# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 63 and 64**

**(Res. Nos. 270 and 271)**

**By Council Members Salamanca and Riley**

## SUBJECT

**BRONX CB-12 - TWO APPLICATIONS RELATED TO 4541 FURMAN AVENUE**

**REZONING**

**C 200228 ZMX (L.U. No. 63)**

City Planning Commission decision approving an application submitted by Markland 4551, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2a:

1. changing from an M1-1 District to an R7D District property bounded by White Plains Road, East 240th Street, Furman Avenue and a line 300 feet northeasterly of East 239th Street; and
2. establishing within the proposed R7D District a C2-4 District bounded by White Plains Road, East 240th Street, a line midway between White Plains Road and Furman Avenue, and a line 300 feet northeasterly of East 239th Street

as shown on a diagram (for illustrative purposes only) dated January 3, 2022, and subject to the conditions of CEQR Declaration E-656.

**N 200229 ZRX (L.U. No. 64)**

City Planning Commission decision approving an application submitted by Markland 4551, LLC, pursuant to Section 201 of the New York City Charter, 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 and Appendix I for the purpose of modifying the existing Transit Zone.

## INTENT

To approve the amendment to rezone the project area from an M1-1 zoning district to an R7D/C2-4 zoning district; and amend the zoning text to establish the project area as a Mandatory Inclusionary Housing (MIH) area and to Appendix I to extend the boundary of Transit Zone 1 to facilitate a mixed-use development with approximately 148 units of affordable housing, approximately 7,150 square feet of retail use on the ground floor and approximately 11,100 square feet of community facility space located at 4541 Furman Avenue in the Wakefield neighborhood of the Bronx, Community District 12.

## PUBLIC HEARING

**DATE:** May 31, 2022

**Witnesses in Favor:** Three **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** June 14, 2022

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission on L.U. No. 63 and approve with modifications the decision of the City Planning Commission on L.U. No. 64.

**In Favor: Against: Abstain:**

Riley None None

Moya

Louis

Abreu

Bottcher

Hanks

Schulman

Carr

**COMMITTEE ACTION**

**DATE:**  June 14, 2022

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca Sanchez

Moya

Rivera

Louis

Riley

Brooks-Powers

Bottcher

Hanks

Kagan

Krishnan

Mealy

Borelli

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSION**

The City Planning Commission filed a letter dated \_\_\_\_\_\_\_\_\_, 2022, with the Council on \_\_\_\_\_\_\_\_\_, 2022, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.