880, & 882 Southern Boulevard and 907 & 903 Bruckner Boulevard, a part of Site 314 within the Longwood Urban Renewal Area (Block 2733, Lots 1, 3, 4, 6-10, 30, 32), as an Urban Development Action Area;
 - 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 the construction of a seven-story residential building, tentatively known as Tiffany Gardens Apartments, with approximately 105 units of housing, Borough of The Bronx, Community District 2.

The application was filed by the Department of Housing Preservation and Development (HPD) on April 14, 2003.

Approval of three separate matters is required:

1. The designation of 866, 870, 874, 876, 878, 880, & 882 Southern Boulevard and 903 & 907 Bruckner Boulevard (Block 2733, Lots 1, 3, 4, 6-10, 30 and 32) 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 HPD.

Approval of this application would facilitate construction of a seven-story residential building

containing 105 dwelling units for low income families on the site as described above. The proposed project is tentatively known as Tiffany Gardens 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.

RELATED ACTIONS

In addition to the Urban Development Action Area Project (UDAAP) designation which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following which is being considered concurrently with this application:

C 030438 HAX UDAAP Designation, project approval and disposition of 884-890 Southern Boulevard for development of a playground.

BACKGROUND

Tentatively known as Tiffany Gardens Apartments, this proposed seven-story residential building is located on part of Site 314 within the Longwood Urban Renewal Area (URA). The remaining portion of Site 314 is proposed for an approximately 14,850 square feet community playground and sitting area. The Longwood Urban Renewal Plan (URP) was adopted by the Board of Estimate on February 23, 1989 (C 880994 HUX) Cal. No. 24A was removed from the South Bronx Neighborhood Development Project Urban Renewal Plan spin-off (C940265 HUX) by the City

Council on July 19, 1994. This is the last site to be developed in the URA.

The proposed project site is located in an R7-1 zoning district on a block bounded by Southern Boulevard, Tiffany Street, Bruckner Boulevard and Barretto Street, (Block 2733, Lots 1, 3, 4, 6-10, 30 and 32). The site, with approximately 35,216 square feet, consists of ten vacant, city-owned parcels.

The disposition of this site will facilitate the construction of a seven-story residential building with a total of 105 two-bedroom units. In addition to the residential units, the building would contain a community room for meetings and a laundry facility. An accessory off-street parking lot with 26 spaces located in the rear of the building and accessed from Bruckner Boulevard and a landscaped open space area would also be provided. Street trees would be planted on the periphery of the project sites along Southern Boulevard, Tiffany Street and Bruckner Boulevard. The project is to be developed under the New York State Division of Housing and Community Renewal's Housing Trust Fund (HTF). The project area will be disposed to a sponsor determined by HPD.

Adjacent to the project sites, along Bruckner Boulevard, are three-family occupied semi-detached row houses. A social-recreation center is located at Barretto Street. The surrounding area is primarily residential in character with recently constructed subsidized housing including Erma Cava Senior Residence located across from the project site on Southern Boulevard (Site 309), NYC Housing Partnership homes along Longwood Avenue (Sites 315 through 318), the Stebbins Avenue-Hewitt Place New York City Housing Authority development with 120 units (Site 319) and

the new 41st Police Precinct located on Bruckner Boulevard and Longwood Avenue (Site 302), sites developed within the Longwood URA. Commercial retail services are located on Southern Boulevard between East 163rd Street and Westchester Avenue. The recently renovated Hunts Point Public Library, St. Athanasius Church and Tiffany Plaza are located across from the proposed project site.

The area is served by three bus lines and the No. 6 subway line. The Bx 19 bus runs along Southern Boulevard, the Bx 6 crosstown bus runs along 163rd Street and the Bx 5 runs along Bruckner Boulevard and Story Avenue. The No. 6 subway line runs on Southern Boulevard and stops at the Longwood Avenue station one block south of project site.

ENVIRONMENTAL REVIEW

This application (C 030437 HAX), in conjunction with the application for the related action (C 030438 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 030437 HAX), in conjunction with the application for the related action (C 030438 HAX), was certified as complete by the Department of City Planning on May 5, 2003, and was duly referred to Community Board 2 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 2 held a public hearing on this application on May 28, 2003, and on that date, by a vote of 25 to 0 with 3 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 July 1, 2003.

City Planning Commission Public Hearing

On July 2, 2003 (Calendar No. 1), the City Planning Commission scheduled July 23, 2003, for a public hearing on this application (C 030437 HAX). The hearing was duly held on July 23, 2003 (Calendar No. 18). There were no speakers at the public hearing 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.

This application would facilitate the construction of a seven-story residential building with a total of 105 two-bedroom apartments at 866, 870, 874, 876, 878, 880, & 882 Southern Boulevard and 903 and 907 Bruckner Boulevard (Block 2733, Lots 1, 3, 4, 6-10, 30 and 32). The project would facilitate the development of ten underutilized vacant city-owned parcels, totaling 35,216 square feet in area, that have had a blighting influence on this area for a number of years.

The project site is located in an R7-1 zoning district. The Commission notes that this project is consistent with the Longwood Urban Renewal Plan (Site 314) to develop new housing on the subject site.

The Commission believes that the project site is well situated for the needs of its future residents. The project site is located on a block bounded by Southern Boulevard, Tiffany Street, Bruckner Boulevard and Barretto Street, in a neighborhood containing local shopping and convenient public transportation. The proposed project, Tiffany Gardens Apartments, to be developed under the New York State Division of Housing and Community Renewal's Housing Trust Fund (HTF), will reinforce public investment in the area and would contribute to its revitalization.

The Commission also believes that the proposed projects, Tiffany Gardens Apartments and the related Tiffany Gardens Community Playground, offers an opportunity to address the need for affordable housing for persons of low income in the community and the dire need of open space. The Commission, therefore, believes that the proposed project is appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the proposed disposition of city-owned property generally located on a block bounded by Southern Boulevard, Tiffany Street, Bruckner Boulevard and Barretto Street, part of Site 314 within the Longwood Urban Renewal Area 866, 870, 874, 876, 878, 880, & 882 Southern Boulevard and 903-907 Bruckner Boulevard (Block 2733, Lots 1, 3, 4, 6-10, 30 and 32), conforms to the objectives and provisions of the Longwood Urban Renewal Plan, adopted by the Board of Estimate on February 23, 1989 (C 880994 HUX) Cal. No.24A.

RESOLUTION

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 866, 870, 874, 876, 878, 880, & 882 Southern Boulevard and 903-907 Bruckner Boulevard (Block 2733, Lots 1, 3, 4, 6-10, 30 and 32), located in Community District 2, 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 866, 870, 874, 876, 878, 880, & 882 Southern Boulevard and 903 & 907 Bruckner Boulevard (Block 2733, Lots 1, 3, 4, 6-10, 30 and 32), as an Urban Development Action Area;

- b) an Urban Development Action Area Project for such area; 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 866, 870, 874, 876, 878, 880, & 882 Southern Boulevard and 903-907 Bruckner Boulevard (Block 2733, Lots 1, 3, 4, 6-10, 30 and 32) Community District 2, Borough of The Bronx, to a sponsor to be selected by the Department of Housing Preservation and Development is approved.

The above resolution (C 030437 HAX), duly adopted by the City Planning Commission on August 27, 1998 (Calendar No. 12), 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.

KENNETH J. KNUCKLES, Esq., Vice Chair
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