



Legislation Details (With Text)

File #: Res 1670-2021 **Version:** * **Name:** LU 776 - Zoning, 431 Concord Avenue Rezoning, Bronx (N 200275 ZRX)

Type: Resolution **Status:** Adopted

In control: Committee on Land Use

On agenda: 5/27/2021

Enactment date: **Enactment #:**

Title: Resolution approving with modifications the decision of the City Planning Commission on Application No. N 200275 ZRX, for an amendment of the text of the Zoning Resolution (Preconsidered L.U. No. 776).

Sponsors: Rafael Salamanca, Jr., Francisco P. Moya

Indexes:

Attachments: 1. Res. No. 1670, 2. Calendar of the Subcommittee Meetings - April 20 and 21, 2021, 3. April 22, 2021 - Stated Meeting Agenda with Links to Files, 4. Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, 5. Land Use Calendar - May 11, 2021, 6. REVISED - Land Use Calendar - May 11, 2021, 7. City Planning Commission Approval Letter, 8. May 27, 2021 - Stated Meeting Agenda with Links to Files, 9. Hearing Transcript - Stated Meeting 5-27-21, 10. Minutes of the Stated Meeting - May 27, 2021, 11. Committee Report

Date	Ver.	Action By	Action	Result
5/11/2021	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
5/27/2021	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1670**

Resolution approving with modifications the decision of the City Planning Commission on Application No. N 200275 ZRX, for an amendment of the text of the Zoning Resolution (Preconsidered L.U. No. 776).

By Council Members Salamanca and Moya

WHEREAS, Concord Realty, LLC, filed an application pursuant to Section 201 of the New York City Charter, for an amendment of the text of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, which in conjunction with the related action would facilitate the construction of an 11-story residential development with 88 dwelling units, 22 of which would be permanently affordable, at 431 Concord Avenue in the Mott Haven neighborhood of Bronx, Community District 1 (Application No. N 200275 ZRX) (the “Application”);

WHEREAS, the City Planning Commission filed with the Council on April 9, 2021, its decision dated April 7, 2021 (the “Decision”), on the Application;

WHEREAS, the Application is related to applications C 200274 ZMX (Pre. L.U. No. 775), a zoning map amendment to rezone an M1-2 district to an R7D district;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of

the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on April 20, 2021;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration issued November 2nd, 2020 (CEQR No. 21DCP007X), which includes an (E) designation to avoid the potential for significant adverse impacts related to air quality and hazardous materials (E-588) (the “Negative Declaration”).

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the (E) Designation (E-588) and Negative Declaration.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, N 200275 ZRX, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission with the following modifications:

- Matter underlined is new, to be added;
- Matter struck out is to be deleted;
- Matter double struck out is old, deleted by the City Council;
- Matter double-underlined is new, added by the City Council
- Matter within # # is defined in Section 12-10;
- * * * indicates where unchanged text appears in the Zoning Resolution.

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APPENDIX F Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

THE BRONX

* * *

Bronx Community District 1

* * *

Map 9 - [date of adoption]



 Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

Area 10 — [date of adoption] — MIH Program Option 1 and Option 2

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on May 27, 2021, on file in this office.

City Clerk, Clerk of The Council