



**IN THE MATTER OF** an application submitted by Blondell Equities LLC pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Fink Avenue between Blondell Avenue and Waters Avenue; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of The Bronx, in accordance with Map No. 13141 dated December 13, 2017 and signed by the Borough President.

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This application for an amendment to the city map was filed by Blondell Equities LLC on April 13, 2017. The proposed city map amendment, along with the related actions (C 170438 ZMX and N 170349 ZRX), would facilitate the development of a 9-story mixed-use building with approximately 228 units of affordable housing in the Westchester Square area of the Bronx, Community District 11.

### **RELATED ACTIONS**

In addition to the city map amendment (C 170353 MMX) that is the subject of 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:

**C 170438 ZMX**      Zoning map amendment changing an M1-1 zoning district to an R7A/C2-4 district.

**N 170439 ZRX**      Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

## **BACKGROUND**

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 170438 ZMX).

## **ENVIRONMENTAL REVIEW**

This application (C 170353 MMX), in conjunction with the related applications (C 170438 ZMX) and (N 180439 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 17DCP194X.

A summary of the environmental review appears in the report for the related zoning map amendment (C 170438 ZMX).

## **UNIFORM LAND USE REVIEW**

This application (C 170353 MMX), in conjunction with the related applications (C 170438 ZMX), was certified as complete by the Department of City Planning on October 15, 2018 and duly referred to Bronx Community Board 11 and the 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 170439 ZRX), which was referred in accordance with the procedures for non-ULURP actions.

## **Community Board Public Hearing**

Community Board 11 held a public hearing on this application on December 10, 2018 and on December 20, 2018, by a vote of 16 in favor, 7 opposed and two abstentions, adopted a resolution recommending disapproval of this application.

A summary of the Community Board's recommendation appears in the report for the related zoning map amendment (C 170438 ZMX).

### **Borough President Recommendation**

This application (C 170353 MMX) was considered by the by the Bronx Borough President, who held a public hearing on December 27, 2018 and issued a recommendation approving the application with conditions on January 16, 2019.

A summary of the recommendation of the Borough President appears in the report for the zoning map amendment (C 170438 MMX).

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

On January 9, 2019 (Calendar No. 3), the City Planning Commission scheduled January 30, 2019, for a public hearing on this application (C 170353 MMX). The hearing was duly held on January 30, 2019 (Calendar No. 25), in conjunction with the public hearing on the related actions (C 170438 ZMX) and (N 180439 ZRX).

Three speakers from the applicant team and 13 others testified in favor of the application. Six speakers testified in opposition, as described in the report for the related zoning map amendment (C 170438 ZMX), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this application for a City map amendment (C 170353 MMX) is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report for the related zoning map amendment (C 170438 ZMX).

## **RESOLUTION**

Therefore, the City Planning Commission, deeming the proposed amendment to the City map and any related acquisition or disposition of real property related thereto to be appropriate, 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, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code, that based on the environmental determination and the consideration described in this report, the application (C 170353 MMX) for the amendment to the City Map involving:

- the elimination, discontinuance and closing of Fink Avenue between Blondell Avenue and Waters Avenue; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of The Bronx, in accordance with Map No. 13141 dated December 13, 2017 and signed by the Borough President, is approved; and be it further

**RESOLVED** that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

**RESOLVED** that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. 13141 dated December 13, 2017 providing for the discontinuance and closing of Fink Avenue between Blondell Avenue and Waters Avenue, said street to be discontinued and closed being more

particularly described as follows:

**DISCONTINUING AND CLOSING FINK AVENUE BETWEEN BLONDELL AVENUE AND WATERS STREET, BOROUGH OF THE BRONX AS SHOWN ON THE MANHATTAN BOROUGH PRESIDENT'S MAP NO. 13141, DATED DECEMBER 13, 2017**

Starting at the point of intersection of the easterly line of Blondell Avenue and the northerly line of Westchester Avenue, thence running 201.322 feet in a northerly direction, along the easterly line of Blondell Avenue to the point or place of beginning:

1. Thence, running 60.397 feet northerly along the extension of said easterly line of Blondell Avenue to a point on the northerly line of Fink Avenue, to be discontinued and closed:
2. Thence, running 666.998 feet easterly along said northerly line of Fink Avenue, which forms a deflection angle to the right of 96 degrees, 34 minutes and 14.8 seconds, with the previous course, to a point;
3. Thence, running 61.847 feet southerly, along a line which forms a deflection angle to the right of 104 degrees, 2 minutes and 2.4 seconds, with the previous course, to a point on the southerly line of said Fink Avenue;
4. Thence, running 643.961 feet westerly, along the southerly line of said Fink Avenue, which forms a deflection angle to the right of 75 degrees, 57 minutes and 49.5 seconds, with the previous course, to the point or place of beginning.
- 5.

The area of Fink Avenue to be discontinued and closed is approximately 40,677.21 square feet or 0.93 acres.

**RESOLVED** that, pursuant to subdivision 1a of Section 5-433 of the New York City Administrative Code, public utility facilities within the subsurface of the streets cited herein

which are to be discontinued and closed by this action, may be maintained in place or relocated within such subsurface by the public utility, so that such maintenance in place or relocation of such facilities is consistent with the proposed use of the closed portion or portions of such subsurface, and the requirements of other facilities located therein;

All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 13141 dated December 13, 2017 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code.

The above resolution (C 170353 MMX), duly adopted by the City Planning Commission on February 27, 2019 (Calendar No. 12), 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.

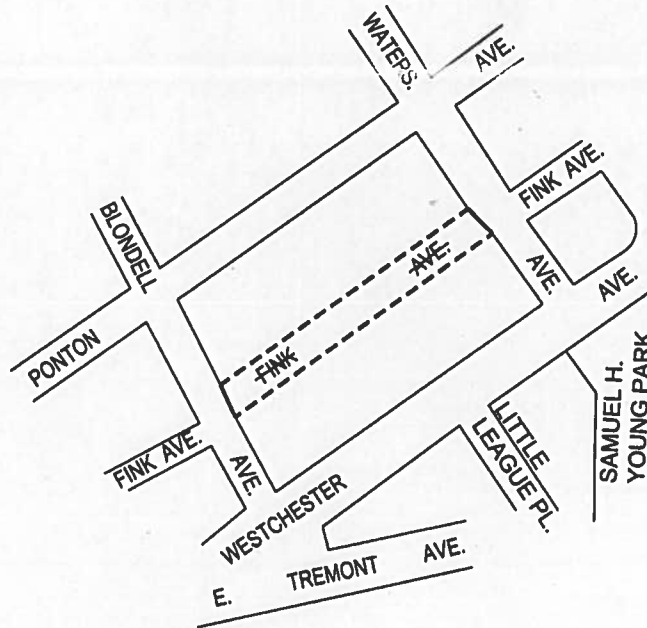
**MARISA LAGO**, *Chair*

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

**ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,**

**MICHELLE de la UZ, HOPE KNIGHT, ANNA HAYES LEVIN,**

**ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD**, *Commissioners*



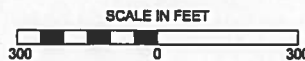
CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING PROPOSED  
**MAP CHANGE**  
ON SECTIONAL MAP

**4b**

BOROUGH OF  
**BRONX**

New York, Certification Date  
OCTOBER 15, 2018

*P. W. Montgomery*  
P. Montgomery, P.E.  
Chief Engineer



**NOTE:**

- Indicates line of street legally adopted.
- Indicates line of street proposed to be established.
- Indicates line of street proposed to be eliminated.
- Indicates Park line heretofore established and hereby retained.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.