



CITY PLANNING COMMISSION

February 16, 2011/ Calendar No. 6

C110114HUX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for the Second amendment to the Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area in Community District 3 in the Borough of the Bronx

The New York City Department of Housing Preservation and Development (HPD) filed an application for the second amendment to the Melrose Commons Urban Renewal Plan on October 12, 2010. The proposed amendment to the Melrose Commons Urban Renewal Plan includes the following changes.

1. The minimum required setback of the street wall along E 163rd Street between Courtlandt Avenue and Melrose Avenue is proposed to be changed from 5' to 3'6".
2. The height restrictions for buildings on Melrose Commons Urban Site 64 are proposed to be changed to allow buildings to exceed 45' in R7A district and 85' in the R8/C1-4 district.
3. The restriction on curb cuts on E 163rd St between Courtlandt Avenue and Melrose Avenue is proposed to be lifted.

In addition, time schedule for the effectuation of the plan is proposed to be updated.

RELATED ACTIONS

In addition to the amendment to the Melrose Commons, which is the subject for this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application.

1. C110115ZMX Zoning Map Amendment for a portion of a block bound by 162nd Street, Melrose Avenue, 163rd Street and Courtlandt Avenue from R7-2 to R7A and R8/C1-2.

2. C110116HAX UDAAP designation, project approval and disposition of city-owned properties to developers to be selected by HPD.

BACKGROUND

A description of this application, the surrounding area and the proposed project is included in the report on the related action for the proposed zoning map amendment (C 110115 ZMX).

ENVIRONMENTAL REVIEW

The Technical Memorandum dated October 7, 2010 regarding this application (N 110114HUX) determined that the proposed project would not result in any new or different impacts than those identified in the Melrose Commons Urban Renewal Amendments Final Environmental Impact Statement (FEIS) – CEQR No. 06HPD008X. The Final Environmental Impact Statement issued on April 27, 2007 was reviewed pursuant to Article 8 of the New York State Environmental Conservation Law and Volume 6 of NYCRR Part 617, City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 06HPD008X. The lead is the Department of Housing Preservation and Development.

UNIFORM LAND USE REVIEW PROCEDURE

This application (C110114HUX), in conjunction with the related applications (C110115 ZMX and C110116 HAX) was certified as complete by the Department of City Planning on October 25,2010 and was duly referred to Bronx Community Board 3 and the Bronx 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 3 held a public hearing on this application on December 14, 2010, and on that date, by a vote of 25 in favor, 0 opposed with 0 abstentions, adopted a resolution recommending approval.

Borough President Recommendation

The Borough President held a public hearing on this application on December 21st, 2010, and issued a recommendation on January 11, 2011, approving the application.

City Planning Commission Public Hearing

On January 5, 2011 (Calendar No. 5), the City Planning Commission scheduled January 26, 2010 for a public hearing on this application (C 110114 HUX), in conjunction with the related applications (C110115 ZMX and C110116 HAX). The hearing was duly held on January 26, 2011 (Calendar No. 18). There were a number of appearances as described in the report on the related zoning map amendment application (C 110115 ZMX) and the hearing was closed.

CONSIDERATION

The Commission believes that the application for second amendment to the Melrose Commons Urban Renewal Plan (C 110114 HUX), along with the related UDAAP designation, project approval and disposition of city owned property (C 110116 HAX) and Zoning Map Amendment (C 110115 ZMX) are appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application appear in the report on the related zoning map amendment application (C 110115 ZMX).

RESOLUTION

RESOLVED, that the City Planning Commission, after consideration of the proposed action, and the sufficiency of information in the 2007 FEIS, finds that the application will

not result in environmental impacts substantially different from or greater than those described in the 2007 FEIS and would not alter the conclusions of the 2007 FEIS, and that having considered such materials and the 2007 FEIS for which a Notice of Completion was issued on April 27, 2007, the City Planning Commission certifies that the requirements of the New York State Environmental Quality Review Act and regulations promulgated pursuant thereto have been met, and finds that the action to be approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable, by incorporating as conditions to the decision those mitigation measures that were identified as practicable; and be it further

RESOLVED, that the City Planning Commission finds that the proposed Second Amended Melrose Commons Urban Renewal Plan is an appropriate plan for the area involved, complies with provisions of Article 15 of the General Municipal Law and conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives; and

RESOLVED, that the City Planning Commission, pursuant to Section 197-c of the New York City Charter and Section 505, Article 15 of the General Municipal Law, and after due consideration of the appropriateness of this action, certifies its unqualified approval of the Second Amended Urban Renewal Plan for the Melrose Commons Urban Renewal Area, Community Districts 3, Borough of the Bronx.

The above resolution (C 110114 HUX), duly adopted by the City Planning Commission on February 16, 2011 (Calendar No. 6), 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
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