



**IN THE MATTER OF** an application submitted by the NYC Department of Housing Preservation and Development and Proxy Estate, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, changing from an M1-4 District to an R7X District property bounded by Belmont Avenue, East 176<sup>th</sup> Street, Crotona Avenue and the northeasterly boundary line of a park and its southeasterly prolongation, a northwesterly boundary line of a park, and a northeasterly boundary line of a park and its northwesterly prolongation, Borough of the Bronx, Community District 6, as shown on a diagram (for illustrative purposes only) dated September 24, 2018.

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This application for a zoning map amendment was filed by the Department of Housing Preservation and Development (HPD) and Proxy Estate, Inc. on August 10, 2018. The applicants propose to change an M1-4 zoning district to an R7X zoning district within the rezoning area (Block 2945, Lots 34, 65 and 66). This application would facilitate the development of an 11-story affordable housing building at 656 East 176<sup>th</sup> Street in the Tremont/Belmont neighborhood of the Bronx, Community District 6.

### **RELATED ACTIONS**

In addition to the zoning map amendment (C 190049 ZMX) that is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

**C 190051 PPX**          Disposition of City-owned property

**N 190050 ZRX**          Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

### **BACKGROUND**

A description of this application, the surrounding area and the proposed project is included in the report on the related disposition action (C 190051 PPX).

## **ENVIRONMENTAL REVIEW**

This application (C 190049 ZMX), in conjunction with the applications for the related actions (C 190051 PPX and N 190050 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order 91 of 1977. The lead agency is HPD. The designated CEQR number is 18HPD054X.

After a study of the potential environmental impacts of the proposed actions, a Negative Declaration was issued on September 19, 2018. A full description of the environmental review is included in the report for the related disposition actions (C 190051 PPX).

## **UNIFORM LAND USE REVIEW**

This application (C 190049 ZMX), in conjunction with the applications for the related actions (C 190051 PPX) was certified as complete by the Department of City Planning on September 24, 2018, and was duly referred to 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 190050 ZRX), which was referred in accordance with the procedures for non-ULURP actions.

## **Community Board Public Hearing**

Community Board 6 held a public hearing on this application (C 190049 ZMX) on September 12, 2018, and on that date, by a vote of 20 in favor, four opposed and zero abstentions, adopted a resolution recommending approval of this application.

## **Borough President Recommendation**

This application (C 190049 ZMX), was considered by the Bronx Borough President, who held a public hearing on November 9, 2018 and issued a recommendation approving the application on November 20, 2018 with no modifications or conditions.

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

On, November 14, 2018 (Calendar No. 1), the Commission scheduled December 5, 2018 for a public hearing on this application (C 190049 ZMX). The hearing was duly held on December 5, 2018 (Calendar No. 18).

Three speakers testified in favor of the application, as described in the report for the related disposition action (C 190051 PPX), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the proposed zoning text amendment (C 190049 ZMX), in conjunction with the applications for the related actions (C 190051 PPX and N 190050 ZRX), is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related disposition action (C 190051 PPX).

### **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant adverse 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. 3d, changing from an M1-4 District to an R7X District property bounded by Belmont Avenue, East 176th Street, Crotona Avenue and the northeasterly boundary line of a park and its southeasterly prolongation, a northwesterly boundary line of a park, and a northeasterly boundary line of a park and its northwesterly prolongation, Borough of the Bronx, Community District 6, as shown on a diagram (for illustrative purposes only) dated September 24, 2018.

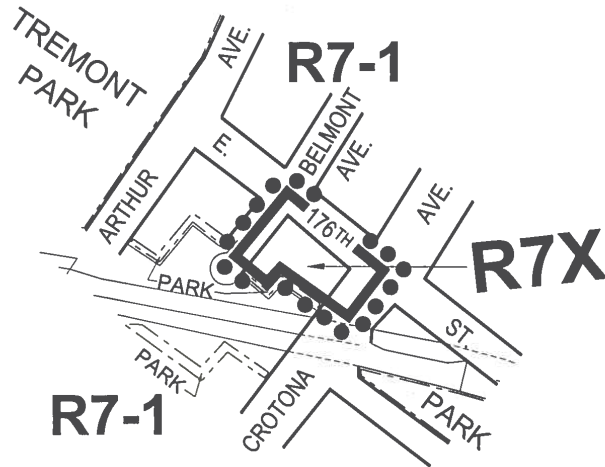
The above resolution (C 190049 ZMX), duly adopted by the City Planning Commission on December 19, 2018 (Calendar No. 8), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirement of Section 197-d of the New York

City Charter.

**MARISA LAGO**, *Chair*

**KENNETH J. KNUCKES, Esq.**, *Vice Chairman*

**ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III, MICHELLE R. de la UZ,  
JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,  
ORLANDO MARÍN, 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*  
 S. Lenard, Director  
 Technical Review Division

New York, Certification Date  
 SEPTEMBER 24, 2018



- NOTE:
- Indicates Zoning District Boundary.
  - ● ● ● The area enclosed by the dotted line is proposed to be rezoned by changing from an M1-4 District to an R7X District.

Application # **C190051 PPX**

Project Name: **Belmont Cove**

CEQR Number: 18HPD054X

Borough(s): Bronx

Community District Number(s): 6

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

**SUBMISSION INSTRUCTIONS**

- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271
  - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

*Docket Description:*

**IN THE MATTER OF** an application submitted by the Department of Housing, Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of two city-owned properties located on the south side of East 176<sup>th</sup> Street between Belmont and Crotona avenues (Block 2945, Lots 65 and 66), pursuant to zoning.

Applicant(s): Department of Housing, Preservation and Development 100 Gold Street New York, NY 10038		Applicant's Representative: Kay Real (HPD) 212-863-8317	
Recommendation submitted by: John Sanchez, District Manager			
Date of public hearing: 10/10/18		Location: St. Barnabas Hospital 4422 Third Ave Bronx, NY 10457	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.	
Date of Vote: 10/10/18		Location: St. Barnabas Hospital 4422 Third Ave Bronx, NY 10457	
<b>RECOMMENDATION</b> <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Disapprove <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove With Modifications/Conditions			
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
<b>Voting</b> # In Favor: 20 # Against: 4 # Abstaining: 0 Total members appointed to the board: 39			
Name of CB/BB officer completing this form John Sanchez		Title District Manager	Date 10/16/18

**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.

**APPLICATIONS NOS: C 190049 ZMX, C 190051 PPX-BELMONT COVE**

**DOCKET DESCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION**

**COMMUNITY BOARD NO. #6**

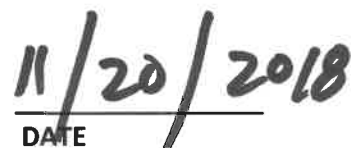
**BOROUGH: BRONX**

**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

  
DATE

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**BRONX BOROUGH PRESIDENT’S RECOMMENDATION  
ULURP APPLICATION NO: C 190049 ZMX, C 190051 PPX  
BELMONT COVE**

**DOCKET DESCRIPTION**

**C 190049 ZMX:**

**IN THE MATTER OF AN** application submitted by the New York City Department of Housing Preservation and Development (HPD) and Proxy Estate, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section, No. 3d, changing from an M1-4 District to an R7X District property bounded by Belmont Avenue, East 176<sup>th</sup> Street, Crotona Avenue and the northeasterly boundary line of a park and its southeasterly prolongation, a northwesterly boundary line of a park, and a northeasterly boundary line of a park and its northwesterly prolongation, Borough of The Bronx, Community District #6, as shown on a diagram (for illustrative purposes only) dated September 24, 2018.

**C 190051 PPX:**

**IN THE MATTER OF AN** application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of two city-owned properties located on the south side of East 176<sup>th</sup> Street between Belmont and Crotona avenues (Block 2945, Lots 65 and 66), pursuant to zoning.

**BACKGROUND**

Approving application C 190049 ZMX amends the Zoning Map by eliminating an existing M1-4 District on Block 2945, Lots 34, 65 and 66, and establish an R7X District. Approving application C 190051 PPX facilitates the disposition of two city owned lots, (Block 2945, Lots 65 and 66) to a developer. Lot #34 is privately owned. Assembled together these lots compose the Development Site as well as the Project Area. They are located in Bronx Community District #6 and are bounded by East 176<sup>th</sup> Street on the north, Crotona Avenue on the east, Belmont Avenue on the west, and the Cross Bronx Expressway on the south. Currently, Lot #34 is used for public parking and is owned by a parking company. Lots 65 and 66 are used as accessory parking for the Department of Health and Mental Hygiene (DOHMH). The total site consists of 21,378 square feet of property.

The proposed development includes construction of a new 11-story residential building consisting of 128,239 square feet (5.99 FAR). Unit size consists of:

- 18 studio units approximating 341-- 483 gross square feet
- 71-one bedroom units approximating 500-- 583 gross square feet
- 51-two bedroom units approximating 669-- 708 gross square feet
- 17-three bedroom units approximating 1,073-1,093 gross square feet
- 1 superintendent unit



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Amenities will include:

- An exterior recreation area consisting of 1,310 square feet featuring playground equipment for youngsters, seating area for passive recreation and a stretching area.
- 2 fitness rooms:
  - 408 square feet
  - 532 square feet
- 2 interior recreation rooms:
  - 985 square feet
  - 650 square feet
- Bike storage room accommodating 80 bicycles
- General storage room, 476 square feet
- Laundry room facilities on floors 3—11
- Underground parking accommodating 19 vehicles. 18 spaces are reserved for DOHMH employees

Area Median Income (AMI) allocations include

- 24 units at 27% of AMI for formally homeless
- 16 units at 27% of AMI
- 16 units at 37% of AMI
- 16 units at 47% of AMI
- 53 units at 57% of AMI
- 16 units at 70% of AMI
- 16 units at 80% of AMI

This proposed development will comply with Option 1 of the Mandatory Inclusionary Housing (MIH).

This proposed development will also comply with Enterprise Green environmental mandates.

Existing development in the surrounding community is typified by low-to-midrise residential buildings. Retail activity and public bus transportation are found on East Tremont Avenue, approximately three blocks north of the site. Tremont Park and Crotona Park are situated south and west of the proposed development's location. The Cross Bronx Expressway is situated within one block of the site's southern boundary.

## **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

These applications were reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on September 24, 2018.

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## **BRONX COMMUNITY DISTRICT PUBLIC HEARING**

Bronx Community Board #6 held a public hearing on these applications on October 10, 2018. A vote recommending approval of these applications was, 20 in favor, zero opposed, four abstaining.

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

The Bronx Borough President convened a public hearing on these applications on November 9, 2018. Representatives of the applicant were present and spoke in favor of these applications. There being no other members of the public in attendance, the hearing was closed.

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

As proposed, Belmont Cove will offer the surrounding community a building noted for its Juliet balconies and its wrap-around-the-corner-windows. I thank the architect for including these exterior treatments. They are reminiscent of the Art Deco era that defined Bronx development during the 1930's.

If The Bronx is to thrive affordable housing development must appeal to an income range that is diverse. Belmont Cove does just that. Based on a total count of 157 units, 24 units will accommodate those who were formally homeless, 16 units for families earning up to 27% of Area Median Incomes-AMI, 16 units for families at 37% of AMI, to 16 units at 47% of AMI, with 53 units for families earning up to 57% of AMI. Rounding off these allocations are 16 units at 70% and 16 units at 80% of AMI

The many amenities to be included in this project are commendable, specifically the inclusion of two fitness rooms and an interior accommodation for 80-bicycles. It is my hope that this will invite residents to include physical fitness as part of their daily routine. I also commend the applicant for allocating 18 parking spaces to be constructed as part of this project, for use by those working for the Department of Health and Mental Hygiene, who currently utilize a portion of this site.

At my public hearing the matter of unit size was once again of prime concern. I am pleased to note, however, that this applicant did agree to reconsider this issue and have proposed slightly larger units than what satisfies the minimum requirements as established by the Department of Housing Preservation and Development (HPD).

The fact that developers routinely refer to their proposed unit sizes as being "HPD standard," I contend is misleading. The fact remains that these very modest size units are not "HPD standard" but more so are HPD minimums. I will continue to comment on this issue whenever it is clear that what is being proposed, in my judgement, fails to satisfy minimum living-space requirements.

I recommend approval of this application.