



CITY PLANNING COMMISSION

February 16, 2011/ Calendar No. 5

C 110091 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 2311 Tiebout Avenue (Block 3146, Lot 67) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such an area;
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 development of a seven-story building with approximately 20 dwelling units to be developed under HPD's Low Income Rental Program in Community District 5, Borough of the Bronx.

Approval of three separate matters is required:

1. The designation of 2311 Tiebout Avenue in the borough of the Bronx (Block 3146, Lot 67) as an Urban Development Action Area;
2. an Urban Development Action Area Project for such property; 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 September 30, 2010.

Approval of this application would facilitate the development of a seven-story building with approximately 20 residential units to be developed under HPD's Low Income Rental Program.

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

The Project Area consists of an underutilized property, 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) seeks approval of an Urban Development Action Area designation, project approval, and disposition of one city-owned lot (Block 3146, Lot 67), which comprises the development site. The development site is a 5,595 square foot lot that is currently vacant and undeveloped. The site is located in the Fordham neighborhood of Community District 5. The property is zoned R7-1 and is on a block bounded by East 183rd and East 184th streets, Tiebout and Valentine avenues. Other land uses on the block are residential, with a majority consisting of 5-6 story multi-family structures. Public School 209 is at the corner of Tiebout Avenue and East 183rd Street.

The surrounding area is mixed use in zoning and development. Convenience retail shopping is located on the Grand Concourse, three blocks west of the project site. The Fordham Road shopping district is four blocks north of the site. There are two schools and a playground on East 183rd street and a Police Athletic League (PAL) facility on Webster Avenue, which can be accessed via East 184th Street.

The planned development will be built using the Quality Housing (QH) regulations. It will be a seven-story, 20-unit residential building with a 55-foot street wall and an overall height of 65 feet. There will be 1,429 square feet total recreation space, including a 637 square foot community room, 556 square feet of

back yard open space, and a 336 square foot terrace. No parking will be provided on site.

The project would be developed under HPD's Low Income Housing Program.

ENVIRONMENTAL REVIEW

The application (C 110091HAX) 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 11HPD003X. The lead agency is the Department of Housing and Preservation and Development.

After a study of the potential environmental impacts of the proposed actions, a Negative Declaration was issued on September 10, 2010

UNIFORM LAND USE REVIEW

The application (C 110091 HAX) was certified as complete by the Department of City Planning on October 10, 2010 and was duly referred to Bronx Community Board 5 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

Community Board 5 held a public hearing on this application on November 17, 2010, and on that date by a vote of 19 to 0 with one abstention adopted a resolution recommending approval of the application.

BOROUGH PRESIDENT RECOMMENDATION

This application was considered by the Bronx Borough President, who issued a recommendation approving the application on January 7, 2011.

CITY PLANNING COMMISSION PUBLIC HEARING

On January 5, 2011 (Calendar No. 1), the City Planning Commission scheduled January 26, 2011 for a public hearing on this application (C 110091HAX). The hearing was duly held on January 26, 2011 (Calendar No. 14). There were two speakers in favor of the application, and none opposed.

A representative of HPD spoke in favor of the application and described the project. It will serve a population with incomes as high as sixty percent of the area median income (AMI). There will be a number of sustainability elements including a rooftop area designated for installation of solar panels, a landscaped backyard area for water retention, and a green roof.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed Urban Development Action Area designation and project (UDAAP), and disposition of city-owned property are appropriate.

The requested action would facilitate the development of a seven-story, 20-unit residential building with a 55-foot street wall and an overall height of 65 feet.

The Commission notes that the project site is proximate to facilities that could support the proposed residential development, such as convenience retail facilities, educational facilities, and social services, which are located three blocks east of the development site along the Grand Concourse.

The Commission believes that the approval of the UDAAP for the development site would facilitate the redevelopment of a vacated city-owned property. The Commission further believes that the proposed project would transform a vacant, city-owned lot into a housing resource for needy families with low incomes, which would contribute to the revitalization of the Fordham neighborhood of Community District 5.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment;

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 2311 Tiebout Avenue (Block 3146, Lot 67) in Community District 5, 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,

THEEFORE, 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 property located at 2311 Tiebout Avenue (Block 3146, Lot 67) as an Urban Development Action Area; and
- b) 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 2311 Tiebout Avenue (Block 3146, Lot 67) in Community District 5, Borough of the Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C110091HAX).

The above resolution, duly adopted by the City Planning Commission on February 16, 2011 (Calendar No.5) 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

KENNETH J. KNUCKLES, *ESQ.*, Vice Chairman

ANGELA M. BATTAGLIA, RAYANN BESSER, ALFRED C. CERULLO, *III*,

BETTY Y. CHEN, MARIA M. DEL TORO,

RICHARD W. EADDY, NATHAN LEVENTHAL, ANNA HAYES LEVIN,

SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners

Community/Borough Board Recommendation

CITY PLANNING COMMISSION
22 Rector Street, New York, NY 10007
FAX # (212) 720-3350

Application # C110091MAX
CEQR # 11HPD003X
Community District No. 05 Borough: The Bronx
Project Name: 2311 Tiebout Avenue

INSTRUCTIONS:

1. Complete this form and return one copy date to the
City Planning Commission, Office of City Planning, Commission
Room 2E at the above address.

2. Send one copy of the completed form with any
attachments to the applicant's representative at the address
listed above, one copy to the Borough President and one
copy to the Borough Board, when applicable.

Project Description:

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 2311 Tiebout Avenue (Block 3146, Lot 67) 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 to be selected by HPD;

to facilitate development of a 7-story building with approximately 20 dwelling units.

Related Applications:

Applicant(s):

NYC Dept. of Housing Preservation & Development
180 Gold Street
New York, NY 10038

Applicant's Representative:

Zachary Stern
NYC Dept. of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Community Board No. 05 Borough: The Bronx

Borough Board of _____

Date of public hearing: Nov 17, 2010

Location: 1771 Andrew Avenue, Bronx, NY 10453

Was a quorum present? YES NO

A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.

Vote adopting recommendation taken: _____

Location: _____

RECOMMENDATION

Approve

Approve With Modifications/Conditions

Disapprove

Disapprove With Modifications/Conditions

Explanation of Recommendation/Modification/Conditions (Attach additional sheets if necessary)

19
Voting

28

In Favor:

Against:

Abstaining:

Total members appointed to the board:

[Signature]
Community/Borough Board Officer

Chairperson
Title

Nov 15, 2010
Date

v.012005w

BOROUGH PRESIDENT
RECOMMENDATION

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
Fax # (212)720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATION # C 110091 HAX

DOCKET DESCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NOS. 5

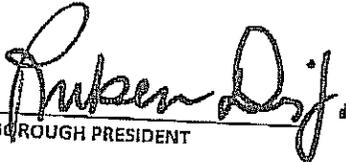
BOROUGH: THE BRONX

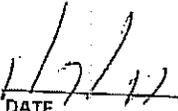
RECOMMENDATION

- APPROVE
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- DISAPPROVE

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT'S RECOMMENDATION


BOROUGH PRESIDENT


DATE