



CITY PLANNING COMMISSION

February 12, 2004/Calendar No.17

N 040146 HAX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of property located at 2620 Briggs Avenue (Block 3293, Lot 49) as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area;

to facilitate the renovation and continued use of a community playground, tentatively known as Briggs Avenue Playground, Borough of The Bronx, Community District 7.

WHEREAS, on October 9, 2003, the Department of Housing Preservation and Development (HPD) submitted an application (N 040146 HAX) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of 2620 Briggs Avenue (Block 3293, Lot 49) in the Borough of The Bronx, 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 an underutilized lot which tends 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, this application (N 040146 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; and

WHEREAS, this application was referred by the Department of City Planning to Bronx Community Board 7; and

WHEREAS, Bronx Community Board 7 submitted a letter dated December 2, 2003, in support for this application; and

WHEREAS, on December 17, 2003 (Calendar No. 3), the City Planning Commission scheduled January 7, 2004 for a public hearing on this application (N 040146 HAX)). The hearing was duly held on January 7, 2004 (Calendar No.7); and

WHEREAS, there was one speaker in favor of the application and none in opposition at the public hearing; and

WHEREAS, the speaker was a representative of the sponsor (Fordham Bedford Housing Corporation) who gave a brief introduction on the playground's history and Fordham Bedford Housing Corporation's experience managing both residential buildings and open space for their residents.

WHEREAS, there being no other speakers, the hearing was closed; and

WHEREAS, this application would facilitate the renovation and continued use of a community playground, located at 2620 Briggs Avenue (Block 3293, Lot 49) in an R7-1 district with a C1-1 overlay; and

WHEREAS, the Commission has determined that the application warrants approval and therefore adopts the following resolution:

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 2620 Briggs Avenue (Block 3293, Lot 49), located in Community District 7, 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 **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:

- 1) the designation of 2620 Briggs Avenue (Block 3293, Lot 49) as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area;

and the City Planning Commission recommends that the New York 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.

The above resolution, duly adopted by the City Planning Commission on February 11, 2004 (Calendar No. 17), 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, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chair

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