



## **CITY PLANNING COMMISSION**

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October 25, 2006/ Calendar No. 3

N 070111 HAX

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**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD):

- a) pursuant to Article 16 of the General Municipal Law of New York State for: the designation of property located at 498-500, 502, 504, 506, 508 and 512 East 165th Street; 3219, 3217 and 3315 Third Avenue; 493, 495, 497, 499, 501, 503, 509, 511 and 513 Weiher Court (Block 2369, Lots 21, 23-30, 55-60, and 63-65) as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area;

to facilitate the development of an 8-story mixed-use building, tentatively known as 3313 Third Avenue Apartments, with approximately 128 residential units and retail space to be developed under the New York State Division of Housing and Community Renewal's Homes for Working Families Program and the New York City Housing Development Corporation's Low Income Affordable Marketplace Program.

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**WHEREAS**, on September 18, 2006, the Department of Housing Preservation and Development (HPD) submitted an application (N 070111 HAX) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) pursuant to Article 16 of the General Municipal Law of New York State for: the designation of property located at 498-500, 502, 504, 506, 508 and 512 East 165th Street; 3219, 3217 and 3315 Third Avenue; 493, 495, 497, 499, 501, 503, 509, 511 and 513 Weiher Court (Block 2369, Lots 21, 23-30, 55-60, and 63-65) as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area; and

**WHEREAS**, HPD has stated in its application that:

The project area consists of underutilized 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; and

**WHEREAS**, this application (N 070111 HAX) was reviewed pursuant to the New York State Environmental Quality Review (SEQR), and the SEQR 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 07HPD002X. The lead agency is the Department of Housing Preservation and Development. After a study of the environmental impact of the subject application (N 070111 HAX), a negative declaration was issued on August 3, 2006; and

**WHEREAS**, on September 15, 2006, Bronx Community Board 3 submitted a favorable recommendation; and

**WHEREAS**, on September 27, 2006 (Calendar No. S1), the City Planning Commission scheduled October 11, 2006 for a public hearing on this application (N 070111 HAX). The hearing was duly held on October 11, 2006 (Calendar No. 20); and

**WHEREAS**, there were three speakers in favor of the application and none in opposition at the public hearing; and

**WHEREAS**, the speakers were two architects for the project and a representative of HPD. The architects described the building materials and design. The representative from HPD described the variety of apartment types and income mix in the project; and

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

**WHEREAS**, this application would facilitate the construction of an eight-story building with 128 units of affordable housing and ground floor retail space, located at 498-500, 502, 504, 506, 508 and 512 East 165th Street; 3219, 3217 and 3315 Third Avenue; 493, 495, 497, 499, 501, 503, 509, 511 and 513 Weiher Court (Block 2369, Lots 21, 23-30, 55-60, and 63-65) in the MX-7 (M1-1/ R7-2) zoning district; and

**WHEREAS**, the Commission has determined that the application warrants approval and therefore adopts the following resolution:

**WHEREAS**, the Department of Housing Preservation and Development has recommended the designation of property located at 498-500, 502, 504, 506, 508 and 512 East 165th Street; 3219, 3217 and 3315 Third Avenue; 493, 495, 497, 499, 501, 503, 509, 511 and 513 Weiher Court (Block 2369, Lots 21, 23-30, 55-60, and 63-65) 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 **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) pursuant to Article 16 of the General Municipal Law of New York State for: the designation of property located at 498-500, 502, 504, 506, 508 and 512 East 165th Street; 3219, 3217 and 3315 Third Avenue; 493, 495, 497, 499, 501, 503, 509, 511 and 513 Weiher Court (Block 2369, Lots 21, 23-30, 55-60, and 63-65) as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area; and

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 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
- a. The project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act.

The above resolution, duly adopted by the City Planning Commission on October 25, 2006 (Calendar No. 3), 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, AICP**, Chair, **KENNETH J. KNUCKLES, Esq.**, Vice Chair, **ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.**, **ANGELA M. CAVALUZZI, R.A.**, **ALFRED C. CERULLO, III**, **RICHARD W. EADDY, JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS**, Commissioners

**LISA A. GOMEZ**, Commissioner, recused