



CITY COUNCIL  
LAND USE DIVISION

2017 MAY 23 A 10: 22

CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

NYC COUNCIL

2017 MAY 23 A 10: 05

SPEAKER'S OFFICE

May 18, 2017  
City Council  
City Hall  
New York, NY 10007

Re: Westchester Mews Rezoning  
N 160327(A)ZRX  
Related Applications: C 160326 ZMX  
Borough of The Bronx

Honorable Members of the City Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated May 18, 2017, from the City Council regarding the proposed modification to the above-referenced application submitted by Westchester Mews LLC for a Zoning text amendment to Appendix F to establish a Mandatory Inclusionary Housing Area, and to ZR 23-153 and ZR 23-154 (d)(2) to modify bulk regulations for certain MIH projects in R6 districts. In addition, there is a related Zoning map amendment from an R5/C2-2 district to an R6/C2-4 district and from an R5 district to an R6 district.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on May 22, 2017, has determined that the City Council's proposed modification raises no land use or environmental issues requiring further review.

Very truly yours,

Marisa Lago

c: Carol J. Samol      D. DeCerbo      A. Laremont  
J. Harris              J. Mangin        M. Lagares



THE COUNCIL  
THE CITY OF NEW YORK  
LAND USE DIVISION  
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May 18, 2017

Honorable Marisa Lago, Chairwoman  
City Planning Commission  
120 Broadway, 3<sup>rd</sup> Floor  
New York, NY 10271

**Re: Application No.: N 160327(A) ZRX (L.U. No. 611)**

**Related Application No.: C 160326 ZMX (L.U. No. 610)**

**Westchester Mews**

Dear Chairwoman Lago:

On May 18, 2017, the Land Use Committee of the City Council, by vote of 18-0-0, recommended modifications of the City Planning Commission's decision in the above-referenced matter. Pursuant to Section 197-d(d) of the City Charter and Section 11.70 of the Rules of the Council, I hereby file the proposed modifications with the Commission.

Matter underlined is new, to be added;  
Matter ~~struck-out~~ is to be deleted;  
Matter within # # is defined in Section 12-10;  
Matter ~~double-struck-out~~ is old, deleted by the City Council;  
Matter double-underlined is new, added by the City Council;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution

**Article II**  
**RESIDENCE DISTRICT REGULATIONS**

**Chapter 3**  
**Residential Bulk Regulations in Residence Districts**

\* \* \*

**23-10**  
**OPEN SPACE AND FLOOR AREA REGULATIONS**  
 R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

\* \* \*

**23-15**  
**Open Space and Floor Area Regulations in R6 through R10 Districts**  
 R6 R7 R8 R9 R10

\* \* \*

**23-153**  
**For Quality Housing buildings**  
 R6 R7 R8 R9 R10

In the districts indicated, for #Quality Housing buildings#, the maximum #floor area ratio# and maximum #residential lot coverage# for #interior lots# or #through lots# shall be as set forth in the table in this Section. The maximum #residential lot coverage# for a #corner lot# shall be 100 percent.

~~The maximums for #zoning lots#, or portions thereof, located within 100 feet of a #wide street# in R6, R7 or R8 Districts without a letter suffix outside the #Manhattan Core#, shall be as designated by the same district with an asterisk. In an R6 District inside the #Manhattan Core# located within 100 feet of a #wide street#, the maximums shall be indicated by the same district with a double asterisk.~~

**MAXIMUM LOT COVERAGE AND FLOOR AREA RATIO  
 FOR QUALITY HOUSING BUILDINGS**

District	Maximum #Lot Coverage# for an #Interior Lot# or #Through Lot# (in percent)	Maximum #Floor Area Ratio#
R6	60	2.20
R6 ** <sub>2</sub>	60	2.43
R6 * <sub>1.3</sub> R6A		
R7B	65	3.00
R6B	60	2.00

R7	65	3.44
R7* <sup>1</sup> R7A	65	4.00
	* * *	
R8* <sup>1</sup>	70	7.20
	* * *	

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<sup>1</sup> for #zoning lots#, or portions thereof, located within 100 feet of a #wide street# in R6, R7 or R8 Districts without a letter suffix outside the #Manhattan Core#

<sup>2</sup> for #zoning lots# in an R6 District inside the #Manhattan Core# located within 100 feet of a #wide street#

<sup>3</sup> the maximum #lot coverage# for #zoning lots# in Mandatory Inclusionary Housing Area 1 (date of adoption) in Community District 9 in the Borough of the Bronx in an R6 District utilizing the height and setback provisions of paragraph (c) of Section 23-664

**23-154  
 Inclusionary Housing**

\* \* \*

- (d) Special #floor area# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas#

For #zoning lots# in #Mandatory Inclusionary Housing areas#, the following provisions shall apply:

\* \* \*

- (2) Maximum #floor area ratio#

The maximum #floor area ratio# for the applicable zoning district in #Inclusionary Housing designated areas# set forth in paragraph (b) of this Section shall apply to any #MIH development#. However, in an R7-3 or R7X District, the maximum

#floor area ratio# for any #MIH development# shall be 6.0, and in an R6 District without a letter suffix in Mandatory Inclusionary Housing Area 1 (date of adoption) in Community District 9 in the Borough of the Bronx, it shall be 3.6. ~~the maximum #floor area ratio# for any #MIH development# in an R6 District without a letter suffix shall be 3.6, and in an R7-3 or R7X District, the maximum #floor area ratio# shall be 6.0 for any #MIH development#.~~

\* \* \*

**APPENDIX F**  
**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**The Bronx**

\* \* \*

**The Bronx Community District 9**

\* \* \*

In the R6 District within the areas shown on the following Map 1:

Map 1 - [date of adoption]