# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 102 and 103**

**(Res. Nos. 347 and 348)**

**By Council Members Salamanca and Riley**

## SUBJECT

**BRONX CB-10 - TWO APPLICATIONS RELATED TO BRUCKNER SITES**

**REZONING**

**C 220007 ZMX (Pre. L.U. No. 102)**

City Planning Commission decision approving an application submitted by Throggs Neck Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4b:

1. eliminating from within an existing R4-1 District a C1-2 District bounded by a southerly boundary line of St. Raymonds Cemetery and its easterly prolongation, East Tremont Avenue, Bruckner Expressway, and a line 100 feet easterly of Revere Avenue;
2. eliminating from within an existing R4A District a C1-2 District bounded by Meyers Street, Edison Avenue, a line 150 feet northwesterly of Bruckner Boulevard, Crosby Avenue, Bruckner Expressway, and East Tremont Avenue;
3. eliminating from within an existing R4A District, a C2-2 District bounded by a line 175 feet northwesterly of Bruckner Boulevard, a line 100 feet northeasterly of East Tremont Avenue, Meyers Street, and East Tremont Avenue;
4. changing from an R4-1 District to an R5B District property bounded by a line 100 feet southerly of Gifford Avenue, the northwesterly centerline prolongation of Brinsmade Avenue, Bruckner Boulevard (southeasterly portion), and a line 100 feet easterly of Balcom Avenue and its southerly prolongation;
5. changing from an R4-1 District to an R6A District property bounded by a southerly boundary line of St. Raymonds Cemetery and its easterly prolongation, East Tremont Avenue, Bruckner Expressway, and Revere Avenue;
6. changing from an R4A District to an R6A District property bounded by a line 175 feet northwesterly of Bruckner Boulevard, Edison Avenue, a line 150 feet northwesterly of Bruckner Boulevard, a line 160 feet southwesterly of Crosby Avenue, a line 250 feet northwesterly of Bruckner Boulevard, Crosby Avenue, Bruckner Expressway, and East Tremont Avenue;
7. establishing within the proposed R5B District a C2-4 District bounded by a line 100 feet southerly of Gifford Avenue, the northwesterly centerline prolongation of Brinsmade Avenue, Bruckner Expressway, and a line 100 feet easterly of Balcom Avenue and its southerly prolongation; and
8. establishing within the proposed R6A District a C2-4 District bounded by a southerly boundary line of St. Raymonds Cemetery and its easterly prolongation, East Tremont Avenue, a line 175 feet northwesterly of Bruckner Boulevard, Edison Avenue, a line 150 feet northwesterly of Bruckner Boulevard, a line 160 feet southwesterly of Crosby Avenue, a line 250 feet northwesterly of Bruckner Boulevard, Crosby Avenue, Bruckner Expressway, and Revere Avenue;

as shown on a diagram (for illustrative purposes only) dated March 28, 2022, and subject to the conditions of CEQR Declaration E-669.

**N 220008 ZRX (Pre. L.U. No. 103)**

City Planning Commission decision approving an application submitted by Throggs Neck Associates, 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.

## INTENT

To approve the amendment to rezone the project area from an R4A/C1-2, R4A, R4-1/C2-4 and R4-1 zoning districts to R6A/C2-4, R6A and R5B/C2-4 zoning districts; and amend zoning text to designate a Mandatory Inclusionary Housing (MIH) area to facilitate the development of four mixed-use buildings, ranging between three and eight stories in height, containing a total of approximately 324,000 square feet, including approximately 349 residential units, 99 of which would be permanently affordable, as well as approximately 53,00 square feet of commercial and community facility floor area, in the Schuylerville neighborhood of the Bronx, Community District 10.

## PUBLIC HEARING

**DATE:** September 7, 2022

**Witnesses in Favor:** Forty-two **Witnesses Against:** Thirty-five

## SUBCOMMITTEE RECOMMENDATION

**DATE:** October 6, 2022

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on Pre. L.U. Nos. 102 and 103.

**In Favor: Against: Abstain:**

Riley None None

Moya

Louis

Abreu

Bottcher

Hanks

Schulman

Carr

**COMMITTEE ACTION**

**DATE:**  October 6, 2022

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Moya

Louis

Riley

Bottcher

Hanks

Kagan

Krishnan

Mealy

Sanchez

Borelli