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May 5, 2021/ Calendar No. 5

C 190118 ZMX

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**IN THE MATTER OF** an application submitted by 510 East Realty Inc., pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

1. changing from an R3-2 District to an R6B property bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, a line 180 feet westerly of Castle Hill Avenue, a line midway between Quimby Avenue and Story Avenue, and a line 80 feet westerly of Castle Hill Avenue; and
2. establishing within the proposed R6B District a C1-3 District bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, and a line 80 feet westerly of Castle Hill Avenue; as shown on a diagram (for illustrative purposes only) dated December 14, 2020, and subject to the conditions of CEQR Declaration E-596.

Borough of the Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated December 14, 2020 and subject to the conditions of CEQR Declaration E-596.

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This application for a zoning map amendment was filed by 510 East Realty Inc. on September 21, 2020. This application, in conjunction with the related action (N 210096 ZRX), would facilitate the construction of a mixed-use building containing a total of approximately 35 units of affordable housing, nine of which would be permanently affordable at 909 Castle Hill Avenue in the Castle Hill neighborhood of Bronx Community District 9.

### **RELATED ACTIONS**

In addition to the zoning map amendment (C 190118 ZMX) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

**N 210096 ZRX**      Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

## **BACKGROUND**

The applicant requests a zoning map amendment to change an R3-2 district to an R6B/C1-3 zoning district, and a zoning text amendment to create an MIH area coterminous with the project area. The project area, coterminous with the area to be rezoned, consists of six contiguous lots (Block 3687, Lots 37, 39, 40, 41, 42 and 43) bounded by Quimby Avenue to the north, Castle Hill Avenue to the east, Story Avenue to the south, and Olmstead Avenue to the west. The development site (Lot 43) is owned by the applicant. The remaining five lots (Lots 37, 39, 40, 41 and 42) are not under the applicant's ownership or control and are not expected to result in development from the proposed actions.

The development site consists of a 18,643-square-foot corner lot improved with an approximately 3,250-square-foot residential building with three dwelling units built in 1899. The lot has approximately 104 feet of frontage on Castle Hill Avenue and approximately 181 feet of frontage on Story Avenue. The existing residential building has a floor area ratio (FAR) of 0.17. The project area also includes five adjacent non-applicant-owned lots that are not part of the proposed development. These lots are improved with residential and ground floor commercial uses. Lot 37 has a lot area of 2,993 square feet and is improved with an 8,531-square-foot (2.85 FAR), three-story mixed residential and commercial building with two ground floor commercial uses and four dwelling units. Lot 39 has a lot area of 1,300 square feet and is improved with an 3,712-square-foot (2.86 FAR), three-story mixed residential and commercial with ground floor commercial use and two dwelling units. Lot 40 has a lot area of approximately 1,300 square feet and is improved with an approximately 3,712-square-foot (2.86 FAR), three-story mixed residential and commercial building with ground floor commercial use and two dwelling units. Lot 41 has a lot area of approximately 1,300 square feet and is improved with an approximately 3,712 square foot (2.86 FAR), three-story mixed residential and commercial building built in 1920 with ground floor commercial use and two dwelling units. Lot 42 has a lot area of 1,307 square feet and is improved with an approximately 3,712-square-foot (2.84 FAR), three-story mixed residential and commercial building with ground floor commercial use and two dwelling units. The remainder of the block consists of one and two-story attached and detached homes.

The project area is located within an R3-2 zoning district characterized by a mix of one-to three-story one and two-family homes. R3-2 zoning districts are low-density residential zoning districts that allow for a mix of housing types, including low-rise attached houses, small multi-family apartment houses and detached and semi-detached one- and two-family residences. The maximum permitted FAR in R3-2 districts (0.5) may be increased by an attic allowance of up to 20 percent with the inclusion of space beneath a pitched roof. The perimeter wall may rise 21 feet before sloping or being set back to a maximum building height of 35 feet. One off-street parking space is required for each dwelling unit.

Castle Hill Avenue is a local north-south arterial street that is 80 feet wide. Quimby and Story avenues are local east-west arterial streets that are 60 feet wide. The area within a 600-foot radius of the proposed project area is zoned R3-2 and R5. Within the R3-2 zoning district, the prevailing built form generally consists of one- to three-story one- and two-family residential buildings located along Castle Hill Avenue as well as the avenues to the east and west. Two- to three-story mixed commercial and residential buildings are also located along Castle Hill Avenue, including within the proposed project area. Just north of the Bruckner Expressway, at the surrounding area's northerly boundary, is an R5 zoning district, which consists of several two- and three-story one-, two- and multi-family residences and two, three- and four-story mixed residential and commercial buildings.

Community facilities in the surrounding area include the Castle Hill branch of the New York Public Library, located one block north of the project area at the corner of Bruckner Boulevard and Castle Hill Avenue. A house of worship is located one block south of the project area and a health clinic is located one block east and across the street along Castle Hill Avenue.

The project-area is well served by public transit. The BX 22 stop, located at Castle Hill and Westchester avenues approximately seven blocks from the project area, provides services to the 6 line. The BX 5 bus line, connecting Hunts Point to Baychester, and the BX 22 bus line, connecting Soundview to Fordham Road, have stops in front of the development site.

The proposed actions would facilitate the development of a five-story mixed-use building containing a total of approximately 41,000 square feet of residential use (2.2 FAR), approximately 4,000 square feet of commercial (1.0 FAR) and approximately 2,500 square feet of community facility space on the ground floor. Twenty-two accessory parking spaces would be located in the cellar level. The proposed building would rise to a height of 50 feet and would contain 35 dwelling units, nine of which would be permanently affordable pursuant to MIH Option 1.

To facilitate the proposed development, the applicant proposes a zoning map amendment and a zoning text amendment. The applicant proposes a zoning map amendment to change an R3-2 zoning district to an R6B/C1-3 zoning district. The proposed R6B district would permit residential uses up to a maximum FAR of 2.2 within an MIH area and community facility uses up to a maximum FAR of 2.0. Above a base height of 30 to 35 feet, the building must set back to a depth of 10 feet on a wide street, before rising to a maximum of 50 feet or five stories, whichever is less. Outside of the Transit Zone, parking is required for 15 percent of the affordable residential units and 50 percent of all other residential units. The proposed C1-3 commercial overlay permits a range of commercial uses on the first floor at a maximum FAR of 1.0.

The applicant also proposes a zoning text amendment to designate an MIH area coterminous with the project area. The proposed text amendment would map MIH Options 1 and 2. Option 1 requires that 25 percent of residential floor area be set aside for permanently affordable housing units for residents with incomes averaging 60 percent of the Area Median Income (AMI), with 10 percent of the residential floor area set aside for residents with incomes averaging 40 percent of the AMI. Option 2 requires that 30 percent of residential floor area be set aside for permanently affordable housing units for residents with incomes averaging 80 percent of the AMI. No more than three income bands can be used to average out to 80 percent, and no income band can exceed 130 percent of the AMI.

The proposed actions would facilitate the development of a five-story mixed residential, commercial and community facility building. The proposed development would contain approximately 35,000 square feet of residential floor area (2.2 FAR) with 162,307 square feet of residential floor area and approximately 4,000 square feet of commercial floor area on the ground-floor. The applicant also proposes 2,500 square feet of community facility space. It would also contain a total of approximately 35 income-restricted residential units, which the applicant intends to finance pursuant to the New York City Department of Housing Preservation and Development's Extremely Low and Low-Income Affordability program.

The proposed development would be set at the street line and rise to a base height of 50 feet (five stories). The proposed development would be set back 10 feet along the Castle Hill Avenue frontage as well as 15 feet along the Story Avenue frontage, above the base height and would rise to an overall height of 50 feet. Building entrances to the retail uses would be located on Castle Hill Avenue, while the residential and community facility entrances would be located on Story Avenue. In addition, a new curb cut would be provided on Story Avenue, which would provide vehicular access to 22 accessory parking spaces on the cellar level.

## **ENVIRONMENTAL REVIEW**

This application (C 190118 ZMX), in conjunction with the application for the related action (N 210296 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 19DCP222X.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on December 14, 2020. The Negative Declaration included an (E) designation (E-596) to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise. The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

## **UNIFORM LAND USE REVIEW**

This application (C 190118 ZMX) was certified as complete by the Department of City Planning on December 14, 2020 and duly referred to Bronx Community Board 9 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 210096 ZRX), which was referred in accordance with the procedures for non-ULURP actions.

### **Community Board Public Hearing**

On January 22, 2021, Bronx Community Board 9 held a public hearing on this application (C 190118 ZMX) and on that date, by a vote of 24 in favor, none opposed, and none abstaining, adopted a resolution recommending approval of the application with the following conditions:

- “1. Collaborate with the independent non-profit, United Hispanic Construction Workers (UHCW) and / or Buildings Skills NYC to facilitate and ensure that up to 25% of the construction workforces, for these developments are residents in our Community Board’s zip codes and / or The Bronx. (Zip codes: 10473, 10472, 10462, 10460).
2. Set aside community space for programming on the ground floor as discussed. Selected space will be rent free for first year and \$15 S/F moving forward. (Space will have a bathroom, storage, pantry and office, and we request parking spot.
3. Contribute yearly to a neighborhood school, to assist with a specific program or need, in council with NYC Department of Education & Bronx Community Board 9. (Max \$3000).
4. Sponsor yearly to a local park, green street, traffic island and / or park community group to assist with operating costs & programming/initiatives. (Max \$3000).
5. Good faith effort to create high quality building service jobs that pay all building service workers the union standard wages and benefits.

6. Sponsor yearly to a youth committee initiative (can be community policing, max \$3000).
7. Work with The Minority & Women Contractors & Developers Association to facilitate opportunities for certified MWBE contractors for this development.
8. Good faith effort to have a union workforce component on this development.”

### **Borough President Recommendation**

This application (C 190118 ZMX) was considered by the Bronx Borough President, who on March 9, 2021 issued a recommendation to approve the application.

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

On March 3, 2021 (Calendar No. 1), the City Planning Commission scheduled March 17, 2021 for a public hearing on this application (C 190118 ZMX) and the application for the related action (N 210096 ZRX). The hearing was duly held on March 17, 2021 (Calendar No. 29). Three speakers testified in favor of the application and none in opposition.

The applicant’s attorney presented an overview of the proposed development and the land use rationale for the proposed zoning map amendment.

The applicant’s architect stated that the development site remained underdeveloped for many years. She described the proposed uses on the ground floor and described two typical floor plans of the upper floors. She also noted that the roof would contain a passive recreation area.

The applicant’s representative stated that the applicant team had reached out to Community Board 9 and that the board welcomed their project. He also stated that they collaborated with the board and have agreed to provide the requested non-profit tenant space with bathroom, storage, and a parking space for one year.

There were no other speakers, and the hearing was closed.

## CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 190118 ZMX), in conjunction with the related application for a zoning text amendment (N 210096 ZRX), is appropriate.

Together, these actions will facilitate the development of a five-story mixed-use building with 35 residential units, nine of which will be permanently affordable, as well as approximately 4,000 square feet of ground commercial space and approximately 2,500 square feet of community facility space. The Commission believes that this proposal will help support the development of affordable housing, as outlined in *Housing New York*, including creating a substantial number of new homes, including permanently affordable homes, and creating additional commercial space in an area that contains a mix of uses and is well-served by transit.

The proposed zoning map amendment is appropriate. The R6B/C1-3 district will be mapped along the eastern portion of the block that contains a two-story residential building and five adjacent lots containing three-story mixed-use buildings. The proposed R6B district is a contextual, mid-density district designed to produce Quality Housing buildings. While the rezoning boundary will extend over five non-applicant owned lots (Block 3687, Lots 37, 39, 40, 41, and 42), no development is anticipated as a result of this action. The project area is proximate to transit, and the proposed development will convert an existing underutilized site into affordable housing in an area with a significant need for new income-restricted units.

The Commission notes that the proposed R6B/C1-3 district will permit flexibility for the ground floor, allowing residential uses or community facility uses, as well as commercial uses. The proposed actions will also bring the existing non-conforming ground floor commercial uses within the project area into conformance and will also reduce the degree of FAR non-compliance. The Commission also notes that the proposed C1-3 commercial overlay will allow for mixed-use buildings with ground floor retail along Castle Hill Avenue, which carries heavier



foot traffic than the surrounding east-west streets. The project area is located in close proximity to several transit options.

The Commission believes that the proposed zoning text amendment (N 210296 ZRX) is appropriate. The action will designate a new MIH area coterminous with the project area. Designating an MIH area coterminous with the rezoning area is consistent with citywide objectives of promoting production of affordable housing outlined in *Housing New York*. The text amendment will require any future residential development within the rezoned area to set aside 25 percent of the residential floor area for income-restricted housing units, which will result in nine permanently income restricted affordable housing units. The MIH area will be mapped with Option 1. The Commission believes that the proposed development is located in an area where it is particularly desirable to support transit-oriented development and new opportunities to provide permanently affordable housing.

## **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 as subsequently amended, is further amended by changing the Zoning Map, Section No. 7a:

1. changing from an R3-2 District to an R6B property bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, a line 180 feet westerly of Castle Hill Avenue, a line midway between Quimby Avenue and Story Avenue, and a line 80 feet westerly of Castle Hill Avenue; and
2. establishing within the proposed R6B District a C1-3 District bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, and a line 80 feet westerly of Castle Hill Avenue; as shown on a diagram (for illustrative purposes only) dated December 14, 2020, and subject to the conditions of CEQR Declaration E-596.

The above resolution (C 190118 ZMX), duly adopted by the City Planning Commission on May 5, 2021 (Calendar No. 5), 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*

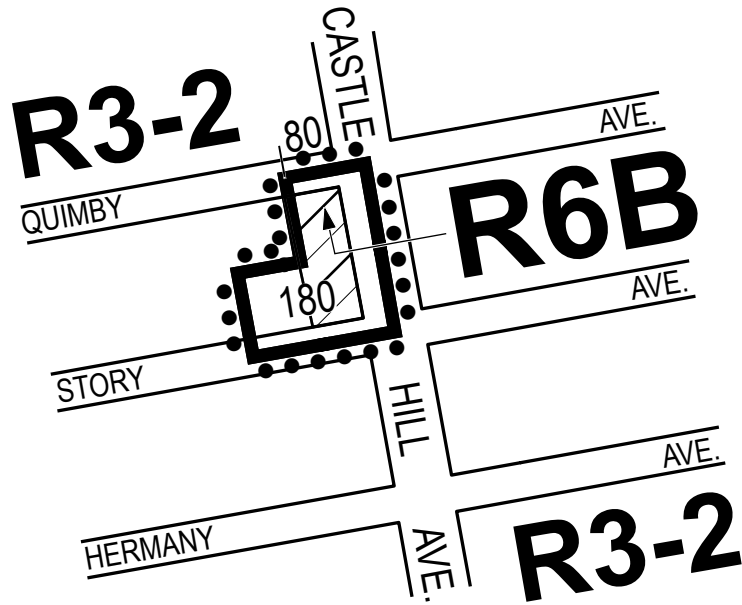
**KENNETH J. KNUCKLES, Esq.**, *Vice Chair*

**DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,**

**JOSEPH I. DOUEK, RICHARD W. EADDY,**

**HOPE KNIGHT, ANNA HAYES LEVIN,**

**ORLANDO MARIN, RAJ RAMPERSHAD**, *Commissioners*



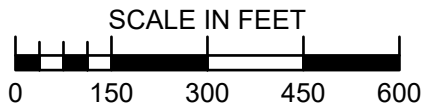
CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
 DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
 ON SECTIONAL MAP

**7a**  
 BOROUGH OF  
**BRONX**

*S. Lenard*  
 S. Lenard, Director  
 Technical Review Division



New York, Certification Date:  
 December 14, 2020



**NOTE:**

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by changing from an existing R3-2 District to an R6B District and by establishing a C1-3 District within the proposed R6B District.
- Indicates a C1-3 District



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> 909 Castle Hill Avenue	
<b>Applicant:</b> Alfred Quinones	<b>Applicant's Primary Contact:</b> Richard Lobel
<b>Application #</b> 190118ZMX	<b>Borough:</b>
<b>CEQR Number:</b>	<b>Validated Community Districts:</b> X09

**Docket Description:**

IN THE MATTER OF an application submitted by 510 East Realty Inc., pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

1. changing from an R3-2 District to an R6B property bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, a line 180 feet westerly of Castle Hill Avenue, a line midway between Quimby Avenue and Story Avenue, and a line 80 feet westerly of Castle Hill Avenue; and
2. establishing within the proposed R6B District a C1-3 District bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, and a line 80 feet westerly of Castle Hill Avenue;

Borough of the Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated December 14, 2020, and subject to the conditions of CEQR Declaration E-596.

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

<b>RECOMMENDATION: Conditional Favorable</b>			
<b># In Favor:</b> 24	<b># Against:</b> 0	<b># Abstaining:</b> 0	<b>Total members appointed to the board:</b> 37
<b>Date of Vote:</b> 1/22/2021 12:00 AM		<b>Vote Location:</b> Remote Webex Meeting	

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

<b>Date of Public Hearing:</b> 1/22/2021 7:00 PM	
<b>Was a quorum present?</b> 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>
<b>Public Hearing Location:</b>	Bronx Community Board Remote Meeting

**CONSIDERATION:** Please see attached letter with conditions.

Recommendation submitted by	BX CB9	Date: 2/7/2021 3:55 PM
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# COMMUNITY BOARD NUMBER 9

CITY OF NEW YORK  
1967 TURNBULL AVENUE  
BRONX, NEW YORK 10473



TEL. (718) 823-3034  
BX09@cb.nyc.gov

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www.nyc.gov/bxcb9

RUBEN DIAZ JR.  
BRONX BOROUGH PRESIDENT

BRANDON GANAISHLAL  
CHAIRPERSON



February 08, 2021

WILLIAM RIVERA  
DISTRICT MANAGER

New York City Department of Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York NY 10271

### EXECUTIVE OFFICERS

Brandon Ganaishlal  
Chairperson

Mohammad Mujumder  
1<sup>st</sup> Vice Chairperson

Lisa Diaz  
2<sup>nd</sup> Vice Chairperson

Angel Martinez  
Secretary

Henry Pelayo Jr.  
Treasurer

### COMMITTEES

Executive & Operations  
Land, Zoning, Planning, &  
Economic Development  
NYCHA  
Parks & Recreation  
Public Safety &  
Transportation  
Social Services & Housing  
Youth & Education  
Seniors Connected

### NEIGHBORHOODS

Bronx River  
Bruckner  
Castle Hill  
Clason Point  
Harding Park  
Parkchester  
Soundview  
Unionport  
Shorehaven  
Zerega

**REF: CB9 Recommendation #19DCP222X- 909 Castle Hill Ave, Bronx NY 10472**

I am writing to notify your office, that on January 21, 2021, Bronx Community Board 9 voted to approve the of above mentioned recommendation with the modifications and conditions listed below, in pursuant to the Uniform Land use Review Procedure.

### Modifications/Conditions for applicant Alfred Quinones:

1. Collaborate with the independent non-profit, United Hispanic Construction Workers (UHCW) and/or Buildings Skills NYC to facilitate and ensure that up to 25% of the construction workforces, for these developments are residents in our Community Board's zip codes and/or The Bronx. (Zip codes: 10473, 10472, 10462, 10460)
2. Set aside community space for programing on the ground floor as discussed. Selected space will be rent free for first year and \$15 S/F moving forward. (Space will have a bathroom, storage, pantry and office, and we request parking spot)
3. Contribute yearly to a neighborhood school, to assist with a specific program or need, in council with the NYC Department of Education & Bronx Community Board 9. (max \$3000)
4. Sponsor yearly to a local park, green street, traffic island and/or park community group to assist with operating costs & programming/initiatives. (Max \$3000)
5. Good faith effort to create high quality building service jobs that pay all building service workers the union standard wages and benefits.
6. Sponsor yearly to a youth committee initiative (can be community policing, max \$3000)
7. Work with The Minority & Women Contractors & Developers Association to facilitate opportunities for certified MWBE contractors for this development.
8. Good faith effort to have a union workforce component on this development.

Thank You,

William Rivera,  
District Manager

CC: NYC Council Member Ruben Diaz Sr, 18<sup>th</sup> Council District & Local Elected Officials  
Chairman, Bronx Community Board 9  
Bronx Office, NYC Department of City Planning  
Planning Office, Bronx Borough President's Office  
Land, Zoning, Planning & Economic Development Committee, BX Community Board 9

**COMMUNITY BOARD # 9**

**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 190118 ZMX-909 Castle Hill Avenue Rezoning**

**DOCKET DESCRIPTION**

**PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION**

**COMMUNITY BOARD NO. 9**

**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**

3/9/18

**DATE**

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION**  
**ULURP APPLICATION NO: C 190118 ZMX**  
**909 Castle Hill Avenue Rezoning**

**DOCKET DESCRIPTION**

**IN THE MATTER OF** an application submitted by 510 Realty Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

1. Changing from an R3-2 District to an R6B property bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, a line 180 feet westerly of Castle Hill Avenue, a line midway between Quimby Avenue and Story Avenue, and a line 80 feet westerly of Castle Hill Avenue; and
2. Establishing within the proposed R6B District a C1-3 District bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, and a line 80 feet westerly of Castle Hill Avenue;

Borough of The Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated December 14, 2020, and subject to the conditions of CEQR Declaration E-596.

**BACKGROUND**

Approval of this application will establish a R6B/C1-3 District on Block 3687, Lots 37, 39, 40, 41, 42 and 43. Referred to as the "Project Area" it occupies the entire frontage along the west side of Castle Hill Avenue, between Quimby Avenue on the north and Story Avenue on the south.

The Project Area is currently zoned R3-2, with a maximum Floor Area Ratio (FAR) of 0.5.

The Project Area includes:

- Lot 37: Approx. 2,993 square feet-southwest corner: Castle Hill Ave.-Quimby Ave.
- Lot 39: Approx. 1,300 square feet-mid block
- Lot 40: Approx. 1,300 square feet-mid block
- Lot 41: Approx. 1,300 square feet-mid block
- Lot 42: Approx. 1,307 square feet-mid bloc
- Total: 8,200 square feet**
- Lot 43: Approx. 18,643 square feet-northwest corner: Castle Hill Ave.-Story Ave.

With the exception of Lot 43, the remaining lots extend 80 feet west (deep) from Castle Hill Avenue. As such:

- Lot 37 offers approximately 37 feet of frontage on Castle Hill Avenue
- Lot 39 offers approximately 17 feet of frontage on Castle Hill Avenue
- Lot 40 offers approximately 17 feet of frontage on Castle Hill Avenue

- Lot 42 offers approximately 17 feet (+) frontage on Castle Hill Avenue

Lot 43 is the only lot that extends 180 feet west (deep) from Castle Hill Avenue consisting of 18,643 square feet. As such it offers approximately 103 feet of frontage on Castle Hill Avenue.

Existing development on Lot 37: 919-921 Castle Hill Avenue: 3-story mixed use building with 4-residential units and accessible from the street are two commercial storefronts. This building was constructed in 1931. FAR: 2.85

Existing development on Lot 39: 917 Castle Hill Avenue: 3-story mixed use building with 2-residential units and accessible from the street is one commercial storefront. This building was constructed in 1920. FAR: 2.86

Existing development on Lot 40: 915 Castle Hill Avenue: 3-story brick mixed use building with 2-residential units and accessible from the street is one commercial storefront. This building was constructed in 1920. FAR: 2.86

Existing development on Lot 41: 913 Castle Hill Avenue: 3-story mixed brick use building with 2 residential units and accessible from the street is one commercial storefront. This building was constructed in 1920. FAR: 2.86

Existing development on Lot 42: 911 Castle Hill Avenue: 3-story brick, mixed use building with 2 residential units and accessible from the street is one commercial storefront. This building was constructed in 1920. FAR: 2.84.

Existing development on Lot 43: 909 Castle Hill Avenue: 3-story wood frame building with 3-residential units. This building was constructed in 1899. FAR: 0.17

The five buildings within the Project Area exceed the permitted maximum FAR of 0.5 pursuant to R3-2 District. The Project Area does not include any commercial overlays and therefore all existing retail uses are non-complying with current zoning. Given that these five buildings were constructed between 1920 and 1931, they therefore predate the adoption of current zoning ordinances.

The R6B zoning district allows for a maximum FAR of 2.0 (Quality Housing buildings) 2.2 (with inclusionary housing). When mapped over a R6B district, C1-3 overlay districts permit a commercial use maximum FAR of 1.0. As proposed, the R6B district will include all of the Lots within the Project Area. As also proposed, the C1-3 overlay will extend a maximum of 80 feet west of Castle Hill Avenue on all Lots, including Lot 43, the Development Site.

Block 3687, Lot 43 is the "Development Site." As heretofore noted, it is situated on the northwest corner of Castle Hill Avenue at Story Avenue. A wood frame residential building constructed in 1899 consists of 3,250 square feet. It occupies the northeast corner of this lot. The remaining area of this site is void of any improvements. The dwelling includes 3-residential units.



Pending approval of this application, the applicant proposes to construct a 5-story mixed use residential building on Lot 43, rising approximately 50 feet. It will set back 15 feet from Story Avenue and 10 feet from Castle Hill Avenue above the third story.

The proposed building will offer:

- Residential, commercial and a community facility.
- Total floor area will approximately 40,944 square feet (2.2 FAR)
- Residential floor area on stories 2-5 composed of 34,754 square feet
- Ground floor commercial area composed of 3,744 square feet
- Ground floor community use facility area composed of 2,446 square feet
- Residential underground parking for 22 vehicles
- Bicycle parking for 44 bikes

As proposed, the 35 residential units will consist of:

- Studio Units: 2
- 1 Bedroom Units: 18
- 2 Bedroom Units: 11
- 3 Bedroom Units: 4

Pursuant to Mandatory Inclusionary Housing (MIH Option 1) the following will be set aside:

- Studio Units: 1
- 1-Bedroom Units: 4
- 2-Bedroom Units: 3
- 3-Bedroom Units: 1

Anticipated Rent Charges:

- |              |         |                          |
|--------------|---------|--------------------------|
| • Studio:    | \$ 950  | Affordable Rent: \$ 909  |
| • 1-Bedroom: | \$1,250 | Affordable Rent: \$1,143 |
| • 2-Bedroom: | \$1,750 | Affordable Rent: \$1,366 |
| • 3-Bedroom: | \$2,200 | Affordable Rent: \$1,570 |

The residential lobby will be accessible via Story Avenue. So too, access to one commercial venue and the community facility space and the off-street parking facility will be located on Story Avenue. Two additional commercial spaces will be accessible via Castle Hill Avenue. A curb-cut now located on Castle Hill Avenue will be removed and a 13-foot curb cut on Story Avenue will be constructed.

Space for passive recreation will be offered to residents on the building's main roof. Access is to be provided by elevator and stairs. As mandated, solar energy installation will also be installed on the building's roof.

Development of the surrounding community is typified by low-rise, one and two family homes. Access to retail venues are located on Castle Hill Avenue. Bus service is provided via the Bx5, Bx22 and BxM8 Express, all of which operate on Castle Hill Avenue and/or Bruckner Boulevard. Both the Bx5 and Bx22 stop adjacent to the proposed site. The interchange of the Bruckner and Cross Bronx Expressways are located one block from the site.

## **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application was reviewed pursuant to CEQR and SEQR and received a Type II Designation. The City Planning Commission certified this application as complete on December 14, 2020.

## **COMMUNITY BOARD PUBLIC HEARING**

A virtual public hearing was held on January 21, 2021. A vote recommending approval of this application with modifications was 24 in favor, zero opposed, zero abstaining.

## **BOROUGH PRESIDENT'S PUBLIC HEARING**

A virtual public hearing was convened by the Bronx Borough President on March 5, 2021. Those representing the applicant spoke in favor of this application. No other participants were present and the hearing was closed.

## **BRONX BOROUGH PRESIDENT'S RECOMMENDATION**

Approving this application will facilitate the first mid-rise residential building to be constructed within a neighborhood where low-rise residences typify what is in place. As such, the built profile of the proposed building is of paramount concern to me. So too, by virtue of the fact that 909 Castle Hill Avenue is to be the first of its kind in this area, it sets a standard that will define the surrounding community, if only because it will be unique and new.

At my public hearing the applicant's architect noted that setbacks will mitigate the mass and size of the proposed building. I am therefore satisfied that this critical issue is recognized by the applicant. I do, however, insist that when façade treatments are finalized, my office be given the opportunity to comment on this issue and where appropriate offer suggestions.

My administration is most anxious to advance residential development that is owned rather than rented. As such, my initial response to this application was one of caution and concern given that multi-unit development in a community where home ownership is prevalent can serve to

undermine the desirability of the nearby owner occupied homes. Having reviewed this application, I am confident that this concern has been addressed by the building's design and as such, will not harm nearby homes.

I am pleased to note that the applicant is fully supportive of the conditions presented by Bronx Community Board #9 and intends to adhere to these conditions.

I recommend approval of this application.