# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS**

**AND DISPOSITIONS**

**L.U. Nos. 897 and 898**

**(Res. Nos. 1809 and 1810)**

**By Council Members Salamanca and Riley**

## SUBJECT

**BRONX CB-1 – TWO APPLICATIONS RELATED TO WIN POWERS**

**C 210398 ZSX (L.U. No. 897)**

City Planning Commission decision approving an application submitted by New York City Department of Housing Preservation and Development for a special permit pursuant to Zoning Resolution (ZR) Section 74-903 to modify the requirements of ZR 24-111 (Maximum Floor Area Ratio for Certain Community Facility Uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with the development of two community facility buildings, on property located at 346 Powers Avenue (Block 2572, Lot 6) in an R6 District, Community District 1, Borough of the Bronx.

**C 210399 HAX (L.U. No. 898)**

City Planning Commission decision approving an application submitted by New York City Department of Housing Preservation and Development for a designation of an Urban Development Action Area, project approval, and disposition of City-owned properties to a developer selected by HPD.

## INTENT

To approve the application for a special permit pursuant to Zoning Resolution (ZR) Section 74-903 and designation of an Urban Development Action Area, project approval, and disposition of City-owned properties to a developer selected by HPD, which would facilitate the development of two new buildings containing approximately 221 supportive housing units, 95 shelter units, and community facility space in the Mott Haven neighborhood of the Bronx, Community District 1.

## PUBLIC HEARING

**DATE:** October 26, 2021

**Witnesses in Favor:** Five **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** November 17, 2021

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on L.U. Nos. 897 and 898.

**In Favor: Against: Abstain:**

Riley Barron None

Koo

Miller

Treyger

**COMMITTEE ACTION**

**DATE:** November 22, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**