



## **CITY PLANNING COMMISSION**

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September 10, 2003 Calendar No. 16

C 030534 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 1976 and 1982 Honeywell Avenue, 906 and 912 East 178<sup>th</sup> Street, and 1987, 1981-85 and 1979 Daly Avenue (Block 3121, Lots 38, 40, 42, 46, 49, 51 and 52), 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 city-owned property located at 912 East 178<sup>th</sup> Street, 1987, 1981-85 and 1979 Daly Avenue (Block 3121, Lots 46, 49, 51 and 52), to a developer selected by HPD;

to facilitate construction of a six-story building tentatively known as Honeywell Avenue Apartments, with approximately 79 units of housing, Borough of The Bronx, Community District 6.

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Approval of three separate matters is required:

1. the designation of 1976 and 1982 Honeywell Avenue, 906 and 912 East 178<sup>th</sup> Street, and 1987, 1981-85 and 1979 Daly Avenue (Block 3121, Lots 38, 40, 42, 46, 49, 51 and 52), as an Urban Development Action Area;
2. An Urban Development Action Area Project for such property; and
3. The disposition of city-owned property located at 912 East 178<sup>th</sup> Street, 1987, 1981-85 and 1979 Daly Avenue (Block 3121, Lots 46, 49, 51 and 52), to a developer selected by HPD.

The application for the disposition of city-owned property and Urban Development Action Area designation was submitted by HPD on June 18, 2003. Approval of this application will facilitate

the construction of a six-story building containing 79 units of housing and one superintendent's unit on the site as described above. The proposed project is tentatively known as the Honeywell Avenue Apartments.

HPD states 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 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 proposed 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.

## **BACKGROUND**

The site (Block 3121 Lots 38, 40, 42, 46, 49, 51 and 52) is located in the Bronx Park South Neighborhood, south of the Bronx Zoo and one block north of the E. Tremont Avenue commercial corridor and is within an R7-1 zoning district. 1976 and 1982 Honeywell Avenue and 906 E. 178<sup>th</sup> Street (Block 3121, Lots 38, 40 and 42) have already gone through ULURP for disposition (C 990607 PPX, approved by City Planning Commission on 2/16/00, Cal. No. 15). The site is vacant and is 30,167 square feet in area. Land uses on the block include commercial and mixed-use commercial/residential uses on East Tremont Avenue, a four-story multi-family structure facing East 178<sup>th</sup> Street and two parking lots on the corner of East Tremont and Honeywell avenues.

The four-story multi-family structure mentioned above is in the middle of the block and is not part of the site. The project site wraps around this building. The proposed apartment would abut the existing structure on one side with parking and a proposed future tenant garden on the other two sides.

The proposed project, tentatively known as Honeywell Avenue Apartments, consists of a six-story residential building with 79 residential units and one unit for the building superintendent.

17 units would be reserved for homeless adults with mental illness and 15 units for homeless families. Services appropriate to this population would be available on site. The proposed project would provide a community room with a kitchen and a pantry, a laundry room and offices for the on-site support staff. An accessory parking lot with 20 spaces, a patio, landscaped area and street trees are also proposed. The project would be developed under the Quality Housing Provisions of the Zoning Resolution

The surrounding area is characterized by four and five story apartment buildings and two-story detached and semi-detached homes. The East Tremont Avenue commercial corridor contains an assortment of retail and office uses. Public School 67 is located one block to the northwest on East 179<sup>th</sup> St. and Mohegan Avenue. The Bx 40 and Bx 42 buses run east/west along East Tremont Avenue and the Bx 19 bus runs north/south along Southern Boulevard. The West Farms Subway station on the number 2 and 5 lines is four blocks to the east of the site.

#### **ENVIRONMENTAL REVIEW**

This application (C 030534 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.

This application was determined to be a Type II action which requires no further environmental review.

#### **UNIFORM LAND USE REVIEW**

This application (C 030534 HAX ) was certified as complete by the Department of City Planning on June 30, 2003, and was duly referred to Community Board 6 and the 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 June 4, 2003, and on that date, by a vote of 21 to 0 with 0 abstention, 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 August 14, 2003, with the following conditions:

- 1) No chain-link fencing will be used in areas routinely seen by the general public.
- 2) Exterior lighting will be designed to illuminate specific areas and by so doing not impose itself on adjacent properties.
- 3) Wherever possible, foundation plantings and street trees will be used to enhance the areas of the building that are seen by the public.

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

On August 13, 2003 (Calendar No. 1), the City Planning Commission scheduled August 27, 2003 for a public hearing on this application (C 030534 HAX). The hearing was duly held on August 27, 2003 (Calendar No. 6).

There were no speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the application for disposition of city-owned property located at 912 East 178<sup>th</sup> Street, 1987, 1981-85 and 1979 Daly Avenue (Block 3121, Lots 46, 49, 51 and 52) and the Urban Development Action Area Project designation of 1976 and 1982 Honeywell Avenue, 906 and 912 East 178<sup>th</sup> Street, and 1987, 1981-85 and 1979 Daly Avenue (Block 3121, Lots 38, 40, 42, 46, 49, 51 and 52) to facilitate the development of Honeywell Avenue Apartments is appropriate.

The project contains 17 units reserved for homeless adults with mental illness and 15 units for homeless families. The City Planning Commission believes that the project will help fill the need for affordable housing in the city and that the neighborhood is an appropriate location for the populations served, due to the proximity of schools, mass transit and retail services. The Commission also believes that the project compliments the physical and aesthetic context of the neighborhood and represents sound growth and development.

The Commission concurs with the Borough President's recommendations concerning fencing, street trees, exterior lighting and plantings. In a letter dated September 4, 2003 the sponsor addressed these issues stating the following:

- 1. Fencing should not be chain link.**  
No fencing will be chain link. All fencing will be tubular aluminum picket
- 2. Street tree planting should be maximized.**  
Street tree planting will be maximized pursuant to the City's Quality Housing Program zoning. Street trees will be planted every 25 feet of frontage with a minimum caliper of 3 inches.
- 3. Exterior Lighting should not negatively impact the neighborhood.**  
All efforts will be taken to design the exterior lighting system as to minimize its negative illumination of the neighborhood. Once the building is complete, a survey of the building and neighborhood will be undertaken to ensure that all lighting is a positive factor within the neighborhood.
- 4. The planting of flowers should be encouraged.**  
The site will be planted with flowers, shrubs, trees, and lawn areas wherever possible. The project will be heavily landscaped and carefully maintained.

## **RESOLUTION**

**WHEREAS** the Department of Housing Preservation and Development has recommended the designation of, 1976 and 1982 Honeywell Avenue, 906 and 912 East 178<sup>th</sup> Street, and 1987, 1981-85 and 1979 Daly Avenue (Block 3121, Lots 38, 40, 42, 46, 49, 51 and 52) located in Community District 6, 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 Panning 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 1976 and 1982 Honeywell Avenue, 906 and 912 East 178<sup>th</sup> Street, and 1987, 1981-85 and 1979 Daly Avenue (Block 3121, Lots 38, 40, 42, 46, 49, 51 and 52), 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 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 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 Panning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determinations 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 912 East 178<sup>th</sup> Street, 1987, 1981-85 and 1979 Daly Avenue (Block 3121, Lots 46, 49, 51 and 52) within Community District 6, Borough of The Bronx, to a sponsor/developer selected by HPD is approved (C 030534 HAX).

The above resolution (C 030534 HAX), duly adopted by the City Panning Commission on September 10, 2003 (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 Chairman**

**IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., RICHARD W. EADDY,**

**ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO,**

**KAREN A. PHILLIPS, JOSEPH B. ROSE, DOLLY WILLIAMS, Commissioners**