



## CITY PLANNING COMMISSION

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October 7, 2008/Calendar No. 10

C 080521 PQX

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**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for acquisition of property located at 527 Westchester Avenue (Block 2359, p/o Lot 1), Borough of Bronx, Community District 1.

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This application (C 080521 PQX) was filed on June 24, 2008 by the Department of Housing Preservation and Development (HPD) for acquisition of property located at 527 Westchester Avenue (Block 2359, p/o Lot 1), Borough of Bronx, Community District 1.

### RELATED ACTIONS

In addition to the acquisition of property, which is the subject of this report (C 080521 PQX), implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

- C 080517 ZMX Zoning Map amendment changing from an M1-1 District to an C6-2 District
- N 080518 ZRY Zoning Text Amendment
- C 080519 ZSX Special Permit to permit development over a rail right-of- way
- C 080520 ZSX Special Permit to permit modifications of height and setback, rear yard, minimum distances between buildings, minimum distance between legally required windows and walls or lot lines, and inner court regulations within a General Large Scale Development
- C 080522 HAX UDAAP designation and project approval and disposition of City-owned property
- N 080523 HCX Minor Change to the First Amended Bronxchester Urban Renewal Plan

## **BACKGROUND**

A detailed description of the acquisition of property is included on the related application for UDAAP designation and project approval and disposition of City-owned property (C 080522 HAX).

## **ENVIRONMENTAL REVIEW**

This application (C 080521 PQX), in conjunction with the related applications (C 080517 ZMX, N 080518 ZRY, C 080519 ZSX, C080520 ZSX, and C 080522 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 08HPD018X. 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 June 19, 2008.

## **UNIFORM LAND USE REVIEW**

This application (C 080521 PQX), in conjunction with the related applications ((C 080517 ZMX, C 080519 ZSX, C080520 ZSX and C 080522 HAX), was certified as complete by the Department of City Planning on June 30, 2008, and was duly referred to Community Board 1 and the Borough President, in accordance with Title 62 of the Rules of the City of New York Section 2-02 (b), along with the application for a zoning text amendment (N 080518 ZRY) which

was referred to all community boards, borough presidents and borough boards in accordance with the procedure for referring non-ULURP matters for review and comment.

### **Community Board Public Hearing**

Community Board 1 held a public hearing on this application on July 31, 2008, and on that date, by a vote of 20 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application (C 080521 PQX) was considered by the Borough President, who issued a recommendation approving this application on August 21, 2008.

### **Planning Commission Public Hearing**

On August 27, 2008 (Calendar No. 6), the City Planning Commission scheduled September 10, 2008, for a public hearing on this application (C 080521 PQX). The hearing was duly held on September 10, 2008 (Calendar No. 24), in conjunction with the public hearing on the related applications (C 080517 ZMX, N 080518 ZRY, C 080519 ZSX, C080520 ZSX and C 080522 HAX).

There were four speakers in favor of the application and no speakers in opposition, , as described in the report on the related application for UDAAP designation and project approval and disposition of City-owned property (C 080522 HAX), and the hearing was closed.

## **CONSIDERATION**

The Commission believes that this application (C 080521 PQX) by the Department of Housing Preservation and Development for the acquisition of private property is appropriate.

A full consideration and analysis of the issues and reasons for approving this application appears in the report on the application for UDAAP designation and project approval and disposition of City-owned property (C 080522 HAX).

## **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Section 197-c and 201 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application (C 080521 PQX) of the New York City Department of Housing Preservation and Development for acquisition of property located at 527 Westchester Avenue (Block 2359, p/o Lot 1), Borough of Bronx, Community District 1, is approved.

The above resolution (C 080521 PQX), duly adopted by the City Planning Commission on October 7, 2008 (Calendar No.10), 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, FAICP, Chair**  
**KENNETH J. KNUCKLES, Esq., Vice Chairman**  
**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, A.I.A.,**  
**ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,**  
**RICHARD W. EADDY, NATHAN LEVENTHAL, SHIRLEY A. McRAE,**  
**JOHN MEROLO, Commissioners**