



CITY PLANNING COMMISSION

March 12, 2008 / Calendar No. 17

C 080233 ZMX

IN THE MATTER of an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d:

1. changing from an M1-4 District to an R8A District property bounded by East 173rd Street, a line 100 feet southeasterly of Third Avenue, East 172nd Street, and Third Avenue; and
2. establishing within the proposed R8A District a C2-4 District bounded by East 173rd Street, a line 100 feet southeasterly of Third Avenue, a line 225 feet southwesterly of East 173rd Street and Third Avenue;

Borough of the Bronx, Community District 3, as shown on a diagram (for illustrative purposes only) dated January 7, 2008.

The application for the zoning map amendment was filed by HPD, on December 21, 2007, to facilitate the development of the proposed Roscoe C. Brown, Jr. Apartments development containing approximately 279 residential units, 6,777 sq. ft. of retail space, and 23 parking spaces on an approximately 30,728 square foot site in Bathgate, Community District 3, Borough of the Bronx.

RELATED ACTIONS

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

C 080232 HUX Amendment to the Bathgate Urban Renewal

C 080234 HAX UDAAP designation, approval, and disposition of City Owned Property

BACKGROUND

A full background discussion and project description appears in the related report for the amendment of the Bathgate Urban Renewal Area Plan (C 080232 HUX).

ENVIRONMENTAL REVIEW

This application (C 080233 ZMX) in conjunction with the related actions (C 080232 HUX, and C 080234 HAX), 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 designated CEQR number is 08HPD011X. The lead agency is the Department of Housing Preservation and Development (HPD).

A summary of the environmental review appears in the report on the related application for the amendment to the Bathgate Urban Renewal plan (C 080232 HUX).

UNIFORM LAND USE REVIEW

This application (C 080233 ZMX) in conjunction with the related actions (C 080232 HUX, and C 080234 HAX), was certified as complete by the Department of City Planning on January 7, 2008, and was duly referred to Community Board 3 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b).

Community Board Public Hearing

A summary of the vote of Community Board 3 appears in the report on the related application for the amendment to the Bathgate URA (C 080232 HUX).

Borough President Recommendation

A summary of the Borough President's recommendation appears in the report on the related application for the amendment to the Bathgate Urban Renewal Plan (C 080232 HUX).

City Planning Commission Public Hearing

On January 30, 2008 (Calendar No. 8), the City Planning Commission scheduled February 13, 2008, for a public hearing on this application (C 080233 ZMX). The hearing was duly held on February 13, 2008 (Calendar No. 38), in conjunction with the public hearings on the applications for the related actions (C 080232 HUX) and (C 080234 HAX).

There were three speakers in favor of the application, as described in the report on the related application for the amendment to the Bathgate Urban Renewal Plan (C 080232 HUX), and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this amendment of the Zoning Map is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report on the related application for the amendment to the Bathgate Urban Renewal Plan (C 80232 HUX).

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 pursuant to Sections 197-c and 200 of the New York City Charter that based on the environmental determination and the 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:

1. changing from an M1-4 District to an R8A District property bounded by East 173rd Street, a line 100 feet southeasterly of Third Avenue, East 172nd Street, and Third Avenue; and
2. establishing within the proposed R8A District a C2-4 District bounded by a East 173rd Street, a line 100 feet southeasterly of Third Avenue, a line 225 feet southwesterly of East 173rd Street and Third Avenue;

Borough of the Bronx, Community District 3, as shown on a diagram (for illustrative purposes only) dated January 7, 2008.

The above resolution (C 080233 ZMX), duly adopted by the City Planning Commission on March 12, 2008 (Calendar No. 17), 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.

AMANDA M. BURDEN, AICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERRULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, SHIRLEY A. MCRAE,
JOHN MEROLO, KAREN A. PHILLIPS, Commissioners