



CITY PLANNING COMMISSION

April 5, 2006/ Calendar No. 7

N 060332 HAX

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 property located at 1211-1243 Southern Boulevard (Block 2975, Lots 26, 27, 29, 35, 36, & 37), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;

to facilitate the development of an 8-story building, tentatively known as Southern Boulevard Apartments, with approximately 123 residential units with commercial and community facility space to be developed under the department of Housing Preservation and Development Mixed-Income Rental Program (MIRP) and HDC's Lower-Income Affordable Marketplace Program (LAMP), Borough of The Bronx, Community District 3.

WHEREAS, on February 13, 2006, the Department of Housing Preservation and Development (HPD) submitted an application (N 060332 HAX) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of 1211-1243 Southern Blvd. (Block 2975, Lots 26, 27, 29, 35, 36 37), as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area; and

WHEREAS, HPD has stated in its application that:

The project area consists of underutilized property that tends 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 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; and

WHEREAS, this application (N 060332 HAX) was reviewed pursuant to the New York State Environmental Quality Review (SEQR), and the SEQR 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 06HPD009X. The lead agency is the Department of Housing Preservation and Development. After a study of the environmental impact of the subject application (N 060332 HAX), a negative declaration was issued on February 2, 2006:

WHEREAS, this application was referred by the Department of City Planning to Bronx Community Board 3; and

WHEREAS, on February 16, 2006, Community Board 3 submitted a favorable recommendation; and

WHEREAS, on March 8, 2006 (Calendar No. 2), the City Planning Commission scheduled March 22, 2006 for a public hearing on this application (N 060332 HAX). The hearing was duly held on March 22, 2006 (Calendar No.22); and

WHEREAS, there were three speakers in favor of the application and none in opposition at the public hearing; and

WHEREAS, the speakers were the project’s architect, a representative of HPD, and a representative of the sponsor (Retail HHS). The architect described the building materials and design. The representative from HPD described the project as a way to enliven the block. The representative of the project sponsor gave a brief introduction on the developer’s history and the programmatic activities of this development; and

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

WHEREAS, this application would facilitate the construction of an eight-story building with 123 units of affordable housing, ground floor retail space, and ground floor community facility space, located at 1211-1243 Southern Blvd. (Block 2975, Lots 26, 27, 29, 35, 36, and 37) in an R7-1 zoning district with a C2-4 commercial 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 1211-1243 Southern Blvd. (Block 2975, Lots 26, 27, 29, 35, 36, and 37), located in Community District 3, 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 1211-1243 Southern Blvd. (Block 2975, Lots 26, 27, 29, 35, 36, and 37), 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 April 5, 2006 (Calendar No. 7), 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, **ANGELA M. BATTAGLIA**,
IRWIN G. CANTOR, P.E., **ANGELA M. CAVALUZZI**, R.A., **ALFRED C. CERULLO, III**,
RICHARD W. EADDY, **JANE D. GOL**, **LISA A. GOMEZ**, **CHRISTOPHER KUI**,
JOHN MEROLO, **KAREN A. PHILLIPS**, **DOLLY WILLIAMS**, Commissioners