



## **CITY PLANNING COMMISSION**

April 25, 2012 / Calendar No. 6

C 120165 ZMX

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**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c, changing from an R7-2 District to an R8X District property bounded by East 149<sup>th</sup> Street, Prospect Avenue, Southern Boulevard, East 147<sup>th</sup> Street, and Union Avenue and its southerly centerline prolongation, Borough of The Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated January 23, 2012.

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This application for an amendment of the Zoning Map, Section No. 6c, was filed by the applicant on January 13, 2012. The application was certified as complete on January 23, 2012. The certified application proposed a zoning map amendment from the existing R7-2 district to a proposed R8X district for Block 2582, Lot 65. The zoning map amendment, along with its related actions, would facilitate the development of 428 dwelling units, 20,910 square feet of community facility space, 36,770 square feet of commercial space and 155 accessory parking spaces.

### **RELATED ACTIONS**

In addition to the zoning map amendment (C 120165 ZMX) which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following which is being considered concurrently with this application:

C 120164 HAX      UDAAP designation and project and approval

N 120175 HCX      Minor Change to the First Amended Mott Haven East Urban Renewal Plan

### **BACKGROUND**

A full background discussion and description of this application appears in the report on the related application for a UDAAP designation and project approval (C 120164 HAX).

### **ENVIRONMENTAL REVIEW**

The application (C 120165 ZMX), in conjunction with the application for the related actions, was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the

SEQRA 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 09HPD028X. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on January 17, 2012.

### **UNIFORM LAND USE REVIEW**

This application (C 120165 ZMX), in conjunction with the applications for the related actions, (C 120164 HAX and N 120175 HCX) was certified as complete by the Department of City Planning on January 23, 2012, and was duly referred to Community Board 1 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 1 held a public hearing on this application and the related actions on February 23, 2012, and on that date, by a vote of 19 in favor, 3 opposed with 2 abstentions, adopted a resolution recommending approval.

### **Borough President Recommendation**

This application (C 120165 ZMX), in conjunction with the related actions, was considered by the Borough President, who issued a recommendation approving the application on March 30, 2012.

### **City Planning Commission Public Hearing**

On March 28, 2012 (Calendar No. 2), the City Planning Commission scheduled April 11, 2012 for a public hearing on this application (C 120165 ZMX). The hearing was duly held on April 11, 2012 (Calendar No. 9), in conjunction with the related applications (C 120164 HAX and N 120175 HCX).

There were 3 speakers in favor of the application, as described in the report for UDAAP designation and project approval (C 120164 HAX), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this application for a zoning map amendment (C 120165 ZMX), in conjunction with the related applications for a UDAAP designation and project approval and the Minor Change to the First Amended Mott Haven East Urban Renewal Plan (C 120164 HAX and N 120175 HCX), is appropriate.

A full consideration and analysis of the issues, and the reasons for approving the application, appear in the report for the related application for a UDAAP designation and project approval (C 120164 HAX).

### **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961 and subsequently amended, is hereby further amended by changing the Zoning Map, Section No. Section No. 6c, changing from an R7-2 District to an R8X District property bounded by East 149th Street, Prospect Avenue, Southern Boulevard, East 147th Street, and Union Avenue and its southerly centerline prolongation, Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated January 23, 2012.

The above resolution (C 120165 ZMX), duly adopted by the City Planning Commission on April 25, 2012 (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**

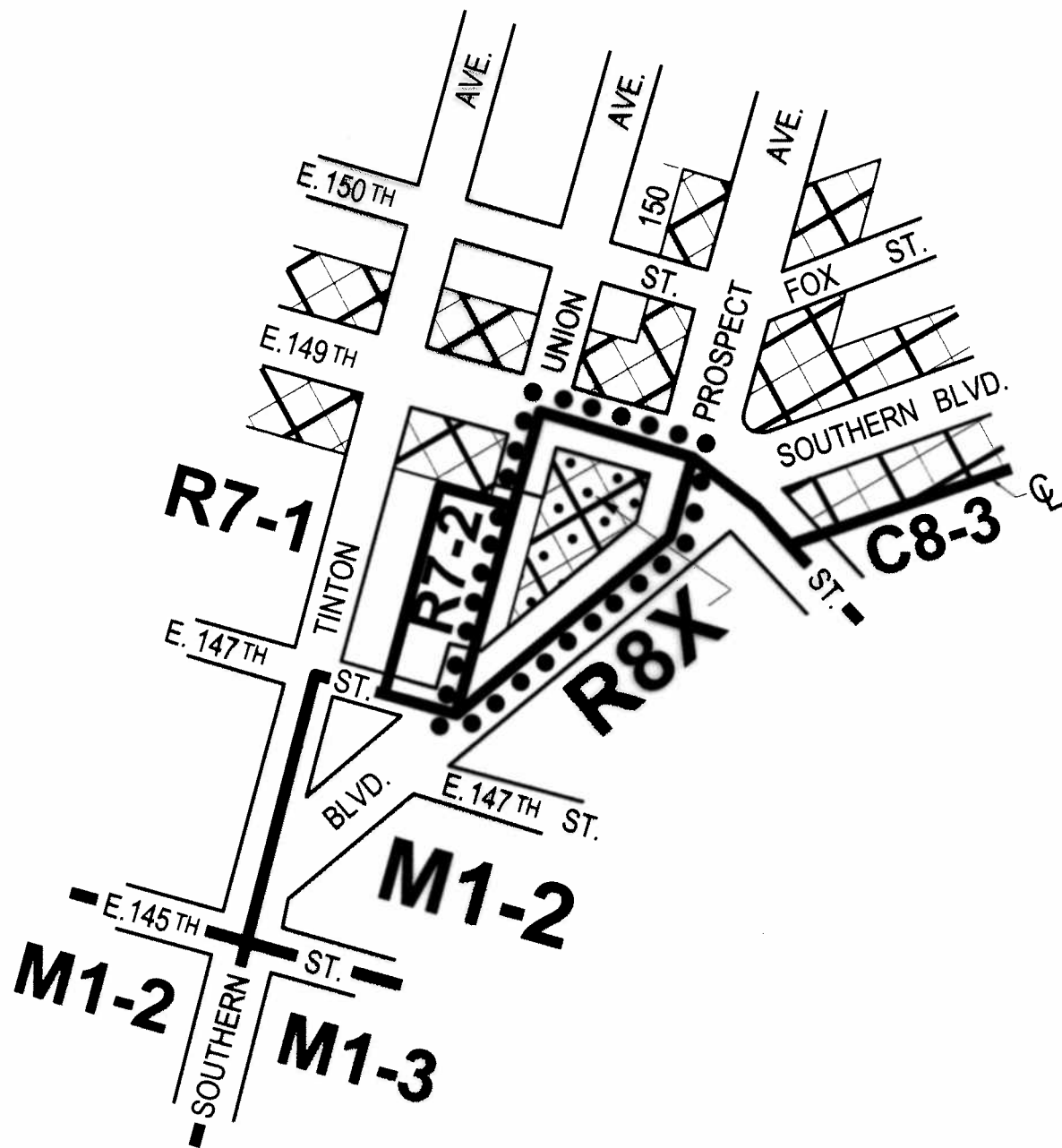
**KENNETH J. KNUCKLES, *ESQ.*, Vice Chairman**

**ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,**

**ALFRED C. CERULLO, *III*, BETTY Y. CHEN, MICHELLE R. DE LA UZ,**

**MARIA M. DEL TORO, RICHARD W. EADDY, ANNA HAYES LEVIN,**

**ORLANDO MARIN, SHIRLEY A. MCRAE, Commissioners**



CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
 DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
 ON SECTIONAL MAP

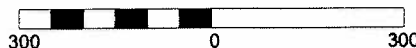
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BOROUGH OF  
**BRONX**





*Irene Sadko, P.E.*  
 I. Sadko, P.E., Deputy Director  
 Technical Review Division

New York, Certification Date  
JANUARY 23, 2012

SCALE IN FEET



NOTE:

-  Indicates Zoning District Boundary.
-  The area enclosed by the dotted line is proposed to be rezoned by changing an R7-2 District to an R8X District..
-  Indicates a C1-4 District.
-  Indicates a C2-4 District.