



## Legislation Details (With Text)

**File #:** Res 0834-2015      **Version:** \*      **Name:** LU 268 - Planning, Melrose Commons North Site B, Bronx (C150306 HAX)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 8/13/2015

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the application submitted by the New York City Department of Housing Preservation and Development ("HPD") and the decision of the City Planning Commission, ULURP No. C 150306 HAX, approving the designation of property located at Elton Avenue between East 162nd Street and East 163rd Street (Block 2384, Lots 20, ARO 23, 25, 28, 32, 33, 34, 38, 48, 8900 and 8901), including the de-mapped street-beds of Brook Avenue between East 163rd and Elton Avenue, a portion of East 162nd Street at Elton Avenue, and a portion of Melrose Crescent, Borough of the Bronx, as an Urban Development Action Area, approving an Urban Development Action Area Project, and approving the disposition of city-owned properties located at Elton Avenue between East 162nd Street and East 163rd Street (Block 2384, Lots 20, ARO 23, 25, 28, 32, 33, 34, 38, 48, 8900 and 8901), including the de-mapped street-beds of Brook Avenue between East 163rd and Elton Avenue, a portion of East 162nd Street at Elton Avenue, and a portion of Melrose Crescent, to a developer selected by HPD (L.U. No. 268; C 150306 HAX).

**Sponsors:** David G. Greenfield, Inez E. Dickens

**Indexes:**

**Attachments:** 1. August 13, 2015 - Stated Meeting Agenda with Links to Files, 2. Hearing Transcript of the Stated Meeting - August 13, 2015, 3. Committee Report, 4. Minutes of the Stated Meeting - August 13, 2015

Date	Ver.	Action By	Action	Result
8/12/2015	*	Committee on Land Use	Approved by Committee	
8/13/2015	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 834

Resolution approving the application submitted by the New York City Department of Housing Preservation and Development ("HPD") and the decision of the City Planning Commission, ULURP No. C 150306 HAX, approving the designation of property located at Elton Avenue between East 162<sup>nd</sup> Street and East 163<sup>rd</sup> Street (Block 2384, Lots 20, ARO 23, 25, 28, 32, 33, 34, 38, 48, 8900 and 8901), including the de-mapped street-beds of Brook Avenue between East 163<sup>rd</sup> and Elton Avenue, a portion of East 162<sup>nd</sup> Street at Elton Avenue, and a portion of Melrose Crescent, Borough of the Bronx, as an Urban Development Action Area, approving an Urban Development Action Area Project, and approving the disposition of city-owned properties located at Elton Avenue between East 162<sup>nd</sup> Street and East 163<sup>rd</sup> Street (Block 2384, Lots 20, ARO 23, 25, 28, 32, 33, 34, 38, 48, 8900 and 8901), including the de-mapped street-beds of Brook Avenue between East 163<sup>rd</sup> and Elton Avenue, a portion of East 162<sup>nd</sup> Street at Elton Avenue, and a portion of Melrose Crescent, to a developer selected by HPD (L.U. No. 268; C 150306 HAX).

By Council Members Greenfield and Dickens

WHEREAS, the City Planning Commission filed with the Council on July 17, 2015 its decision dated July 1, 2015 (the "Decision"), on the application submitted by the HPD pursuant to Section 197-c of the New

York City Charter and Article 16 of the General Municipal Law of New York State regarding:

- a) the designation of property located at Elton Avenue between East 162<sup>nd</sup> Street and East 163<sup>rd</sup> Street (Block 2384, Lots 20, ARO 23, 25, 28, 32, 33, 34, 38, 48, 8900 and 8901), including the de-mapped street-beds of Brook Avenue between East 163<sup>rd</sup> Street and Elton Avenue, a portion of East 162<sup>nd</sup> Street at Elton Avenue, and a portion of Melrose Crescent, as an Urban Development Action Area (the "Area");
- b) an Urban Development Action Area Project for the Area (the "Project"); and

pursuant to Section 197-c of the New York City Charter for the disposition of city-owned property located at Elton Avenue between East 162<sup>nd</sup> Street and East 163<sup>rd</sup> Street (Block 2384, Lots 20, ARO 23, 25, 28, 32, 33, 34, 38, 48, 8900 and 8901), including the de-mapped street-beds of Brook Avenue between East 163<sup>rd</sup> Street and Elton Avenue, a portion of East 162<sup>nd</sup> Street at Elton Avenue, and a portion of Melrose Crescent, to a developer to be selected by the New York City Department of Housing Preservation and Development to facilitate the development of a twelve-story mixed-use building with approximately 277 dwelling units, 26,700 square feet of retail use space, 25,390 square feet of community facility use space, 36 parking spaces and 139 bike parking spaces, in an R8/C1-4 District in Community District 3, Borough of the Bronx (ULURP No. C 150306 HAX) (the "Application");

WHEREAS, the Application is related to application C 150303 ZSX (L.U. No. 267), a Special Permit pursuant to Section 74-681 of the Zoning Resolution to allow development over a discontinued railroad right-of-way;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, the Application and Decision are subject to review and action by the Council pursuant to Article 16 of the General Municipal Law of New York State;

WHEREAS, by letter dated July 27, 2015 and submitted to the Council on July 28, 2015, HPD submitted its requests (the "HPD Requests") respecting the Application including the submission of a project summary for Melrose Commons North RFP Site B (the "Project Summary");

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision and the HPD Request on August 11, 2015;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application;

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration (CEQR No. 14HPD030X) issued on October 9, 2014 (the "Negative Declaration");

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report (C 150306 HAX) and incorporated by reference herein, the Council

approves the Decision of the City Planning Commission and the HPD Request.

The Council finds that the present status of the Area tends to impair or arrest the sound growth and development of the City of New York and that a designation of the Project as an urban development action area project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law.

The Council approves the designation of the Area as an urban development action area pursuant to Section 693 of the General Municipal Law.

The Council approves the Project as an urban development action area project pursuant to Section 694 of the General Municipal Law and subject to the terms and conditions of the Project Summary.

The Project shall be developed in a manner consistent with Project Summary submitted by HPD, a copy of which is attached hereto and made a part hereof.

The Council approves the disposition of Elton Avenue between East 162<sup>nd</sup> Street and East 163<sup>rd</sup> Street (Block 2384, Lots 20, ARO 23, 25, 28, 32, 33, 34, 38, 48, 8900 and 8901), including the de-mapped street-beds of Brook Avenue between East 163<sup>rd</sup> Street and Elton Avenue, a portion of East 162<sup>nd</sup> Street at Elton Avenue, and a portion of Melrose Crescent, to a developer to be selected by HPD.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on August 13, 2015, on file in this office.

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City Clerk, Clerk of The Council