



CITY PLANNING COMMISSION

February 28, 2007 / Calendar No. 7

N 070266 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 906 East 178th Street (Block 3121, Lot 38) as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area;

to facilitate the development of a six-story building, tentatively known as Honeywell II Apartments, with approximately 35 residential units to be developed under the Department of Housing Preservation and Development's Mixed-Income Rental Program, and the New York State Division of Housing and Community Renewal's Low Income Housing Tax Credit Program, Community District 6, Borough of the Bronx.

WHEREAS, on December 27, 2006, the Department of Housing Preservation and Development (HPD) submitted an application (N 070266 HAX) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of property located at 906 East 178th Street (Block 3121, Lot 38) 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 070266 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.

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

WHEREAS, this application (N 070266 HAX) was referred by the Department of City Planning to Bronx Community Board 6 on January 8, 2007; and

WHEREAS, in a letter dated October 24, 2006, Bronx Community Board 6 expressed support of the proposal; and

WHEREAS, on January 24, 2007 (Calendar No. 1), the City Planning Commission scheduled February 7, 2007, for a public hearing on this application (N 070266 HAX). The hearing was duly held on February 7, 2007 (Calendar No. 24); and

WHEREAS, there were four speakers in favor of the application and none in opposition at the public hearing. Two representatives of the project sponsor described the project and the benefits of the new housing for low-income residents, and the project architect reviewed the site plan of the

proposed project. A representative of HPD spoke about the affordable housing need within the neighborhood. There were no other speakers and the hearing was closed; and

WHEREAS, this application would facilitate the construction of a six-story residential building with approximately 35 units for low-income and formerly homeless families, located at 906 East 178th Street (Block 3121, Lot 38) in an R7-1 zoning district with a C1-4 overlay along East Tremont Avenue; 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 906 East 178th Street (Block 3121, Lot 38), 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 906 East 178th Street (Block 3121, Lot 38) 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 28, 2007

(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.

KENNETH J. KNUCKLES, Esq., Vice Chair
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
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JOHN MEROLO, DOLLY WILLIAMS, Commissioners