



CITY PLANNING COMMISSION

December 5, 2007 / Calendar No. 18

C 080023 PQX

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 the acquisition of property located at 1382-1414 Shakespeare Avenue (Block 2872, Lots 7, 9, 11, and 15), Community District 4, Borough of the Bronx

The application was submitted by the Department of Housing Preservation and Development (HPD) on July 26, 2007 for acquisition of property located at 1382-1414 Shakespeare Avenue (Block 2872, Lots 7, 9, 11, and 15) to facilitate the development of facilitate the development of a seven-story building, tentatively known as Shakespeare Place, with approximately 127 residential units and community facility uses, Borough of the Bronx, Community District 4.

RELATED ACTION

In addition to the approval of the acquisition of property which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 080024 HAX Urban Development Action Area Project (UDAAP) designation and project and disposition of property.

BACKGROUND

A full background discussion and description appears in the report on the related application for UDAAP designation and project approval and Disposition of city-owned property, (C 080024 HAX).

ENVIRONMENTAL REVIEW

This application (C 080023 PQX), in conjunction with the related application were (C 080024 HAX) 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. The designated CEQR number is 07HPD034X

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on July 24, 2007.

UNIFORM LAND USE REVIEW

This application (C 080023 PQX) in conjunction with the related action (C 080024 HAX) was certified as complete by the Department of City Planning on August 6, 2007, and was duly referred to Bronx Community Board 4 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 4 held a public hearing on this application in conjunction with the related application on September 18, 2007, and on that date, by a vote of 14 to 0 with 0 abstentions, adopted a resolution recommending approval of the applications.

Borough President Recommendation

This application and the related application were considered by the Bronx Borough who issued a recommendation approving the applications on October 24, 2007 with the following conditions:

According to the most recent census data available, 38% of Bronx Community District 4 residents are below the age of eighteen. Therefore the number of three-bedroom units, only 4 is insufficient to accommodate the needs of the area's

population. A community hosting so many young families clearly requires the additional living space provided by larger apartments. This project should include at least 19 three-bedroom units, 15% of the total 128 units.

Home ownership has a stabilizing impact on communities as it offers prospective residents an opportunity to invest in the future of their neighborhoods. Two-family owner occupied houses face the subject site on Shakespeare Avenue. While I am pleased that Shakespeare Place will attract middle and moderate income families, I am disappointed by its lack of homeownership opportunity.

Subject to increasing the number of three-bed-room units, I recommend approval of these applications.

City Planning Commission Public Hearing

On October 17, 2007 (Calendar No. 2), the City Planning Commission scheduled October 31, 2007 for a public hearing on this application (C 080023 PQX). The hearing was duly held on October 31, 2007 (Calendar No. 15) in conjunction with the hearing on the related application (C 080024 HAX)

There were three speakers as described in the report on the related application for the UDAAP designation and project approval and disposition of city-owned property (C 080024 HAX)

There were no other speakers on the application and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that the proposed acquisition is appropriate.

A full consideration and analysis of the issue, and further reasons for approving this application, appear in the report on the related application for UDAAP designation and project approval and disposition of city-owned property, (C 080024 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, that based on the environmental determination and consideration described in this report for the application of HPD for the acquisition of property, and be it further

RESOLVED, by the City Planning Commission , pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at: 1382-1414 Shakespeare Avenue (Block 2872, Lots 7, 9, 11, and 15) Community District 4, Borough of the Bronx, submitted by the Department of Housing Preservation and Development (HPD) on July 26, 2007 is approved.

The above resolution (C 080023 PQX), duly adopted by the City Planning Commission on December 5, 2007 (Calendar No. 18), 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
ANGELA M. BATTAGLIA, ANGELA R. CAVALUZZI, R.A BETTY CHEN,
ALFRED C. CERULLO, III, RICHARD W. EADDY,
NATHAN LEVENTHAL, JOHN MEROLO, KAREN A. PHILLIPS,
DOLLY WILLIAMS, Commissioners

KENNETH J. KNUCKLES, ESQ., Vice Chairman, IRWIN G. CANTOR, P.E.,
Commissioners, RECUSED

MARIA M. DEL TOROR, Commissioner, ABSTAINING