



## **CITY PLANNING COMMISSION**

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April 27, 2005 / Calendar No. 6

C 050258 HAX

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**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 2342, 2346, 2350 and 2354 Webster Avenue (Block 3031, Lots 20-23 and 25) 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 2342, 2346, 2350 and 2354 Webster Avenue (Block 3031, Lots 21-23 and 25), to a developer selected by HPD;

to facilitate development of an eight-story building, tentatively known as Jacob's Place, with approximately 63 residential units and a community facility use to be developed under the Housing Preservation and Development's Mixed Income Rental Program, Community District 6, Borough of the Bronx.

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Approval of three separate matters is required:

1. The designation of property located at 2342, 2346, 2250 and 2354 Webster Avenue (Block 3031, Lots 20-23 and 25) as an Urban Development Action Area;
2. An Urban Development Action Area Project approval for such area; and
3. The disposition of 2342, 2346, 2350 and 2354 Webster Avenue (Block 3031, Lots 21-23 and 25) to a developer selected by HPD.

The application was submitted by the Department of Housing Preservation and Development (HPD) on January 18, 2005.

Approval of this application would facilitate the development of an eight-story building, with

approximately 63 residential units to be developed under HPD's Mixed Income Rental Program.

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

The UDAAP Area consists of five underutilized vacant properties that 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 UDAAP 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 is located on the east side of Webster Avenue between East 184<sup>th</sup> and East 187<sup>th</sup> streets in the residential portion of the Bathgate neighborhood. It is located within an R7-1 zoning district and is currently vacant with an area of 16,912 square feet. Other uses on the block include five-story apartment buildings and mixed commercial-residential buildings. The surrounding area consists of four and five-story apartment buildings, some with retail on the ground floor. The nine-story Twin Parks Northwest housing complex and P.S. 81 are across the street from the site. The area is served by public transportation, including the Bx 41, which runs north-south on Webster Avenue.

The proposed project, tentatively known as Jacob's Place, consists of an eight-story, 63 unit apartment building. A portion of the units will house formerly homeless families, with the balance of units affordable to families making from 50% to 60% of the Area Median Income as part of HPD's Mixed Income Rental Program. A universal pre-kindergarten facility will be housed on the ground-floor of the building. Access to the 7,307 square foot pre-kindergarten facility and play areas are separate from those used by the tenants.

The project will provide 5,400 square feet of out-door recreation and garden space for the tenants. The building front is set back from the street and extensive landscaping is in front of the building.

## **ENVIRONMENTAL REVIEW**

This application (C 050258 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 050258 HAX) was certified as complete by the Department of City Planning on January 31, 2005, and was duly referred to Bronx Community Board 6 and the Bronx Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

## **Community Board Public Hearing**

Community Board 6 held a public hearing on this application on February 9, 2005, and on that date, by a vote of 17 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

The Bronx Borough President issued a recommendation approving the application on March 28, 2005.

### **City Planning Commission Public Hearing**

On March 16, 2005 (Calendar No. 3), the City Planning Commission scheduled March 30, 2005 for a public hearing on this application (C 050258 HAX). The hearing was duly held on March 30, 2005 (Calendar No. 20). There were two speakers in favor of the application and none in opposition. The project's sponsor and architect were present to answer questions from the Commission.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

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

The application would facilitate the development of an eight-story building with approximately 63 residential units under the Mixed Income Rental Program. The approval of this application would facilitate the return of these properties to private ownership and provide much needed low-income housing to the communities of Bathgate, Fordham and Belmont. The proposed universal pre-kindergarten facility is also sorely needed in this community. The Commission believes that the design of the building will enhance the built character of the area.

The return of these properties to productive use would eliminate their blighting influence on the

neighborhood and would enable these city-owned properties to be developed with uses that would serve the needs of Community District 6 and the City of New York.

**RESOLUTION**

**WHEREAS**, the Department of Housing Preservation and Development has recommended the designation of 2342, 2346, 2350 and 2354 Webster Avenue (Block 3031, Lots 20-23 and 25) 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 property located at 2342, 2346, 2350 and 2354 Webster Avenue (Block 3031, Lots 20-23 and 25) as an Urban Development Action Area; and
- b. an Urban Development Action Area Project 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;
- b. The financial aid in the form of tax incentives if any, 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 2342, 2346, 2350 and 2354 Webster Avenue (Block 3031, Lots 21-23 and 25) Community District 6, Borough of the Bronx, to a developer selected by HPD, is approved.

The above resolution (C 050258 HAX), duly adopted by the City Planning Commission on April 27, 2005 (Calendar No. 6), 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., **ALFRED C. CERULLO, III**,  
**RICHARD W. EADDY**, **LISA A. GOMEZ**, **CHRISTOPHER KUI**, **JOHN MEROLO**,  
**KAREN A. PHILLIPS**, **DOLLY WILLIAMS**, Commissioners