



Legislation Details (With Text)

File #: Res 1656-2021 **Version:** * **Name:** LU 778 - Zoning, Arthur Avenue Hotel Rezoning, Bronx (N 210028 ZRX)
Type: Resolution **Status:** Adopted
In control: Committee on Land Use

On agenda: 5/27/2021

Enactment date: **Enactment #:**

Title: Resolution approving the decision of the City Planning Commission on Application No. N 210028 ZRX, for an amendment of the text of the Zoning Resolution (L.U. No. 778).

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

Indexes:

Attachments: 1. Res. No. 1656, 2. April 22, 2021 - Stated Meeting Agenda with Links to Files, 3. Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, 4. Hearing Testimony - Zoning 5-4-21, 5. Calendar of the Zoning Subcommittee Meeting - May 19, 2021, 6. Land Use Calendar - May 25, 2021, 7. May 27, 2021 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 5-27-21, 9. Minutes of the Stated Meeting - May 27, 2021, 10. Committee Report

Date	Ver.	Action By	Action	Result
5/25/2021	*	Committee on Land Use	Approved by Committee	
5/27/2021	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1656**

Resolution approving the decision of the City Planning Commission on Application No. N 210028 ZRX, for an amendment of the text of the Zoning Resolution (L.U. No. 778).

By Council Members Salamanca and Moya

WHEREAS, 2461 Hughes Associates, 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, utilizing Option 2 and Option 4-Workforce Option, which in conjunction with the related action would facilitate the development of two new buildings comprised of a seven-story residential building and a 13-story hotel fronting East 188th Street in the Belmont neighborhood of The Bronx, Community District 6 (Application No. N 210028 ZRX) (the “Application”);

WHEREAS, the City Planning Commission filed with the Council on April 16, 2021, its decision dated April 7, 2021 (the “Decision”), on the Application;

WHEREAS, the Application is related to application C 210027 ZMX (L.U. No. 777), a zoning map amendment to change an R6 and R6/C2-4 zoning districts to a C6-1 zoning district and a R6 zoning district to a R6/C1-4 zoning 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 May 4, 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 January 4th, 2021 (CEQR No. 21DCP079X), which includes an (E) designation to avoid the potential for significant adverse impacts related to air quality and hazardous materials impacts (E-599) (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-599) 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 210028 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

* * *

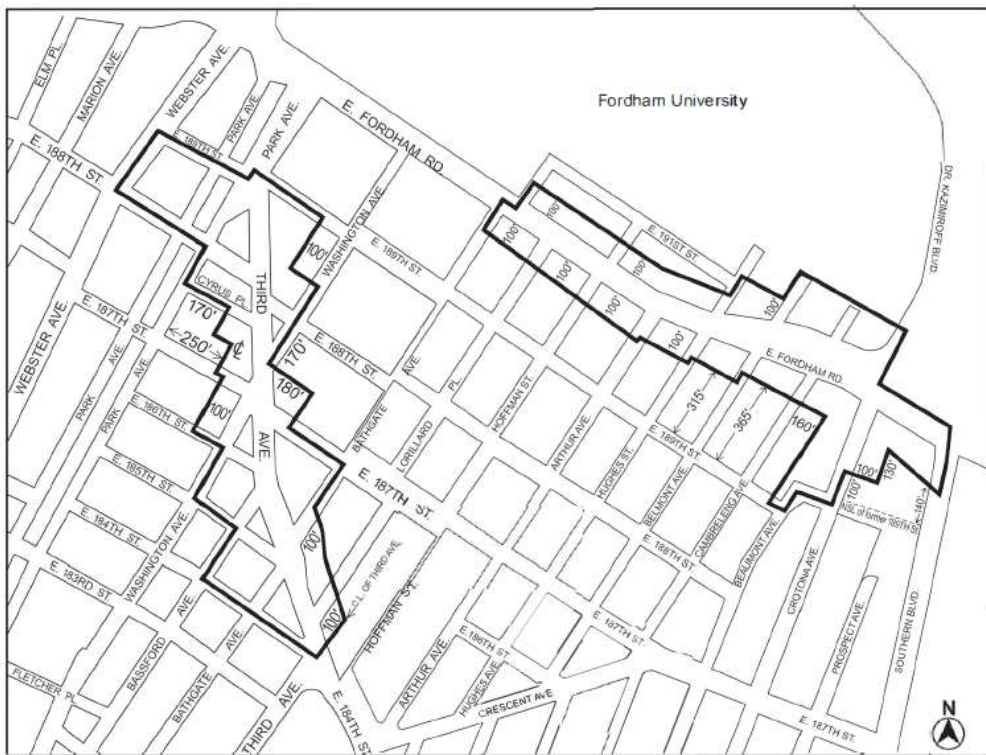
THE BRONX

* * *

The Bronx Community District 6

[EXISTING]

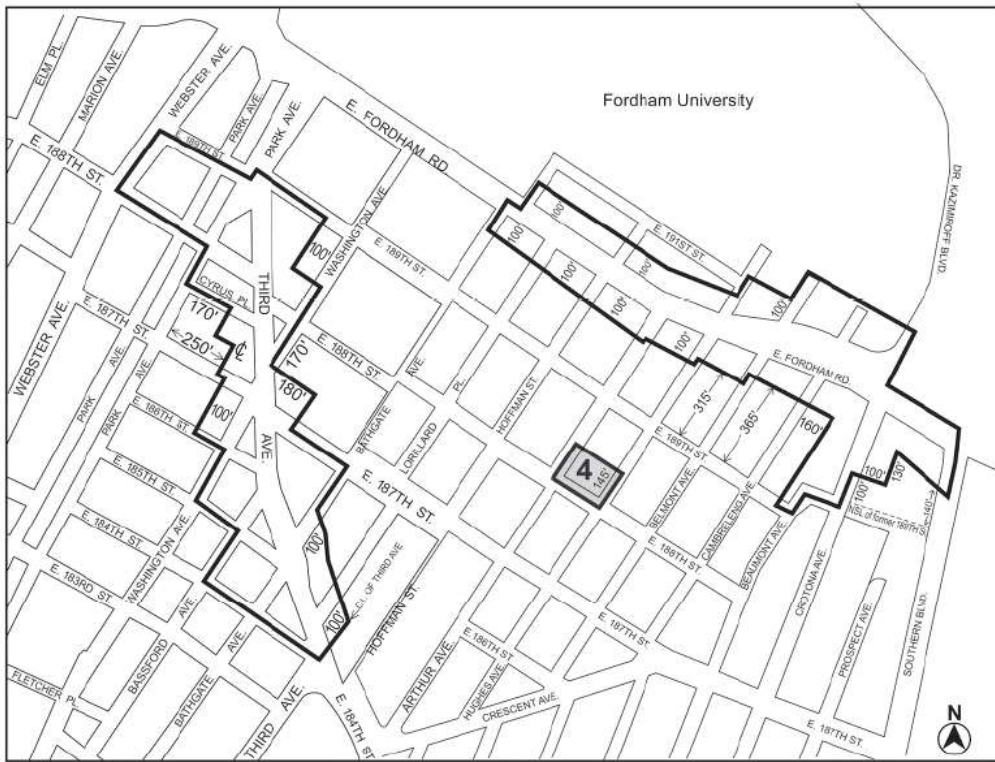
Map 1 - [10/9/13]



 Inclusionary Housing designated area

[PROPOSED]

Map 1 - [Date of adoption]



 Inclusionary Housing designated area

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

Area 4 — [date of adoption] — MIH Program Option 2 and Option 4

Portion of Community District 6, 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 May 27, 2021, on file in this office.

City Clerk, Clerk of The Council