



CITY PLANNING COMMISSION

February 4, 2009/Calendar No. 9

C 090073 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 1157 Fulton Avenue (Block 2609, Lot 54) 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 a developer selected by HPD;

to facilitate housing for expectant mothers, tentatively known as 1157 Fulton Avenue, with approximately 13 residential units, Borough of the Bronx, Community District 3.

Approval of three separate matters is required:

1. The designation of properties located at 1157 Fulton Avenue (Block 2609, Lot 54) as an Urban Development Action Area;
2. An Urban Development Action Area Project for such area; and
3. The disposition of such property to a developer selected by HPD.

The application for the Urban Development Action Area designation and project approval and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on August 14, 2008.

Approval of this application would facilitate housing for expectant mothers, tentatively known as 1157 Fulton Avenue, with approximately 13 residential units.

The Department of Housing Preservation and Development states in its application that:

The Project Area consists of underutilized vacant 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.

BACKGROUND

The Department of Housing Preservation and Development (HPD) seeks approval of an Urban Development Action Area Project (UDAAP) designation, project approval, and disposition of one city-owned property located at 1157 Fulton Avenue (Block 2609, Lot 54). The proposed subject site is located approximately 25 feet from the northwest corner of Fulton Avenue and E. 167th Street in the Morrisania section of Bronx Community District 3.

The site consists of a four-story city-owned residential building. It is within an R6 zoning district. The building contains approximately 9,416 square feet of floor area. The remainder of the block on which the site is located is developed with five and six-story multiple dwellings to the north of the site. Abutting the building to the south is a small privately-owned vacant lot. The surrounding area consists of a house of worship across the street along Fulton Avenue, a small park and a two-story manufacturing building located to the west of the site on Third Avenue. There are local retail uses two blocks away along Boston Road as well as on East 169th Street and Franklin Avenue.

Good Counsel Homes is the sponsor of this facility and they have operated at this location under

a month to month lease since 1985 and also operate four other homes in New York State. Approval of the actions would allow HPD to dispose of the property to the sponsor.

The facility is a four-story residential building with 13 units. The expectant mothers will reside there with their children under five years of age. The women are allowed to remain at the shelter for one year after the birth of the child. On site social services includes case managers who would ensure that the women attend medical appointments, work or school. There will also be a house manager, who will be responsible for the overall condition of the facility as well as ensuring that groceries are purchased for the preparation of the meals for communal dining. An “exodus manager” would monitor the status of residents after they move from the facility. Baby sitters will care for the children of the women while they attend doctor’s appointments and go to work or school. The building was rehabilitated approximately two years ago. The rehabilitation included the installation of new bathroom plumbing, new kitchen fixtures, an automatic sprinkler system, new fire alarm system, new window guards, new 1-1/2 hour fire rated doors, new basement and exterior steel stairs.

ENVIRONMENTAL REVIEW

This application (C 090073 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.

UNIFORM LAND USE REVIEW

This application (C 090073 HAX) was certified as complete by the Department of City Planning on October 6, 2008, and was duly referred to Bronx Community Board 3 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b).

Community Board Public Hearing

On November 12, 2008, Community Board 3 held a public hearing on this application and on that date, by a vote of 22 in favor, 0 opposed, and 0 abstentions, approved the application.

Borough President Recommendation

This application was considered by the Bronx Borough President who, on December 22, 2008, issued a recommendation approving the application.

City Planning Commission Public Hearing

On December 17, 2008 (Calendar No. 1), the City Planning Commission scheduled January 7, 2009 for a public hearing on this application (C 090073 HAX). The hearing was duly held on January 7, 2009 (Calendar No. 23). There were two speakers in favor of the application.

A representative from HPD spoke in favor of the proposed project. He described the project and informed the Commission that there is a 30 year restriction on the resale of the building.

The House Manager of the facility testified in favor of the application. She described the facility including the role of the various social workers in the facility.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for UDAAP Designation, Project Approval and disposition of city-owned property located at 1157 Fulton Avenue (Block 2609, Lot 54) to facilitate housing for expectant mothers, tentatively known as 1157 Fulton Avenue, with approximately 13 residential units.

The Commission notes that the existing facility has been at this location for approximately 23 years providing housing and social services for homeless expectant mothers. Approval of the actions would allow HPD to dispose of the property to the existing sponsor.

RESOLUTION

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 1157 Fulton Avenue (Block 2609, Lot 54) 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 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:

- a) the designation of properties located at 1157 Fulton Avenue (Block 2609, Lot 54) as an Urban Development Action Area; and
- b) 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 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 the Section 691 of the Urban Development Action Area Act, 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 1157 Fulton Avenue (Block 2609, Lot 54) in Community District 3, Borough of the Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 090073 HAX).

The above resolution (C 090073 HAX), duly adopted by the City Planning Commission on February 4, 2009 (Calendar No. 9), 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

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