



CITY PLANNING COMMISSION

May 19, 2021 / Calendar No. 3

C 210063 ZMX

IN THE MATTER OF an application submitted by St. Joseph Apartments LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, by changing from an R6A District to an R7D District property bounded by East 178th Street, Bathgate Avenue, a line 220 feet southerly of East 178th Street, and Washington Avenue, Borough of the Bronx, Community District 6, as shown on a diagram (for illustrative purposes only) dated March 1, 2021, and subject to the conditions of CEQR Declaration E-602.

This application for a zoning map amendment was filed by St. Joseph Apartments LLC on August 7, 2020 to change an R6A zoning district to an R7D zoning district. This application, in conjunction with the related action (N 210062 ZRX), would facilitate the construction of an 11-story residential development containing 287 affordable units and supportive services at 1949 Bathgate Avenue in the Tremont neighborhood of Bronx, Community District 6.

RELATED ACTIONS

In addition to the zoning map amendment (C 210063 ZMX) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

N 210062 ZRX Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

The applicant requests a zoning map amendment and zoning text amendment to facilitate the construction of an 11-story affordable residential development with supportive services containing approximately 287 units. The project area, coterminous with the area to be rezoned, contains the development site (Block 3043, Lots 10, 16, 22, 23), as well as portions of two lots (Block 3043, part of Lot 8 and part of Lot 30) that are not owned by the applicant and are not expected to result in development from the proposed actions.

The development site is currently vacant and located on the northern half of the block bounded by East 178th Street to the north, Washington Avenue to the west, East Tremont Avenue to the

south, and Bathgate Avenue to the east. The development site contains approximately 40,100 square feet of lot area and 216 feet of frontage along Bathgate and Washington avenues and 185 feet of frontage along East 178th Street. All streets fronting the development site are narrow streets. There is a large grade change on the site, with the eastern side of the block being approximately 20 feet higher than the western side of the block.

Demolished between 2019 and 2020, the development site formerly contained St. Joseph's parish, which was built in 1898. The development site was improved with a two-story church (Lot 10), a four-story rectory building (Lot 23), a vacant three-story former convent (Lot 22), and an open area that served as a terraced garden and grotto (Lot 16). The open areas, though limited due to rock outcroppings, were dedicated to the clergy that lived on site, as well as supporting events for groups within the congregation. Over time, St. Joseph's number of parishioners dwindled, as did the frequency of mass and other services. In 2015, St. Joseph's closed its doors and relocated the balance of its services and functions to the parish of St. Simon Stock, located approximately five blocks northwest of the development site, due to deteriorating building conditions.

In 2010, the development site was rezoned from an R7-1 zoning district to an R6A zoning district as part of the larger Third Avenue – Tremont Avenue Rezoning (C 100407 ZMX). The approximately 75-block rezoning sought to promote a mix of uses, including affordable housing, retail and commercial uses while preserving the surrounding mid-density neighborhood character. The development site was included in the rezoning, as St. Joseph's parish was still located on the site.

The proposed project area is comprised of Block 3043, Lots 10, 16, 22 and 23 as well as parts of Lots 8 and 30. Lots 8 and 30 are non-applicant owned lots and the proposed rezoning would encroach approximately four feet onto each of the two lots. Lot 30 contains an existing three-story parochial school that is listed on the National Register of Historic Places as the former 48th Police Precinct Station. Lot 8 is an existing five-story commercial building that is currently vacant.

The project area is located in the Tremont neighborhood. The surrounding area contains a variety of land uses, including residential, mixed-used, commercial, community facilities, industrial, manufacturing, transportation, and open space. The surrounding area is predominantly developed with low- to mid-size buildings varying between two- to six-stories. There are also some one-story commercial buildings and surface parking lots located nearby on Third Avenue and Tremont Avenue, within a block from the project area.

The St. Joseph's School is located directly east of the development site, across Bathgate Avenue. St. Barnabas Hospital is located less than one half-mile north of the development site along Third Avenue. The 15-acre Tremont Park is located southeast of the development site and the 127-acre Crotona Park is less than one half-mile southeast of the development site. There are several houses of worship in the surrounding area.

The surrounding area is wholly within the Transit Zone and is served with mass transit, including bus lines and commuter rail lines, both of which connect to subway lines. The Grand Concourse station, providing access to the B and D subway lines, is located approximately a half mile west of the development site; the Boston Road station, providing access to the 2 and 5 subway lines, is located approximately a mile east of the development site; and the Jerome Avenue station, providing access to the 4 line, is located approximately a mile west of the development site. There are also several bus routes with stops within one block of the development site. The BX 15 runs north/south along Third Avenue, providing access between Fordham Plaza and 125th Street in Harlem and the BX 40 and BX 42 run east/west along East Tremont Avenue, providing access from the Morris Heights neighborhood to the Throgs Neck neighborhood. The Metro North Railroad's Tremont Station is approximately one block west of the development site, providing access along the Harlem line between Grand Central Station and Wassaic Station.

The surrounding area contains a mix of zoning districts, including an M1-1 zoning district to the west along Park Avenue and the Metro North line, an M1-4/R7A zoning district to the east along Third Avenue, an M1-4/R7X zoning district southeast along Third Avenue and a C4-5X district

(R7X equivalent) along Tremont Avenue immediately south of the project area. The project area and area to the north are zoned R6A. The R6A zoning district permits residential and community facility uses up to a Floor Area Ratio (FAR) of 3.0 and 4.8, respectively. Commercial and manufacturing uses are not permitted. R6A zoning districts require developments to comply with Quality Housing bulk regulations with a base height of 40 to 60 feet and an overall maximum building height of 75 feet.

The applicant proposes to develop an 11-story residential building with 287 units of affordable housing and supportive services. The proposed building would develop under the Quality Housing program regulations and would have frontage on Bathgate Avenue, Washington Avenue, and East 178th Street. Along Bathgate Avenue, the proposed building would have a six-story street wall (60 feet) before setting back 15 feet and rising a total of nine stories (90 feet). As the topography of Bathgate slopes downward to the south and west, the street wall would rise to seven stories (75 feet) before setting back 15 feet and rising a total of 10 stories (105 feet). Along Washington Avenue, the building would rise eight stories (85 feet) before setting back 15 feet and rising to a total height of 11 stories (115 feet). The proposed building would have a built FAR of 5.59 (approximately 224,600 square feet). The proposed development would contain an approximately 10,275-square-foot landscaped interior courtyard.

The proposed development would provide services for 130 units of supportive housing serving 140 individuals. The development would contain 70 studio units with services for individuals with serious mental illnesses, as well as 60 units for the Youth Aging Out of Foster Care program. The remaining 157 units within the project would provide affordable housing for families with incomes between 40 to 70 percent of the Area Median Income (AMI). The supportive services would be provided by two building operators, Beacon of Hope, which is a division of Catholic Charities of New York, and New York Foundling.

To facilitate the proposed actions, the applicant requests a zoning map amendment to rezone the project area from an R6A zoning district to an R7D zoning district. R7D zoning districts are medium-density contextual zoning districts that allow residential uses with a maximum FAR of

5.6. MIH buildings are required to comply with Quality Housing requirements, which allow a maximum base height of 95 feet (nine stories) and a total building height of 115 feet (11 stories). For Quality Housing developments, parking is required for 50 percent of market rate residential units and no parking is required for affordable units located within the Transit Zone. The requested rezoning would increase the permitted residential use by 2.6 FAR, resulting in an additional 146 dwelling units.

The applicant also requests a zoning text amendment to Appendix F to designate the proposed zoning district as an MIH area. The applicant proposes to map the project area with both MIH Option 1 and MIH Option 2. Option 1 requires that 25 percent of the residential floor area be provided as housing affordable to households at an average of 60 percent of the AMI, with no unit targeted at a level exceeding 130 percent of AMI. Option 2 requires that 30 percent of the residential floor area be provided as housing affordable to households at an average of 80 percent of AMI, with no unit targeted at a level exceeding 130 percent of AMI. The applicant intends to use MIH Option 2.

ENVIRONMENTAL REVIEW

This application (C 210063 ZMX), in conjunction with the related application for a zoning text amendment (N 210062 ZRX), 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 lead is the City Planning Commission. The designated CEQR number is 21DCP081X.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on March 1, 2021. The Negative Declaration includes an (E) designation to avoid the potential for significant adverse impacts related to air quality and hazardous materials impacts (E-602). The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

UNIFORM LAND USE REVIEW

This application (C 210063 ZMX) was certified as complete by the Department of City Planning on March 1, 2021 and was duly referred to Bronx Community Board 6 and the Bronx Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 210062 ZRX), which was referred for information and review on March 1, 2021 in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Bronx Community Board 6 held a public hearing on this application (C 210063 ZMX) and the related action for a zoning text amendment (N 210062 ZRX) on March 10, 2021, and on that date, by a vote of 22 in favor, none in opposition, and none abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (C 210063 ZMX) and the related action (N 210062 ZRX) on April 6, 2021, and on April 15, 2021 issued a recommendation to approve the application.

City Planning Commission Public Hearing

On April 7, 2021 (Calendar No. 1), the City Planning Commission scheduled a public hearing on this application (C 210063 ZMX) and the related application for a zoning text amendment (N 210062 ZRX). The hearing was duly held on April 21, 2021 (Calendar No. 20). There were three speakers in favor of the application and none in opposition.

The applicant team, consisting of three representatives, testified in support of the application. The applicant team discussed the rationale for selecting MIH Option 2, noting that the development would provide housing at AMI ranges between 40 to 70 percent, with five percent of the units at 40 percent AMI. The applicant team explained the supportive housing program and noted that there would be staff and full-time security on-site. The applicant team provided

an overview of the floor layouts. The applicant team also clarified that the building would be built abutting up to the adjacent neighboring buildings to the south.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment to the zoning map (C 210063 ZMX), in conjunction with the related application for a zoning text amendment (N 210062 ZRX), is appropriate.

Together, these actions will facilitate the development of an 11-story residential building with 287 units of affordable residential units, as well as supportive services. The supportive services will include housing and rehabilitation services to adults with serious mental illness through a continuum of housing, using psychiatric rehabilitation principles and recovery-oriented guidelines, as well as provide programs and services for youth aging out of foster care, support for families struggling with conflict and poverty, and housing that supports individuals with developmental disabilities.

The Commission recognizes the need for a variety of supportive housing programs across New York City, as well as in Bronx Community District 6. The Commission notes the positive reputation and history of success that the supportive housing partners, Catholic Charities - Beacon of Hope, and NY Foundling, have provided New York City over the years, and is pleased that they are collaborating on a project in this area.

The proposed R7D zoning district is appropriate. The R7D zoning district will be mapped at a depth of 220 feet south of East 178th Street and bounded by Washington Avenue on the west and Bathgate Avenue on the east in order to facilitate the development. The Commission believes the R7D will complement the goals of the Third Avenue-Tremont Avenue Rezoning by allowing a building of similar scale. The project area is proximate to transit and the proposed development will convert an existing vacant site into affordable housing with supportive services. The

Commission recognizes that the proposed zoning will allow an increase of 146 affordable residential units.

The proposed zoning text amendment (N 210028 ZRX) to designate the project area as an MIH area is appropriate. The designation is consistent with the City's objective of promoting housing production and affordability across the city, as outlined in *Housing New York*, and the Commission supports the development of new affordable housing in a neighborhood with an explicit need for additional affordable housing.

The Commission acknowledges the support for the proposed development voiced by Bronx Community Board 6 and the Bronx Borough President throughout the public review process, both of whom sent positive recommendations.

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

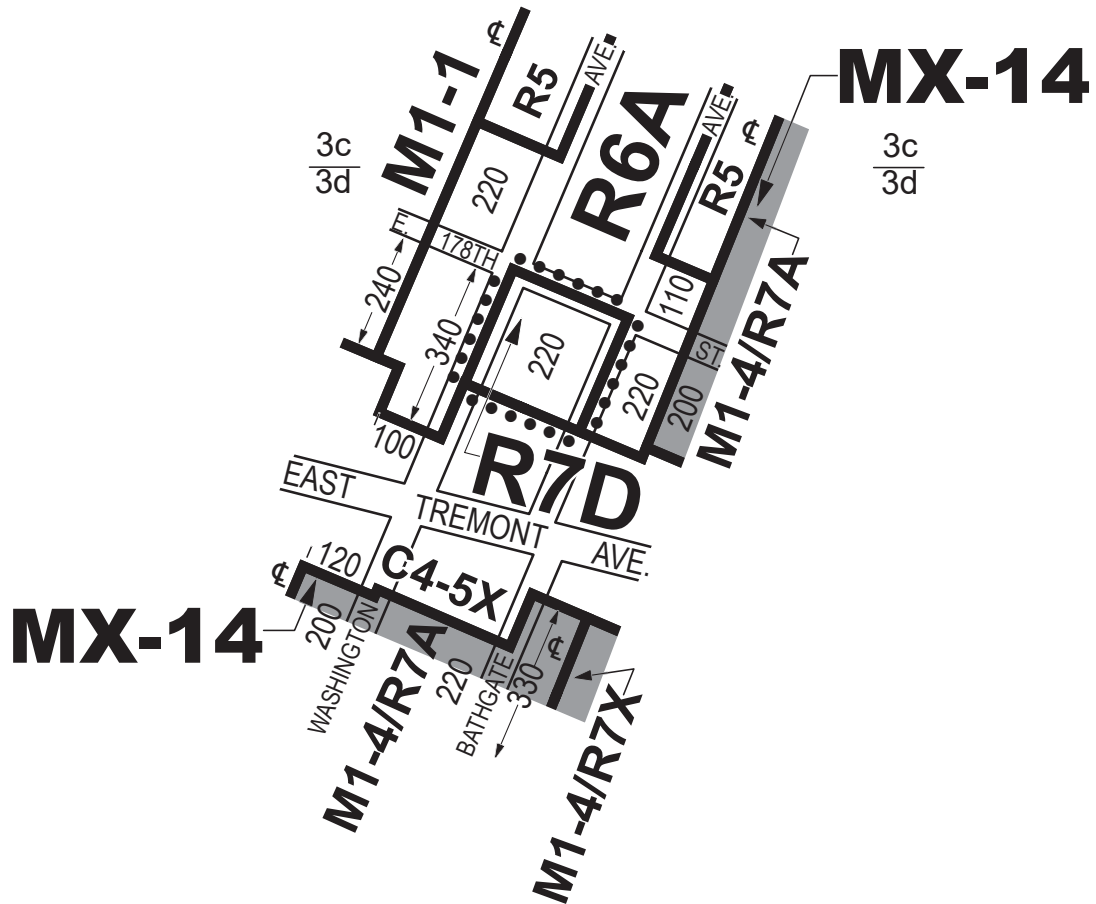
RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 201 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 3d, by changing from an R6A District to an R7D District property bounded by East 178th Street, Bathgate Avenue, a line 220 feet southerly of East 178th Street, and Washington Avenue, Borough of the Bronx, Community District 6, as shown on a diagram (for illustrative purposes only) dated March 1, 2021, and subject to the conditions of CEQR Declaration E-602

The above resolution (C 210063 ZMX), duly adopted by the City Planning Commission on May 19, 2021 (Calendar No. 3), 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.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chair*

**DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,
JOSEPH DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD *Commissioners***



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED

ZONING CHANGE

ON SECTIONAL MAP

3d

BOROUGH OF
BRONX

S. Lenard, Director
 Technical Review Division



New York, Certification Date:
 March 1, 2021



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by changing from an R6A District to an R7D District.
- MX-14** Indicates a Special Mixed Use District (**MX-14**)



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: St. Joseph's - 1949 Bathgate Avenue	
Applicant: St. Joseph Apartments LLC	Applicant's Primary Contact: Caroline Harris
Application # 210063ZMX	Borough:
CEQR Number: 77DCP609X	Validated Community Districts: X06

Docket Description:

IN THE MATTER OF an application submitted by St. Joseph Apartments LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, by changing from an R6A District to an R7D District property bounded by East 178th Street, Bathgate Avenue, a line 220 feet southerly of East 178th Street, and Washington Avenue, as shown on a diagram (for illustrative purposes only) dated March 1, 2021, and subject to the conditions of CEQR Declaration E-602.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 22	# Against: 0	# Abstaining: 0	Total members appointed to the board: 22
Date of Vote: 3/10/2021 12:00 AM		Vote Location: Zoom Video Conference https://zoom.us/j/92023150936	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 3/10/2021 6:30 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	Zoom Video Conference https://zoom.us/j/92023150936

CONSIDERATION:

Recommendation submitted by	BX CB6	Date: 3/17/2021 9:53 AM
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**THE CITY OF NEW YORK
BRONX COMMUNITY BOARD 6**

1932 Arthur Avenue, Room 403-A, Bronx, NY 10457

Telephone: (718) 579-6990 Fax: (718) 579-6875 Email: bronxcb6@bronxcb6.org

Honorable Ruben Diaz Jr., Bronx Borough President

**MS. EVONNE CAPERS
Board Chairperson**

**MR. JOHN SANCHEZ
District Manager**

March 17, 2021

**Marisa Lago, Chair
New York City Department of City Planning
City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271**

**Re: St. Joseph's Housing Project
ULURP Applications: #210063 ZMXN and #N 201162 ZRX**


Dear Chair Lago:

Pursuant to a motion adopted by a vote of twenty-two in favor, zero opposed, and zero abstentions by the members of Bronx Community Board #6 at their Community Board Meeting of March 10, 2021, we are pleased to inform you that the members of Bronx Community Board #6 supports the St. Joseph's Housing Project at 1949 Bathgate Avenue.

Bronx Community Board #6 recognizes the need for additional affordable residential housing is growing dramatically through the City of New York, but particularly within the boundaries of Bronx Community Board #6. This project would undoubtedly benefit the community board's district.

Bronx Community Board #6 looks forward to the development of the St. Joseph's Housing project coming to fruition.

Sincerely,


Evonne Capers,
Board Chairperson

***Vacant,
City Council Member, 15th Council District***

***Honorable Rafael Salamanca Jr.,
City Council Member, 17th Council District***



BOROUGH PRESIDENT RECOMMENDATION

Project Name: St. Joseph's - 1949 Bathgate Avenue	
Applicant: St. Joseph Apartments LLC	Applicant's Administrator: Caroline Harris
Application # 210063ZMX	Borough: Bronx
CEQR Number: 77DCP609X	Validated Community Districts: X06

Docket Description:

IN THE MATTER OF an application submitted by St. Joseph Apartments LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, by changing from an R6A District to an R7D District property bounded by East 178th Street, Bathgate Avenue, a line 220 feet southerly of East 178th Street, and Washington Avenue, as shown on a diagram (for illustrative purposes only) dated March 1, 2021, and subject to the conditions of CEQR Declaration E-602.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by

BX BP

Date: 4/15/2021 9:57 AM

**BOROUGH PRESIDENT
RECOMMENDATION**

**CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
Fax # (212)720-3356**

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATION # C 210063 ZMX-St. Joseph's -1949 Bathgate Avenue

DOCKET DESCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 6

BOROUGH: BRONX

RECOMMENDATION

- APPROVE**
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below).**
- DISAPPROVE**

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT'S RECOMMENDATION



BOROUGH PRESIDENT

4/15/21

DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 210063 ZMX
St. Joseph's - 1949 Bathgate Avenue

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by St. Joseph's Apartment's LLC pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the Zoning Map Section No. 3d, by changing from an R6A District to an R7D District property bounded by East 178th Street, Bathgate Avenue, a line 220 feet southerly of East 178th Street, and Washington Avenue, Borough of The Bronx, Community District #6, as shown on a diagram (for illustrative purposes only) dated March 1, 2021, and subject to the conditions of CEQR Declaration E-602.

BACKGROUND

Approval of this application will amend the Zoning Map by changing an existing R6A District to the proposed R7D District. Referred to as the "Project Area" this includes Block 3043, Lots 10, 16, 22 and 23 which are owned by the applicant. Also included in the Project Area are four-foot slivers of Lots 8 and 30 which are not applicant-owned. Lot 8 is improved with a 4-story office building and Lot 30 is improved with a 3-story building accommodating a parochial school. This building originally served as the headquarters for the 48th Police Precinct. The Project Area is located on the southwest corner of Bathgate Avenue at East 178th Street, between Washington Avenue to the west, Third Avenue to the east, East 179th Street on the north and East Tremont Avenue to the south.

Referred to as the "Development Site" is Block 3043, Lots 10, 16, 22 and 23. It is composed of 40,104 square feet of vacant property. It offers 216 feet of frontage on Washington Avenue, 186 feet of frontage on East 178th Street and 216 feet of frontage on Bathgate Avenue. The topography of the development site includes a significant grade change. The highest elevation is on the northeast corner of Bathgate Avenue at East 178th Street, measuring 78.91. The lowest elevation is at the corner of Washington Avenue at East 178th Street, measuring 59.30, approximately twenty feet lower. This property is the former site of St. Joseph's Church.

The applicant proposes to construct an eleven story residential building (96 feet) with an FAR of 5.59. To mitigate the impact of the building's height, its 8th story will be setback 15-feet, yielding a combined area of 2,600 square feet (1,300 square feet in each wing) of space for plantings. This area will not be accessible to residents. The building will offer a total of 287 units of housing, composed of 224,576 square feet of zoning floor area including:

- 130 units of supportive housing managed by Beacon of Hope and New York Foundling
 - 70 units will be assigned to Beacon of Hope
 - 60 units will be assigned to New York Foundling
- 157 units of low income housing (40%-70%) Area Median Income (AMI).

Beacon of Hope assists those plagued by substance abuse and/or mental illness. In 2020 the Empire State Supportive Housing Initiative awarded Beacon of Hope to provide support for 70 individuals who will reside at the proposed St. Joseph's-1949 Bathgate Avenue residence.

New York Foundling is a long established organization offering assistance to those in foster care, aging out of foster care, and those with development disabilities. The mission of New York Foundling is to guide those under its care to find stability, strength and independence and by so doing avoid pitfalls that may lead to among other things, homelessness. In 2020 the Empire State Supportive Housing Initiative awarded New York Foundling support for the care of 40 individuals aging out of foster care and 20 individuals with developmental disabilities, who will reside at St. Joseph's-1949 Bathgate Avenue.

Those under the care of either Beacon of Hope or New York Foundling will be charged rent not to exceed 30% of a resident's gross income. So too, these units will accommodate a maximum of one resident. Of the remaining 157 units of affordable housing, this balance will be made available to families whose incomes range between 40% to 70% AMI.

The proposed building will consist of two wings, sharing a common lobby and outdoor area for passive recreation. This garden area will approximate 10,000 square feet and define the "center-point" between the two wings. It will be accessible exclusively to residents and their guests. Each of the two wings will be managed 24/7 by either Beacon of Hope or New York Foundling. Separate programming will be provided within each wing by either of the two organizations. Units being made available to the general public include:

- 25 Studio Units measuring 350-450 gross square feet
- 37 1-Bedroom Units measuring 550-700 gross square feet
- 50 2-Bedroom Units measuring 700-900 gross square feet
- 45 3-Bedroom Units measuring 734-1,000 gross square feet
- 1 Superintendent Unit

As a result of the mapping a Mandatory Inclusionary Housing (MIH), a minimum of 64-units will comply with MIH affordability Options 1 and 2 and remain so in perpetuity.

The anticipated rent will reflect the 40%-70% AMI:

- Studio Units: \$ 722--\$1,319 per month
- 1-Bedroom: \$ 769--\$1,409 per month
- 2-Bedrooms: \$ 914--\$1,682 per month
- 3-Bedrooms: \$1,046-\$1,933 per month

The two wings will share a common roof area composed of 14,000 square feet. An array of solar panels will be installed on a majority of this roof area thereby dramatically reducing common area utility expenses.

Additional amenities include:

- Bicycle room
- Laundry room
- Life Skills room
- Community room
- Community facility space potentially accessible from the street

This proposed development is located within a transit zone. Consequently off-street parking is not mandated and will not be provided.

Development of the surrounding community is typified by low-to-midrise residential buildings, including one and two family wood-frame homes. The Tremont United Methodist Church is located on the southwest corner of Washington Avenue at East 178th Street, directly opposite the Development Site. Commercial activity is found on East Tremont Avenue, Third Avenue and on Webster Avenue. Bus transportation via the Bx 15 operates on Third Avenue. The Bx40 and Bx42 operates on East Tremont Avenue. The Bx 41 runs on Webster Avenue. There is no subway services available within a five block radius of this site. Metro North Commuter Railroad offers accessibility on Park Avenue at East Tremont Avenue approximately four blocks west of the Development Site.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application has been reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on March 1, 2021.

BRONX COMMUNITY BOARD PUBLIC HEARING

A virtual public hearing was held by Bronx Community District #6 on March 10, 2021. A unanimous vote recommending approval of this application was 22 in favor, zero opposed and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A virtual public hearing was convened by the Bronx Borough President on April 6, 2021. Those representing the applicant were present and spoke in favor of this application. There being no others wishing to speak on this matter the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

It is the exception when one development proposal addresses the needs of three sectors of our community: those suffering from mental challenges and addiction, those who have no family and as such require foster care and those whose modest income is not sufficient to offer access to quality residential accommodation. It is therefore with much enthusiasm that I recommend this application be approved as by so doing will address all three of these needs and facilitate construction of St. Joseph's-1949 Bathgate Avenue.

Catholic Charities Community Services, Beacon of Hope, and New York Foundling are three organizations that share a commendable history of addressing the needs of our most needy citizens. Here, they are collaborating to construct a place where domestic stability coupled with a full range of medical care and ongoing programs designed to meet the needs of a specific resident can make a profound difference in the lives of those who will call 1949 Bathgate Avenue their home. I am also confident that those families who will reside here will enjoy the many benefits of a modern and well maintained facility and that every measure to assure their security will be taken.

I also want to commend the architect associated with this project. Taking full advantage of the site's topography, coupled with setbacks, minimizes the impact of this 11-story building where most surrounding development includes low-to-midrise buildings. So too, where the proposed building stands at Washington Avenue at East 178th Street, by incorporating glass rather than brick folks will be invited to stroll by as the area will benefit from the ambient light of what will be located within the building.

I am especially pleased to comment on the number of 2 and 3-bedroom units to be included. Numbering a total of 95 units (50 two bedrooms, 45 three bedrooms) this project offers younger families the space to raise children; a need that is too often not addressed in favor of increasing the overall unit count in a building.

Recognizing the unanimous recommendation this application was received from Bronx Community Board #6, I too recommend approval of this application.