



CITY PLANNING COMMISSION

February 18, 2015/ Calendar No. 6

C150152ZMX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No 6a and 6c:

1. changing from an R7-2 District to an R8 District on property bounded by the centerline of the former Melrose Crescent, a line 100 feet northeasterly of East 161st Street, a line 320 feet southeasterly of Melrose Avenue, East 162nd Street, and a line 270 feet southeasterly of Melrose Avenue;
2. establishing within an existing R7-2 District a C1-4 District bounded by East 163rd Street, a line 270 feet southeasterly of Melrose Avenue, a line midway between East 163rd Street and East 162nd Street, and Melrose Avenue; and
3. establishing within existing and proposed R8 Districts a C1-4 District bounded by:
 - a. East 163rd Street, the southwesterly boundary line of a Park and its northwesterly and southeasterly prolongations, Washington Avenue, Elton Avenue, a line 160 feet southwesterly of East 163rd Street, and a line 270 feet southeasterly of Melrose Avenue; and
 - b. East 162nd Street, Elton Avenue, the centerline of the former Melrose Crescent, a line 100 feet northeasterly of East 161st Street, and a line 320 feet southeasterly of Melrose Avenue;

Borough of the Bronx, Community District 3, as shown on a diagram (for illustrative purposes only), dated November 17, 2014.

The New York City Department of Housing Preservation and Development (HPD) filed an application for zoning map amendment on October 31, 2014 to rezone the northern portion of the block bounded by 162nd Street in the south, Melrose Avenue to the east, 163rd Street to the north and Courtlandt Avenue to the west (Block 2408) from an R7-2 Zoning District to R7-2/C1-4 and R8/C1-4 districts, in Community District 3 of the Bronx. The rezoning will facilitate the construction of a mixed-use development, known as Courtlandt Crescent, within the Melrose Commons Urban Renewal Area.

RELATED ACTIONS

In addition to the zoning map amendment which is the subject for this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application.

1. C 150153HUX Third amendment to the Melrose Commons Urban Renewal Plan

2. C 150154HAX UDAAP designation, project approval and disposition of city-owned properties to developers to be selected by HPD.

3. C 120323MMX Changes to the city map.

BACKGROUND

A description of this application, the surrounding area and the proposed project is included in the report on the related action for the Third Amendment to the Melrose Commons Urban Renewal Plan (C 150153 HUX).

ENVIRONMENTAL REVIEW

This application (C 150152 ZMX) 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 agency is the Department of Housing Preservation and Development. The designated CEQR number is 14HPD030X. After a study of the potential impacts of the proposed action, a Negative Declaration was issued on October 9, 2014.

UNIFORM LAND USE REVIEW PROCEDURE

This application (C 150152 ZMX), in conjunction with the related applications (C 150153 HUX, C 150154 HAX and C 120323 MMX), was certified as complete by the Department of City Planning on November 17, 2014, and was duly referred to Bronx Community Board 3 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 3 held a public hearing on this application on December 9, 2014, and on that date, by a vote of 26 in favor, 0 opposed with 0 abstentions, adopted a resolution recommending approval.

Borough President Recommendation

The Borough President held a public hearing on this application on January 08, 2015, and issued a recommendation on January 12, 2015, approving the application.

City Planning Commission Public Hearing

On January 7, 2015 (Calendar No. 1), the City Planning Commission scheduled January 21, 2015 for a public hearing on this application (C 150152 ZMX). The hearing was duly held on January 21, 2015 (Calendar No. 20) in conjunction with the related applications (C 150154 HAX, C 150153 HUX and C 120323 MMX).

There were a number of appearances, as described in the related report for the Third Amendment to the Melrose Commons Urban Renewal Plan (C 150153 HUX) and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning map amendment (C 150152 ZMX), in conjunction with the related applications to amend the Melrose Commons Urban

Renewal Plan (C 150153 HUX), UDAAP designation, project approval, and disposition of City-owned property (C 150154 HAX), and changes to the city map (C 120323 MMX) are appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application appear in the report on the Third Amendment to the Melrose Commons Urban Renewal Plan (C 150154 HUX).

RESOLUTION

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

RESOLVED, by the City Planning Commission, pursuant to Section 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, is further amended by changing the Zoning Map, Section No. 3d:

1. changing from an R7-2 District to an R8 District on property bounded by the centerline of the former Melrose Crescent, a line 100 feet northeasterly of East 161st Street, a line 320 feet southeasterly of Melrose Avenue, East 162nd Street, and a line 270 feet southeasterly of Melrose Avenue;
2. establishing within an existing R7-2 District a C1-4 District bounded by East 163rd Street, a line 270 feet southeasterly of Melrose Avenue, a line midway between East 163rd Street and East 162nd Street, and Melrose Avenue; and
3. establishing within existing and proposed R8 Districts a C1-4 District bounded by:
 - a. East 163rd Street, the southwesterly boundary line of a Park and its northwesterly and southeasterly prolongations, Washington Avenue, Elton Avenue, a line 160 feet southwesterly of East 163rd Street, and a line 270 feet southeasterly of Melrose Avenue; and
 - b. East 162nd Street, Elton Avenue, the centerline of the former Melrose Crescent*, a line 100 feet northeasterly of East 161st Street, and a line 320 feet southeasterly of Melrose Avenue;

Borough of the Bronx, Community District 3, as shown on a diagram (for illustrative purpose only) dated November 17, 2014.

The above resolution (C 150152 ZMX), duly adopted by the City Planning Commission on February 18, 2015 (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.

CARL WEISBROD, *Chairman*

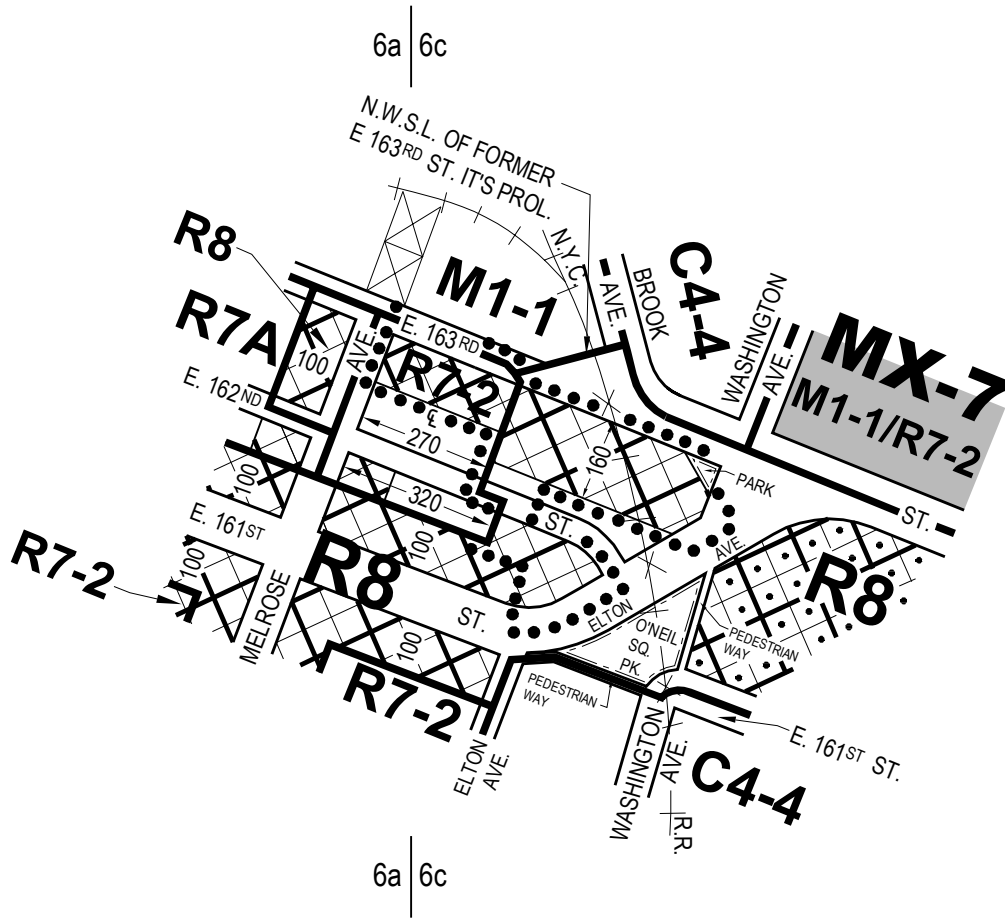
KENNETH J. KNUCKLES, *Esq.*, *Vice Chairman*

RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,

MICHELLE DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,

CHERYL COHEN EFFRON, ANNA HAYES LEVIN,

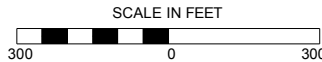
ORLANDO MARIN, LARISA ORTIZ *Commissioners*



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP
6a & 6c
 BOROUGH OF
BRONX

New York, Certification Date
 NOVEMBER 17, 2014

J. Miraglia, Director
 Technical Review Division



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 R8 District, and by establishing a C1-4 District within an existing R7-2 District and within existing and proposed R8 Districts.
- Indicates a C1-4 District.
- Indicates a C2-4 District.
- Indicates a Special Mixed Use District (MX-7).

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.
 THIS DIAGRAM REFLECTS PROPOSED CHANGES IN THE CITY MAP
 PURSUANT TO RELATED MAPPING APPLICATION C 120323 MMQ