



CITY PLANNING COMMISSION

November 17, 2004/Calendar No. 16

C 050060 ZMX

IN THE MATTER OF an application submitted by The Department of Housing Preservation and Development pursuant to Section 197-c and 201 of the New York City Charter for an amendment to the zoning map, Section No. 6a:

1. changing from an R6 District to an R7-2 District property bounded by Concourse Village East, Morris Avenue, East 153rd Street, a line 100 feet westerly of Morris Avenue, and the center line of the former East 154th Street and its westerly center line prolongation;
2. changing from a C8-3 District to an R7-2 District property bounded by Concourse Village East, the center line of the former East 154th Street and its westerly centerline prolongation, a line 100 feet westerly of Morris Avenue, and East 153rd Street; and
3. establishing within the proposed R7-2 District a C2-4 District bounded by Concourse Village East, the center line of the former East 154th Street and its westerly center line prolongation, a line 100 feet westerly of Morris Avenue, and East 153rd Street;

Community District 1, Borough of the Bronx, as shown on a diagram (for illustrative purposes only) dated September 7, 2004.

The application for an amendment of the Zoning Map was filed by Department of Housing Preservation and Development (HPD) on August 16, 2004, to facilitate the development of mixed-use building containing 210 units for low income families and ground-floor retail space on Melrose Urban Renewal Area, Site C, on a site bounded by East 153rd Street, Morris Avenue and Concourse Village East (Park Avenue), The Bronx, Community District 1.

RELATED ACTIONS

In addition to the an amendment of the Zoning Map which is the subject of this report, 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:

1. C 050061 HAX Designation of 249-51 East 153rd Street, Morris Avenue and 2996 Concourse Village East (Block 2442, Lots 34, 59, and 60) as an Urban Development Action Area, and an Urban Development Action Area Project for such area; and for the disposition of such property.
2. C 050062 HUX An amendment to the Melrose Urban Renewal Plan, for the Melrose Urban Renewal Area.
3. N 050075 ZAX Non-ULURP modification to the previously approved Melrose Large Scale Residential Development Plan (CP-22253).

BACKGROUND

The Department of Housing Preservation and Development proposes to amend the zoning for an entire block bounded by East 153rd Street, Morris Avenue and Concourse Village East (Park Avenue) (Block 2442, Lots 34, 59 and 60) from C8-3 and R6/C2-4 to R7-2/C2-4. This rezoning, in conjunction with three other applications (C 050061 HAX, C 050062 HUX and N 050075 ZAX), would facilitate the development of mixed-use building containing 210 units for low income families and ground-floor retail space on a vacant, approximately 58,397 square foot parcel located within the Melrose Urban Renewal Area (Site C), The Bronx, Community District 1.

A full background discussion and description of this project appears in the report on the related application for the grant of the Fourth Amendment to the Melrose Urban Renewal Plan

(C 050062 HUX).

ENVIRONMENTAL REVIEW

This application (C 050060 ZMX), in conjunction with the applications for the related actions (C 050061 HAX, C 050062 HUX and N050075 ZAX), 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 04HPD020X. 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 August 20, 2004.

UNIFORM LAND USE REVIEW

This application (C 050060 ZMX), in conjunction with the applications for the related actions (C 050061 HAX and C 050062 HUX), was certified as complete by the Department of City Planning on September 7, 2004, and was duly referred to Community Board 1 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules along with the related non-ULURP application (N 050075 ZRX) which was referred for information and comment.

Community Board Public Hearing

Community Board 1 held a public hearing on this application on September 30, 2004, and on that day, by a vote of 22 to 0 with 1 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 October 29, 2004, subject to the following conditions:

- a. Solid steel security gates will not block retail windows;
- b. The glass block feature present on Concourse Village East will be incorporated into the design of the building's street wall on East 153rd Street;
- c. Foundation planting will be installed on East 153rd Street;
- d. Decorative streetlights will satisfy the standards of the Department of Transportation and the existing streetlights on the site will be removed;
- e. There will be no chain link fencing in areas visible to the public;
- f. Bronx residents will be offered employment opportunities through my "Bronx At Work" initiative.

City Planning Commission Public Hearing

On October 20, 2004 (Calendar No. 1), the City Planning Commission scheduled November 3, 2004 for a public hearing on this application (C 050060 ZMX). The hearing was duly held on November 3, 2004 (Calendar No.10), in conjunction with the public hearings on the applications for the related actions (C 050062 HUX and C 050061 HAX).

There were two speakers, as described in the report on the related application for the Fourth Amendment to the Melrose Urban Renewal Plan (C 050062 HUX).

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment to the Zoning Map is appropriate.

A full consideration and analysis of the issues and the reasons for approving this application, appear in the report on the related application for the Fourth Amendment to the Melrose Urban Renewal Plan (C 050062 HUX).

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 Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 6a;

- 1 Changing from an R6 District to an R7-2 District property bounded by Concourse Village East, Morris Avenue, East 153rd Street, a line 100 feet westerly of Morris Avenue, and the center line of the former East 154th Street and its westerly center line prolongation;
2. Changing from a C8-3 District to an R7-2 District property bounded by Concourse Village East, the center line of the former East 154th Street and its westerly centerline prolongation, a line 100 feet westerly of Morris Avenue, and East 153rd Street; and

3. Establishing within the proposed R7-2 District a C2-4 District bounded by Concourse Village East, the center line of the former East 154th Street and its westerly center line prolongation, a line 100 feet westerly of Morris Avenue, and East 153rd Street;

Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated September 7, 2004 (C 050060 ZMX).

The above resolution (C 050060 ZMX), duly adopted by the City Planning Commission on November 17, 2004 (Calendar No. 16), 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 Chair

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA M. CAVALUZZI, R.A., ALFRED C. CERULLO, III, JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners