



CITY PLANNING COMMISSION

February 27, 2008/Calendar No. 4

N 080230 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:

- a) the designation of property located at 853 Macy Place (Block 2688, Lot 36); and 774, 776, 778, 780, and 782 Prospect Avenue (Block 2688, Lots 38, 40, 42, 44, and 46), as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area;

to facilitate development of two buildings, tentatively known as Prospect/Macy, with approximately 124 residential units, to be developed under the Department of Housing Preservation and Development's Cornerstone Program, Community District 2, Borough of the Bronx.

WHEREAS, on December 20, 2007, the Department of Housing Preservation and Development (HPD) submitted an application (N 080230 HAX) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of property located at 853 Macy Place (Block 2688, Lot 36); and 774, 776, 778, 780, and 782 Prospect Avenue (Block 2688, Lots 38, 40, 42, 44, and 46), 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 underutilized vacant land 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 080230 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. The designated CEQR # is 08HPD013X. After a study of the environmental impact of the subject application (N 080230 HAX), a negative declaration was issued on December 18, 2007; and

WHEREAS, this application (N 080230 HAX) was referred by the Department of City Planning to Bronx Community Board 2 on January 7, 2008; and

WHEREAS, on February 7, 2008, Bronx Community Board 2 submitted a favorable recommendation; and

WHEREAS, on January 30, 2008 (Calendar No. 1), the City Planning Commission scheduled February 13, 2008, for a public hearing on this application (N 080230 HAX). The hearing was duly held on February 13, 2008 (Calendar No. 31); and

WHEREAS, there were four speakers in favor of the application and none in opposition at the public hearing. A representative from HPD described the project and the benefits of the new housing for both low and moderate income residents.

The project architect reviewed the site plan of the proposed project. The developer and sponsor spoke in favor of the project; and

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

WHEREAS, this application would facilitate the construction of two residential buildings on the same zoning lot with approximately 124 dwelling units under HPD's Cornerstone Program located at 853 Macy Place (Block 2688, Lot 36) and 774, 776, 778, 780, and 782 Prospect Avenue (Block 2688, Lots 38, 40, 42, 44, and 46); and

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

RESOLVED, that the City Planning Commission finds that the action described herein will have

no significant impact on the environment; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 853 Macy Place (Block 2688, Lot 36) and 774, 776, 778, 780, and 782 Prospect Avenue (Block 2688, Lots 38, 40, 42, 44, and 46) as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development 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 853 Macy Place (Block 2688, Lot 36) and 774, 776, 778, 780,

and 782 Prospect Avenue (Block 2688, Lots 38, 40, 42, 44, and 46) as an Urban Development Action Area;

- 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 27, 2008

(Calendar No. 4), 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 Chairman
IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., BETTY Y. CHEN,
ALFRED C. CERULLO, III, MARIA M. DEL TORO, RICHARD W. EADDY,
NATHAN LEVENTHAL, SHIRLEY A. McRAE, JOHN MEROLO, Commissioners