



CITY PLANNING COMMISSION

July 13, 2005 / Calendar No. 11

C 050318 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: 1404 Jesup Avenue (Block 2872, lots 58 and 60); 1407 Jesup Avenue (Block 2872, lot 35); 1418 Jesup Avenue (Block 2872, lot 62); 1426 Jesup Avenue (Block 2872, lot 66); 1430 Jesup Avenue (Block 2872, lot 68); and 1450 Jesup Avenue (Block 2872, lot 189) Community District 4, Borough of the Bronx.

The application was submitted by the Department of Housing Preservation and Development (HPD) on February 23, 2005 for acquisition of property located at 1404, 1407, 1418, 1426, 1430 and 1450 Jesup Avenue to facilitate the development of four buildings, tentatively known as Highbridge Apartments, with approximately 315 residential units for low income families.

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 050311 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 050311 HAX).

ENVIRONMENTAL REVIEW

This application (C 050318 PQX), 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.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on February 1, 2005.

UNIFORM LAND USE REVIEW

This application (C 050318 PQX) in conjunction with the related action (C 050311 HAX) was certified as complete by the Department of City Planning on February 28, 2005, 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 on April 26, 2005, and on that date, by a vote of 17 to 0 with 2 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Bronx Borough who issued a recommendation approving the application with the following conditions on

May 17, 2005:

1. Wherever possible, old growth trees at 1391-1407 Jesup Avenue (Block 2872, Lots 35-38) should be preserved.

2. I encourage façade lighting designed to enhance security, but installed so as not to intrude on neighboring residences.

City Planning Commission Public Hearing

On May 25, 2005 (Calendar No. 2), the City Planning Commission scheduled June 8, 2005 for a public hearing on this application (C 050318 PQX) in conjunction with the related action (C 050311 HAX). The hearing was duly held on June 8, 2005 (Calendar No. 14). The project's sponsor and architect were present to answer questions from the Commission.

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 050311 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, by the City Planning Commission , pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at: 1404 Jesup Avenue (Block 2872, lots 58 and 60); 1407 Jesup Avenue (Block 2872, lot 35); 1418 Jesup Avenue (Block 2872, lot 62); 1426 Jesup Avenue (Block 2872, lot 66); 1430 Jesup Avenue (Block 2872, lot 68); and 1450 Jesup Avenue (Block 2872, lot 189) Community District 4, Borough of the Bronx, submitted by

the Department of Housing Preservation and Development (HPD) on January 18, 2005 is approved.

The above resolution (C 050318 PQX), duly adopted by the City Planning Commission on July 13, 2005 (Calendar No. 11), 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

KENNETH J. KNUCKLES, ESQ., Vice Chairman

**RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI,
JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS**, Commissioners

IRWIN G. CANTOR, P.E., Commissioner, **RECUSED**