# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 373 through 375**

**(Res. Nos. 853 through 855)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BRONX CB-11 - THREE APPLICATIONS RELATED TO BLONDELL COMMONS**

**C 170348 ZMX (L.U. No. 373)**

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

1. changing from an M1-1 District to an R7A District property bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue;

as shown on a diagram (for illustrative purposes only) dated October 15, 2018, and subject to the conditions of CEQR Declaration E-505.

**N 170439 ZRX (L.U. No. 374)**

City Planning Commission decision approving an application submitted by Blondell Equities 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, Borough of the Bronx, Community District 11.

**C 170353 MMX (L.U. No. 375)**

City Planning Commission decision approving an application submitted by Blondell Equities, LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

* the elimination, discontinuance and closing of Fink Avenue between Blondell Avenue and Waters Avenue; and
* the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of The Bronx, in accordance with Map No. 13141 dated December 13, 2017 and signed by the Borough President.

## INTENT

To approve the amendments to the Zoning Map, Text of the Zoning Resolution, and City Map in order to change the existing M1-1 District to an R7A district and establishing within the proposed R7A district a C2-4 district; establish a Mandatory Inclusionary Housing (MIH) area utilizing Option 2; eliminate, discontinue, and close a portion of Fink Avenue between Blondell Avenue and Waters Avenue; and make adjustments to the block dimensions and legal grades related.

## PUBLIC HEARING

**DATE:** March 19, 2019

**Witnesses in Favor:** Eleven **Witnesses Against:** Five

## SUBCOMMITTEE RECOMMENDATION

**DATE:** April 16, 2019

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission (“CPC”) on L.U. Nos. 373 through 375.

**In Favor: Against: Abstain:**

Moya None None

Constantinides

Levin

Reynoso

Richards

Rivera

Torres

Grodenchik

**COMMITTEE ACTION**

**DATE:** April 17, 2019

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Constantinides

Deutsch

King

Koo

Lancman

Miller

Reynoso

Richards

Torres

Treyger

Grodenchik

Adams

Diaz, Sr.

Moya

Rivera