



Legislation Details (With Text)

**File #:** Res 1697-2017      **Version:** \*      **Name:** LU 753 - Zoning, 1675 WESTCHESTER AVENUE REZONING, Bronx (N170378ZRX)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 10/17/2017

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

**Title:** Resolution approving with modifications the decision of the City Planning Commission on Application No. N 170378 ZRX, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area in Community District 9, Borough of the Bronx (L.U. No. 753).

**Sponsors:**

**Indexes:**

**Attachments:** 1. September 7, 2017 - Stated Meeting Agenda with Links to Files, 2. Land Use Calendar - Week of September 25, 2017 - September 29, 2017, 3. Hearing Testimony - Zoning 9-25-17, 4. Hearing Testimony - Zoning 9-25-17 additional, 5. Land Use Calendar - Week of October 9, 2017 - October 13, 2017, 6. REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, 7. Hearing Transcript - Zoning 9-25-17, 8. Land Use Calendar - October 11, 2017, 9. October 17, 2017 - Stated Meeting Agenda with Links to Files, 10. City Planning Commission Approval Letter, 11. Committee Report, 12. Hearing Transcript - Stated Meeting 10-17-17, 13. Minutes of the Stated Meeting - October 17, 2017

Date	Ver.	Action By	Action	Result
10/11/2017	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
10/17/2017	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1697**

**Resolution approving with modifications the decision of the City Planning Commission on Application No. N 170378 ZRX, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area in Community District 9, Borough of the Bronx (L.U. No. 753).**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on August 25, 2017 its decision dated August 23, 2017 (the "Decision"), pursuant to Section 201 of the New York City Charter, regarding an application submitted by 1675 JV Associates, LLC, for an amendment of the text of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area on Block 3780, Lot 51 and a portion of Lot 1 at the end of a block bounded by Westchester Avenue, Metcalf Avenue and Fteley Avenue, which in conjunction with the related action would facilitate the development of a new 13-story mixed-use building containing approximately 220 affordable dwelling units in the Bronx River neighborhood of Bronx Community District 9, (Application No. N 170378 ZRX), Community District 9, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to application C 170377 ZMX (L.U. No. 752), a zoning map amendment to change an R6 zoning district on a portion of a block to an R8A/C2-4 district;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on September 25, 2017;

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

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration issued May 22, 2017 (CEQR No. 17DCP154X), which includes an (E) designations to avoid the potential for significant adverse impacts related to hazardous materials, air quality and noise (E-425) (the “Negative Declaration”);

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, N 170378 ZRX, incorporated by reference herein, the Council approves the Decision with the following modifications:

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

Matter in double strikeout is old, deleted by the City Council;

Matter in double underline is new, added by the City Council;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

## APPENDIX F

### Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

## THE BRONX

\* \* \*

### The Bronx Community District 9

In the R8A District within the area shown on the following Map 1:

Map 1 - [date of adoption]

[PROPOSED MAP]

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17-0501 1675 Westchester MIH Layout.pdf - Adobe Acrobat Pro

File Edit View Window Help

Open Create [Save] [Cloud] [Print] [Sign] [Envelope] [Share] [Comment]

1 / 1 [Hand] [Zoom] 45% [Page] [Map]

□ Mandatory Inclusionary Housing Area 1 [date of adoption] - Portion of Community District

Start | DCP com... | Design | Microsof... | Rockawa... | Adobe ... | Attach D

Mandatory Inclusionary Housing area *see Section 23-154(d)(3)*  
Area 1 [date of adoption] – MIH Program Option 2 Option 1

Portion of Community District 9, The Bronx

\* \* \*

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 October 17, 2017, on file in this office.

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City Clerk, Clerk of The Council