



Legislation Details (With Text)

**File #:** Res 0854-2019      **Version:** \*      **Name:** LU 374 - Zoning, Blondell Commons, Bronx (N 170439 ZRX)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 4/18/2019

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on Application No. N 170439 ZRX, for an amendment of the text of the Zoning Resolution (L.U. No. 374).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Resolution, 2. March 13, 2019 - Stated Meeting Agenda with Links to Files, 3. Land Use Calendar - Week of March 18, 2019 - March 22, 2019, 4. Land Use Calendar - Week of April 1, 2019 - April 5, 2019, 5. Hearing Testimony - Zoning 3-19-19, 6. Land Use Calendar - Week of April 15, 2019 - April 19, 2019, 7. Land Use Agenda for April 17, 2019, 8. April 18, 2019 - Stated Meeting Agenda with Links to Files, 9. Hearing Transcript - Stated Meeting 4-18-19, 10. Minutes of the Stated Meeting - April 18, 2019, 11. Committee Report

Date	Ver.	Action By	Action	Result
4/17/2019	*	Committee on Land Use	Approved by Committee	
4/18/2019	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 854**

**Resolution approving the decision of the City Planning Commission on Application No. N 170439 ZRX, for an amendment of the text of the Zoning Resolution (L.U. No. 374).**

**By Council Members Salamanca and Moya**

WHEREAS, the City Planning Commission filed with the Council on March 8, 2019 its decision dated February 27, 2019 (the "Decision"), on the application submitted by Blondell Equities, LLC, 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 (MIH) Area utilizing Option 2, which in conjunction with the related actions would facilitate the development of a nine-story mixed-use building with approximately 228 units of affordable housing in the Westchester Square neighborhood of the Bronx, Community District 11 (Application No. N 170439 ZRX) (the "Application");

WHEREAS, the Application is related to applications C 170438 ZMX (L.U. No. 373), a zoning map amendment to change the project area from an M1-1 zoning district to an R7A/C2-4 district and C 170353 MMX (L.U. No. 375), a city map amendment to eliminate, discontinue and close Fink Avenue between Blondell and Waters avenues;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on March 19, 2019;

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 October 12th, 2018 (CEQR No. 17DCP194X), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise (E-505) (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-505) 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 170439 ZRX, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution.

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**THE BRONX**

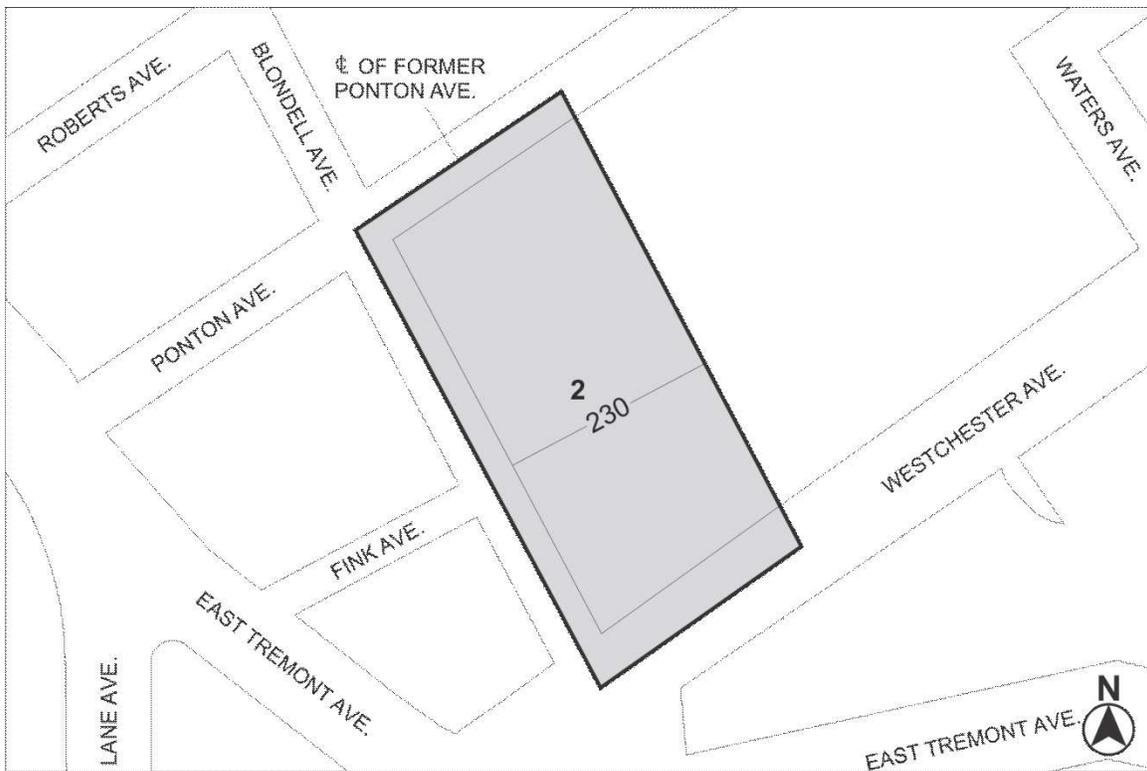
\* \* \*

**Community District 11**

\* \* \*

Map 2 - [date of adoption]

[PROPOSED MAP]



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

Area 2 — [date of adoption] — MIH Program Option 2

Mandatory Inclusionary Housing Program area     see Section 23-154(d)(3)  
Area 2 [date of adoption] — MIH Program Option 2  
Portion of Community District 11, The Bronx

\* \* \*

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 April 18, 2019, on file in this office.

.....  
City Clerk, Clerk of The Council