



CITY PLANNING COMMISSION

August 8, 2007/Calendar No. 12

C 070404 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 544 East 134th Street (Block 2261, Lot 37) 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 the New York City Economic Development Corporation;

to facilitate the expansion of an existing business, Borough of The Bronx, Community District 1.

Approval of three separate matters is required:

1. The designation of property located at 544 East 134th Street (Block 2261, Lot 37) as an Urban Development Action Area; and
2. An Urban Development Action Area Project for such property; and
3. The disposition of 544 East 134th Street (Block 2261, Lot 37) to the New York City Economic Development Corporation.

The application was filed by the Department of Housing Preservation and Development (HPD) on March 27, 2007.

Approval of this application would facilitate the expansion of the adjoining existing business, S & J Sheet Metal Supply, Inc.

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

The project area contains underutilized vacant properties, 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.

BACKGROUND

The Department of Housing Preservation and Development (HPD) requests approval of an Urban Development Action Area designation and project and disposition of city-owned property located at 544 East 134th Street (Block 2261, Lot 37), to facilitate the expansion of S & J Sheet Metal Supply, Inc. Company. HPD proposes to dispose of the property to the NYC Economic Development Corporation (EDC). EDC intends to further dispose the property to S & J Sheet Metal Supply, Inc.

The project site is located on a block bounded by St. Ann's Avenue, Bruckner Boulevard, Brook Avenue and East 134th Street/Major Deegan Expressway, in the Port Morris section of the Bronx, Community District 1. The site is located within an M1-2/R6A (MX-1) zoning district.

The site is an approximately 2,500 square feet city-owned parcel with a four-story vacant building. It is located between two buildings owned by S & J Sheet Metal Supply Company at 534 and 550 East 134th Street. The remainder of the block includes other manufacturing, warehousing, and commercial uses. The surrounding area is industrial in character with scattered three and four-story residential buildings. The buildings are directly across from the Major Deegan Expressway.

S & J Sheet Metal Supply Company, a manufacturer and distributor of roofing products that was founded in 1955, proposes to demolish the existing vacant building and construct a new building that will adjoin the Company's adjacent buildings. The expansion of the S & J Sheet Metal Supply Company will result in the creation of approximately 35 to 40 new jobs.

ENVIRONMENTAL REVIEW

This application (C 070404 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 designated CEQR number is 07DME002X. The lead agency is The Office of the Deputy Mayor for Economic Development and Rebuilding.

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

UNIFORM LAND USE REVIEW

This application, C 070404 HAX, was certified as complete by the Department of City Planning on April 9, 2007 and was duly referred to Community Board 1 and the Bronx Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b).

Community Board Public Hearing

Community Board 1 held a public hearing on this application on May 31, 2007 and on that date by a vote of 26 to 1 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 070404 HAX) was considered by the Borough President, who issued a recommendation approving this application on June 26, 2007.

City Planning Commission Public Hearing

On June 20, 2007 (Calendar No. 1), the City Planning Commission scheduled July 11, 2007, for a public hearing on this application (C 070404 HAX). The hearing was duly held on July 11, 2007 (Calendar No. 31).

There were three speakers who spoke in favor and none opposed to the application. The speakers included a representative from EDC, a representative from S & J Sheet Metal Supply,

Inc. and a representative from HPD. The representative for EDC and S & J Sheet Metal Supply described the project. A representative of the Department of Housing Preservation also appeared in favor.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for an Urban Development Action Area (UDAAP) designation and project approval, and the disposition of city-owned property, is appropriate.

The site is occupied by a four-story vacant building on an approximately 2,500 square foot parcel. It is located within an M1-2/R6A (MX-1) zoning district between two buildings owned by S & J Sheet Metal Supply.

The Economic Development Corporation has informed the staff that the new owners shall agree to all applicable laws and regulations. Deed restrictions and requirements are placed on the sale of the property to insure original proposed project goals.

Approval of this application would facilitate the expansion of S & J Sheet Metal Supply, Inc. which, proposes to demolish the existing vacant building and construct a new building that will adjoin the company's adjacent buildings. Approval of this application would make possible the return of this property to productive use and eliminate its blighting influences on the

neighborhood. The Commission therefore believes that the proposed application, for the UDAAP designation and project approval, and the disposition of city-owned property, is appropriate.

RESOLUTION

WHEREAS, The Department of Housing Preservation and Development has recommended the designation of 544 East 134th Street (Block 2261, Lot 37), in Community District 1, Borough of The Bronx, as an Urban Development Action Area; and

WHEREAS, The Department of Housing Preservation and Development has 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 matters pursuant to the Urban Development Action Area Act.

a) the designation of property located at 544 East 134th Street (Block 2261, Lot 37) 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:

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; 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 544 East 134th Street (Block 2261, Lot 37), Community District 1, Borough of The Bronx, to the New York City Economic Development Corporation, is approved (C 070404 HAX).

The above resolution (C 070404 HAX), duly adopted by the City Planning Commission on August 8, 2007 (Calendar No. 12), 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 Chair
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,
BETTY CHEN, LISA A. GOMEZ, JOHN MEROLO, DOLLY WILLIAMS, Commissioners