



Legislation Details (With Text)

**File #:** Res 0321-2018      **Version:** \*      **Name:** LU 55 - Planning, PARK HAVEN REZONING, Bronx (C 180130 HAX)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 4/25/2018

**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 180130 HAX, approving the designation of an Urban Development Action Area located at 335-349 St. Ann’s Avenue and 542-544 East 142 Street (Block 2268, Lots 23, 24, 25, 26, 27, 28, 29, 30, 32, 48 and 50), an Urban Development Action Area Project, and the disposition of city-owned property located 335-349 St. Ann’s Avenue and 542-544 East 142 Street (Block 2268, Lot 27 (Formerly Lots 23, 24, 25, 26, 27, 28, 29, 30, and 32), Borough of the Bronx, Community District 1, to a developer selected by HPD (L.U. No. 55; C 180130 HAX).

**Sponsors:** Rafael Salamanca, Jr.

**Indexes:**

**Attachments:** 1. Res. No. 321, 2. March 22, 2018 - Stated Meeting Agenda, 3. Land Use Calendar - Week of March 26, 2018 - March 30, 2018, 4. Hearing Testimony - Planning 3-27-18, 5. Land Use Calendar - Week of April 16, 2018 - April 20, 2018, 6. Hearing Transcript - Stated Meeting 4-25-18, 7. Minutes of the Stated Meeting - April 25, 2018, 8. Project Summary, 9. Committee Report

Date	Ver.	Action By	Action	Result
4/19/2018	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
4/25/2018	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 321**

**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 180130 HAX, approving the designation of an Urban Development Action Area located at 335-349 St. Ann’s Avenue and 542-544 East 142 Street (Block 2268, Lots 23, 24, 25, 26, 27, 28, 29, 30, 32, 48 and 50), an Urban Development Action Area Project, and the disposition of city-owned property located 335-349 St. Ann’s Avenue and 542-544 East 142 Street (Block 2268, Lot 27 (Formerly Lots 23, 24, 25, 26, 27, 28, 29, 30, and 32), Borough of the Bronx, Community District 1, to a developer selected by HPD (L.U. No. 55; C 180130 HAX).**

**By Council Members Salamanca and Kallos**

WHEREAS, the City Planning Commission filed with the Council on March 16, 2018 its decision dated March 14, 2018 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) regarding:

- a) pursuant to Article 16 of the General Municipal Law of New York State the designation of 335-349 St. Ann’s Avenue and 542-544 East 142 Street (Block 2268, Lots 23, 24, 25, 26, 27, 28, 29,

30, 32, 48 and 50), as an Urban Development Action Area (the "Designation Area");

- b) pursuant to Article 16 of the General Municipal Law of New York State an Urban Development Action Area Project for the Disposition Area (the "Project"); and
- c) pursuant to Section 197-c of the New York City Charter the disposition of the City-owned property located at 335-349 St. Ann's Avenue and 542-544 East 142 Street (Block 2268, Lot 27 (Formerly Lots 23, 24, 25, 26, 27, 28, 29, 30, and 32) (the "Disposition Area") to a developer to be selected by the New York City Department of Housing Preservation and Development;

which in conjunction with the related actions, would facilitate the construction of a multi-story, mixed-use building that would contain approximately 170 affordable rental units, commercial space, and community facility space within Community District 1, Borough of the Bronx, (ULURP No. C 180130 HAX) (the "Application");

WHEREAS, the Application is related to applications C 180131 ZMX (L.U. No. 56), a zoning map amendment to change an R6 zoning district to an R7D/C1-4 district; and N 180132 ZRX (L.U. No. 57), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area;

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 March 19, 2018 and submitted to the Council on March 23, 2018, HPD submitted its requests (the "HPD Requests") respecting the Application including the submission of the project summary for the Project (the "Project Summary");

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision and the HPD Requests on March 27, 2018;

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

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration (CEQR No. 17HPD039X) issued on October 27, 2017 (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 180130 HAX) and incorporated by reference herein, the Council approves the Decision of the City Planning Commission and the HPD Requests:

The Council finds that the present status of the Disposition 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 Disposition 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, copy of which is attached hereto and made a part hereof.

The Council approves the disposition of the Disposition Area under Section 197-d of the New York City Charter, to a developer to be selected by the New York City Department of Housing Preservation and Development for the development of the Project consistent with the Project Summary.

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 April 25, 2018, on file in this office.

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City Clerk, Clerk of The Council