



CITY PLANNING COMMISSION

March 2, 2011/ Calendar No. 2

N 110162 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 12 East Clarke Place (Block 2839, Lot 10) and 27 East 169th Street (Block 2939, Lot 36) as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such an area;

to facilitate development of two buildings with approximately 108 dwelling units to be developed under HPD's Low Income Rental Program in Community District 4, Borough of the Bronx.

WHEREAS, on December 2, 2010, the Department of Housing Preservation and Development (HPD) submitted an application (N 110162 HAX) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of property located at 12 East Clarke Place (Block 2839, Lot 10) and 27 East 169th Street (Block 2939, Lot 36) 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 properties which tend 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 110162 HAX) was reviewed pursuant to the New York State Environment 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 10HPD020X. The lead agency is Department of Housing Preservation and Development. After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on December 1, 2010; and

WHEREAS, this application (N 100162 HAX) was referred by the Department of City Planning to Bronx Community Board 4, on January 27, 2011 and

WHEREAS, the Community Board 4 District Manager expressed no opposition to the application and

WHEREAS, on January 26, 2011 (Calendar No. 1), the City Planning Commission scheduled February 16, 2010, for a public hearing on this application (N 110162 HAX). The hearing was duly held on February 16, 2011 (Calendar No. 22) and

WHEREAS, three representatives of the project sponsor and a representative from the Department of Housing Preservation and Development appeared in favor of the application at the public hearing and described the proposed project; and

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

WHEREAS, this application would facilitate development of two buildings with approximately 108 dwelling units and a new community facility space at 12 East Clarke Place (Block 2839, Lot 10) and 27 East 169th Street (Block 2839, Lot 36); and

WHEREAS, the Commission had determined that this 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 property located at 12 East Clarke Place (Block 2839, Lot 10) and 27 East 169th Street (Block 2839, Lot 36) as an Urban Development Action Area;

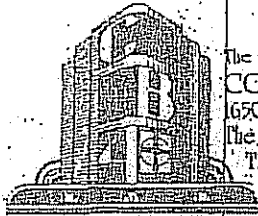
WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

THEREFORE, BE FURTHER 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 property located at 12 East Clarke Place (Block 2839, Lot 10) and 27 East 169th Street (Block 2839, Lot 36) as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such an area.

The above resolution (N 110162 HAX), duly adopted by the City Planning Commission on March 2, 2010 (Calendar No. 2), 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, *FAICP*, Chair
KENNETH J. KNUCKLES, *ESQ.*, Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, *P.E.*,
ALFRED C. CERULLO, *III*, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, , ANNA HAYES LEVIN,
SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners



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DASTOR WENZEL JACKSON
Board Chair

MR. JOSÉ RODRIGUEZ
District Manager

December 22, 2010

James P. Merani, RA, Director
Department of City Planning
22 Reade Street, Room 2E
Bronx, New York 100071216

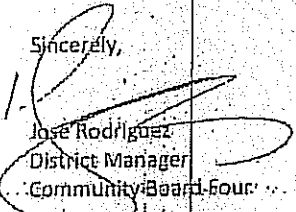
Re: N 110162 HAX
12 East Clarke Place and 27 East 169th Street
Block 2839, Lots 10 & 36
The Bronx

Dear Mr. Merani:

I write to inform you that we have received your letter in reference to N 110162 HAX 12 East Clarke Place and 27 East 169th Street; Block 2839, Lots 10 & 36. As stated, since the application is not subject to the Uniform Land Use Review Procedure, Bronx Community Board Four will not hold a public hearing and currently have no objections at this time.

Thank you.

Sincerely,


José Rodríguez
District Manager
Community Board Four

cc: Wenzel F. Jackson, Board Chair
Ted Weinstein, HPD
Wilhelm Ronda, Bronx Borough President