



CITY PLANNING COMMISSION

September 7, 2011 / Calendar No.8

C 110234 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 1525 West Farms Road (Block 3014, Lot 45) 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 such property.

to facilitate the disposition of the property to an adjacent leasehold owner for future development of affordable housing, Borough of the Bronx, Community District 3.

Approval of three separate items is required:

- a) the designation of property located at 1525 West Farms Road (Block 3014, Lot 45) as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area; and
- c) The disposition of such property to a developer selected by HPD.

The application was submitted by the Department of Housing Preservation and Development (HPD) on February 25, 2011. Approval of this action will facilitate the development of mixed-use buildings, including affordable housing.

The Department of Housing Preservation and Development states 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 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.

RELATED ACTIONS

In addition to the proposed Urban Development Action Area and Project and disposition of city-owned property which is the subject of this report, implementation of the project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

C 100310 ZMX Zoning map amendment to change portions of 11 blocks currently zoned M1-1, R7-1, R7-1/C2-4 to R6A, R6A/C2-4, R7A, R7A/C2-4, R7X, R7X/C2-4, and R8X, R8X/C2-4 generally located in Crotona Park East and West Farms neighborhoods of the Bronx.

N 100311ZRX Zoning text amendment pursuant to Section 23-144 to designate the 'Rezoning Area' as inclusionary housing designated area and ZR 74-743 to exclude portions of buildings containing parking from lot coverage in Large Scale General Developments in Community District 3 of the Bronx.

- C 100312 ZSX Special Permit pursuant to Section 74-743 for modification of bulk regulations for Large Scale General Development.
- C 100313 ZSX Special Permit pursuant to Section 74-745 to allow accessory parking spaces to be distributed without regard to zoning lot lines.
- C 110297 ZSX Special Permit pursuant to Section 74-744 to allow commercial uses to be arranged within a building without regard to the regulations set forth in ZR Section 32-42.

BACKGROUND

A full background discussion and description of this application appears in the report on the related zoning map amendment application (C 100310 ZMX).

ENVIRONMENTAL REVIEW

This application (C 110234 HAX), in conjunction with the related applications (C 100310 ZMX, N 100311 ZRX, C 100312 ZSX, C 100313 ZSX, C 110297 ZSX) 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 designated CEQR number is 10DCP017X. The lead agency is the New York City Planning Commission.

A summary of the environmental review and the Final Environmental Impact Statement appears in the related report for a zoning map amendment (C 100310 ZMX).

UNIFORM LAND USE REVIEW

This application (C 110234 HAX), in conjunction with the related applications (C 100310 ZMX, C 110312 ZSX, C 100313 ZSX, C 110297 ZSX), was certified as complete by the Department of City Planning on March 9, 2011, and was duly referred to Bronx Community Board 3, Community Board 6, the Bronx Borough President and the Bronx Borough Board in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related non-ULURP application (N 100311 ZRX) which was duly referred to Community Board 3, Community Board 6, the Bronx Borough President and the Bronx Borough Board in accordance with the procedure for referring non-ULURP matters.

Community Board Public Hearing

A summary of the vote and recommendations of Community Board 3 and Community Board 6 appears in the related report for a zoning map amendment (C 100310 ZMX).

Borough President Recommendation

This application (C 110234 HAX) was considered by the Borough President of the Bronx who issued a recommendation approving the application on July 14, 2011.

Borough Board Recommendation

The Borough Board held a public hearing on June 23, 2011, and on that day, recommended approval of this application (110234 HAX).

City Planning Commission Public Hearing

On July 13, 2011 (Calendar No. 5) the City Planning Commission scheduled July 27, 2011 for a public hearing on this application (C 110234 HAX). The hearing was duly held on July 27, 2011 (Calendar No. 8) in conjunction with the hearing on the related applications (C 100310 ZMX, N 100311 ZRX, C 100312 ZSX, C 100313 ZSX, C 110297 ZSX).

There were six speakers in favor of the application, and five in opposition, as described in the report on the related Zoning Map Amendment application (C 100310 ZMX) and the hearing was closed.

Waterfront Revitalization Consistency Review (WRP)

A discussion of the WRP Consistency Review appears in the report on the related Zoning Map amendment application (C 100310 ZMX).

CONSIDERATION

The Commission believes that the proposed Urban Development Action Area and Project and the disposition of city-owned property (C 110234 HAX), along with the related applications, are appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application appear in the report on the related zoning map amendment application (C 100310 ZMX).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion ratified herein was issued on August 26, 2011, with respect to this application (CEQR No. 10DCP017X), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that

1. Consistent with social, economic, and other essential considerations, from among the reasonable alternatives thereto, the action is the one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and

2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the

approval, pursuant to the restrictive declaration dated September 1, 2011 described in the Resolutions for applications C 100312 ZSX, C 100313 ZSX, and C 110297 ZSX, and in addition with respect to application C 100310 ZMX, the three restrictive declarations dated September 1, 2011 and respectively executed by Boone West Farms LLC, 1903 West Farms LLC, and 1931 West Farms LLC, those project components related to the environment and mitigation measures that were identified as practicable.

This report of the City Planning Commission, together with the FEIS, constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 1525 West Farms Road (Block 3014, Lot 45) 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 area;

THEREFORE, be it further **RESOLVED**, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the matters pursuant to the Urban Development Action Area Act:

- a) the designation of property located at 1525 West Farms Road (Block 3014, Lot 45) as an Urban Development Action Area; and
- a) an Urban Development Action Area Project for such area; and

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination 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 1525 West Farms Road (Block 3014, Lot 45) in Community District 3, Borough of the Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 110234 HAX), duly adopted by the City Planning Commission on September 7, 2011 (Calendar No. 6), 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, *FAICP*, Chair
RICHARD W. EADDY, VICE CHAIRMAN
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
NATHAN LEVENTHAL, ANNA HAYES LEVIN,
SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners

ORLANDO MARIN, Commissioner, Abstained