# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 350 and 351**

**(Res. Nos. 794 and 795)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BRONX CB-1 – TWO APPLICATIONS RELATED TO BETANCES VI**

**C 190143 ZMX (L.U. No. 350)**

City Planning Commission decision approving an application submitted by New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 6a:

1. eliminating from within an existing R6 District a C1-4 District bounded by Willis Avenue, East 147th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street;

2. changing from an R6 District to an R7X District property bounded by Willis Avenue, East 147th Street, a line 175 feet southeasterly of Willis Avenue, a line midway between East 147th Street and East 146th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street; and

3. establishing within the proposed R7X District a C2-4 District bounded by Willis Avenue, East 147th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street;

as shown on a diagram (for illustrative purposes only) dated October 15, 2018.

**N 190144 ZRX (L.U. No. 351)**

City Planning Commission decision approving an application submitted by the New York City Housing Authority, 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 Housing Inclusionary area.

## INTENT

To approve the amendments to the Zoning Map and Text of the Zoning Resolution in order to change R6 and R6/C1-4 districts to R7X/C2-4 and R7X districts and to designate a Mandatory Inclusionary Housing (MIH) area to facilitate a new 15-story, 110,354-square-foot building with 101 units of affordable housing and approximately 8,560 square feet of ground floor retail at 472 – 474 Willis Avenue in the Mott Haven neighborhood of the Bronx, Community District 1.

## PUBLIC HEARING

**DATE:** February 14, 2019

**Witnesses in Favor:** Four **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** March 6, 2019

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission (“CPC”) on L.U. No. 350 and approve with modifications the decision of the CPC on L.U. No. 351.

**In Favor: Against: Abstain:**

Moya None None

Constantinides

Lancman

Levin

Reynoso

Rivera

Torres

Grodenchik

**COMMITTEE ACTION**

**DATE:** March 7, 2019

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Kallos

Koo

Levin

Miller

Reynoso

Richards

Grodenchik

Adams

Diaz

Moya

Rivera

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

The City Planning Commission filed a letter dated March 11, 2019, with the Council on March 12, 2019, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.