



Legislation Details (With Text)

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Title: Resolution approving the decision of the City Planning Commission on Application No. C 180126 PPX, for the disposition by means of ground leases, of four city-owned properties located at the former Spofford Juvenile Detention Center at 1201-1231 Spofford Avenue (Block 2738, Lot 35; Block 2763, Lot 29, and p/o Lots 1 and 2), pursuant to zoning, Borough of the Bronx, Community District 2 (L.U. No. 35).

Sponsors:

Indexes:

Attachments: 1. Res. No. 258, 2. Land Use Calendar - Week of February 26, 2018 - March 2, 2018, 3. REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, 4. March 7, 2018 - Stated Meeting Agenda, 5. Land Use Calendar - Week of March 12, 2018 - March 16, 2018, 6. Hearing Testimony - Planning 2-26-18, 7. Hearing Transcript - Planning 2-26-18, 8. March 22, 2018 - Stated Meeting Agenda, 9. Hearing Transcript - Stated Meeting 3-22-18, 10. Minutes of the Stated Meeting - March 22, 2018, 11. Committee Report

Date	Ver.	Action By	Action	Result
3/15/2018	*	Committee on Land Use	Approved by Committee	
3/22/2018	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 258**

Resolution approving the decision of the City Planning Commission on Application No. C 180126 PPX, for the disposition by means of ground leases, of four city-owned properties located at the former Spofford Juvenile Detention Center at 1201-1231 Spofford Avenue (Block 2738, Lot 35; Block 2763, Lot 29, and p/o Lots 1 and 2), pursuant to zoning, Borough of the Bronx, Community District 2 (L.U. No. 35).

By Council Members Salamanca and Kallos

WHEREAS, the City Planning Commission filed with the Council on February 20, 2018 its decision dated February 14, 2018 (the "Decision"), pursuant to Section 197-c of the New York City Charter, regarding an application submitted by the Department of Citywide Administrative Services, for the disposition of by means of ground leases, of four city-owned properties located at the former Spofford Juvenile Detention Center at 1201-1231 Spofford Avenue (Block 2738, Lot 35; Block 2763, Lot 29, and p/o Lots 1 and 2), pursuant to zoning, This action, in conjunction with the related actions would facilitate the development of a five-building mixed-use development with approximately 740 units of affordable housing, light industrial, commercial, and community facility uses in the Hunts Point neighborhood of Bronx Community District 2, (Application No. C 180126 PPX), Community District 2, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to applications C 180121 ZMX (L.U. No. 31), a zoning map

amendment to change a portion of the development site from an R6 zoning district to an R7-2/M1-2 Special Mixed Use District, MX-17; N 180122 ZRX (L.U. No. 32), a zoning text amendment to establish a Special Mixed Use District; designate a Mandatory Inclusionary Housing (MIH) area; and create a special permit to waive loading berth requirements in large-scale general developments (LSGDs), C 180123 ZSX (L.U. No. 33), a special permit to modify bulk regulations within an LSGD; and C 180124 ZSX (L.U. No. 34), a special permit to modify loading berth requirements within an LSGD;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(3) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on February 26, 2017;

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

WHEREAS, the Council has considered the relevant environmental issues, including the Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on February 2, 2018 (CEQR No. 17DME001X), which included an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality and noise (E-451);

RESOLVED:

Having considered the FEIS with respect to the Decision and Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) Consistent with social, economic and other essential considerations, from among the reasonable alternatives, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those project components related to the environment and mitigation measures that were identified as practicable.

The Decision and the FEIS constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 180126 PPX, incorporated by reference herein, the Council approves the Decision for the disposition of the City-owned properties located at the former Spofford Juvenile Detention Center at 1201-1231 Spofford Avenue (Block 2738, Lot 35; Block 2763, Lot 29, and p/o Lots 1 and 2), pursuant to zoning.

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 March 22, 2018, on file in this office.

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City Clerk, Clerk of The Council