



July 1, 2015 Calendar No. 9

N 150290 ZAX

IN THE MATTER OF an application submitted by the West Side Federation for Senior and Supportive Housing for the grant of an authorization pursuant to Section 36-72 of the Zoning Resolution to waive the requirements of Section 36-711 (Enclosed bicycle parking spaces) in connection with a proposed mixed-use development on property located at 285 East 138th Street (Block 2314, Lot 1), in R7-2*, R7-2/C1-4* and R7-2/C2-4* Districts, within a large-scale general development, Borough of Bronx, Community District 1.

WHEREAS, the City Planning Commission has received an application (N 150290 ZAX) dated February 27, 2015, from the Westside Federation for Senior and Supportive Housing, requesting an authorization pursuant to Section 36-72 (Authorization for Reduction of Spaces) to waive the bicycle parking provisions of ZR Section 36-71 (Required Bicycle Parking Spaces), Community District 1, Borough of Bronx; and

WHEREAS, implementation of the project also requires the following related approvals:

N 150287 ZRX	Zoning Text Amendment to permit a reduction in required parking.
C 150288 ZMX	A proposed amendment to the Zoning Map, Section No. No. 6a changing from R6 to R7-2, R7-2/C1-4, R7-2/C2-4 and R6 to R6/C1-4.
C 150289 ZSX	Special Permit pursuant to 74-743 (a)(2) to permit location of buildings without regard to applicable yard, court, distance between buildings and height and setback regulations.
C 150344 ZSX	Special permit pursuant to 74-745 (c) to waive or reduce the number of required off-street accessory parking spaces

WHEREAS, detailed descriptions of this and the related actions are provided in the report for the zoning map amendment (C 150288 ZMX); and

WHEREAS, A full summary of the environmental review (CEQR No.15DCP119X) appears in the report on the related application for a special permit (C 150288 ZMX); and

WHEREAS, this application (N 150290 ZAX) in conjunction with the related applications was duly referred to Bronx Community Board 1 and the Bronx Borough President on April 20, 2015 in accordance with the procedure for referring non-ULURP matters in conjunction with the applications for the related ULURP actions which were certified as complete by the Department of City Planning on April 20, 2015 in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b); and

WHEREAS, a summary of the recommendations of the Community Board and the Borough President may be found in the report on the related zoning map amendment (C 150288 ZMX); and

WHEREAS, the City Planning Commission hereby makes the following findings pursuant to ZR Section 36-72 of the Zoning Resolution:

(1) subsurface conditions, below-ground infrastructure or other site planning constraints would make accommodating bicycle parking spaces on or below the first #story# of the #building# infeasible.

WHEREAS, the Commission has determined that the application warrants approval and therefore adopts the following 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, that based on the environmental determination described in this report, the application (N 150290 ZAX) submitted by the Westside Federation for Senior and Supportive Housing for the grant of an authorization pursuant to Section 36-72 of the Zoning Resolution to waive the requirements of Section 36-711 (Enclosed bicycle parking spaces) in connection with a proposed mixed-use development on property located at 285 East 138th Street (Block 2314, Lot 1), in R7-2*, R7-2/C1-4* and R7-2/C2-4* Districts, within a large-scale general development is approved.

The above resolution (N 150290 ZAX), duly adopted by the City Planning Commission on July 1, 2015 (Calendar No. 9), 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.

CARL WEISBROD, Chairman

KENNETH J. KNUCKLES, ESQ., Vice Chairman

**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,
JOSEPH I. DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFORN, BOME
JUNG, ANNA HAYES LEVIN, ORLANDO MARIN,
LARISA ORTIZ**, Commissioners