



Legislation Details (With Text)

**File #:** Res 1609-2017      **Version:** \*      **Name:** LU 697 - Zoning, BAYCHESTER SQUARE, Bronx (C 170221 ZSX)  
**Type:** Resolution      **Status:** Filed  
**In control:** Committee on Land Use

**On agenda:** 8/9/2017

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving a motion to file pursuant to withdrawal of the application regarding the decision of the City Planning Commission on ULURP No. C 170221 ZSX (L.U. No. 697), for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-64 (Basic Height and Setback Requirements) and the rear yard requirements of Sections 23-47 (Minimum Required Rear Yards) and 33-26 (Minimum Required Rear Yards), in connection with a proposed mixed-use development on a property located at 1769-1771 East Gun Hill Road (Block 4804, part of Lot 100), in a C4-3 District, within a large-scale general development, Community District 12, Borough of the Bronx.

**Sponsors:**

**Indexes:**

**Attachments:** 1. June 21, 2017 - Stated Meeting Agenda with Links to Files, 2. Land Use Calendar - Week of July 17, 2017 - July 21, 2017, 3. Hearing Testimony - Zoning 7-17-17, 4. Hearing Transcript - Zoning 7-17-17, 5. August 9, 2017 - Stated Meeting Agenda with Links to Files, 6. Baychester Square Withdrawal Letters, 7. Committee Report, 8. Hearing Transcript - Stated Meeting 8-9-17, 9. Minutes of the Stated Meeting - August 9, 2017

| Date     | Ver. | Action By             | Action             | Result |
|----------|------|-----------------------|--------------------|--------|
| 8/9/2017 | *    | Committee on Land Use | Filed by Committee |        |
| 8/9/2017 | *    | City Council          | Filed by Council   | Pass   |

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1609**

**Resolution approving a motion to file pursuant to withdrawal of the application regarding the decision of the City Planning Commission on ULURP No. C 170221 ZSX (L.U. No. 697), for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-64 (Basic Height and Setback Requirements) and the rear yard requirements of Sections 23-47 (Minimum Required Rear Yards) and 33-26 (Minimum Required Rear Yards), in connection with a proposed mixed-use development on a property located at 1769-1771 East Gun Hill Road (Block 4804, part of Lot 100), in a C4-3 District, within a large-scale general development, Community District 12, Borough of the Bronx.**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on June 21, 2017 its decision dated June 21, 2017 (the "Decision"), on the application submitted by Gun Hill Square, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-64 (Basic Height and Setback Requirements) and the rear yard requirements of Sections 23-47 (Minimum Required Rear Yards) and

33-26 (Minimum Required Rear Yards), in connection with a proposed mixed-use development on a property located at 1769-1771 East Gun Hill Road (Block 4804, part of Lot 100), in a C4-3 District, within a large-scale general development. This amendment in conjunction with the related actions would facilitate the development of a new pedestrian-oriented open-air urban shopping complex and a single residential building containing approximately 180 units of affordable senior housing in the Baychester neighborhood of the Bronx (ULURP No. C 170221 ZSX), Community District 12, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to applications C 170217 PPX (L.U. No. 694), a disposition of City-owned property; C 170218 ZMX (L.U. No. 695), a zoning map amendment changing from an M1-1 District to a C4-3 District; N 170219 ZRX (L.U. No. 696), a zoning text amendment to allow a physical culture or health establishment and to designate a Mandatory Inclusionary Housing (MIH) area; C 170222 ZSX (L.U. No. 698), a special permit to modify signage requirements within a large-scale general development; and C 170223 ZSX (L.U. No. 699), a special permit to allow an accessory group parking facility and to allow some off-street parking spaces to be located on the roof of a building within a large-scale general development;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(3) of the City Charter;

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 74-743(b) of the Zoning Resolution of the City of New York;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on July 17, 2017;

WHEREAS, the Council has considered the land use and environmental implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on June 9, 2017 (CEQR No. 14DME010X). The FEIS includes (E) designations to avoid the potential for significant adverse impacts related to noise and hazardous materials (E-410);

WHEREAS, by submission dated August 8, 2017, and submitted to the City Council on August 9, 2017, the applicant withdrew the application.

RESOLVED:

The Council approves the motion to file pursuant to withdrawal in accordance with Rules 6.40a, 7.90 and 11.80 of the Rules of the Council.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on August 9, 2017, on file in this office.

City Clerk, Clerk of The Council