



Legislation Details (With Text)

File #: Res 1712-2021 **Version:** * **Name:** LU 791 - Zoning, 909 Castle Hill Avenue Rezoning, Bronx (N 210096 ZRX)

Type: Resolution **Status:** Adopted

In control: Committee on Land Use

On agenda: 6/30/2021

Enactment date: **Enactment #:**

Title: Resolution approving with modifications the decision of the City Planning Commission on Application No. N 210096 ZRX, for an amendment of the text of the Zoning Resolution (L.U. No. 791).

Sponsors: Rafael Salamanca, Jr.

Indexes:

Attachments: 1. Res. No. 1712, 2. May 12, 2021 - Stated Meeting Agenda with Links to Files, 3. Calendar of the Zoning Subcommittee Meeting - May 19, 2021, 4. Calendar of the Subcommittee Meetings - June 1 and 2, 2021, 5. June 17, 2021 - Stated Meeting Agenda with Links to Files, 6. City Planning Commission Approval Letter, 7. June 30, 2021 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 6-30-21, 9. Minutes of the Stated Meeting - June 30, 2021, 10. Committee Report

Date	Ver.	Action By	Action	Result
6/16/2021	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
6/30/2021	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1712**

Resolution approving with modifications the decision of the City Planning Commission on Application No. N 210096 ZRX, for an amendment of the text of the Zoning Resolution (L.U. No. 791).

By Council Members Salamanca and Moya

WHEREAS, 510 East Realty Inc., 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 a mixed-use building containing a total of approximately 35 units of affordable housing, nine of which would be permanently affordable at 909 Castle Hill Avenue in the Castle Hill neighborhood of Bronx Community District 9 (Application No. N 210096 ZRX) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on May 10, 2021, its decision dated May 5, 2021 (the "Decision"), on the Application;

WHEREAS, the Application is related to application C 190118 ZMX (L.U. No. 790), a zoning map amendment to change an R3-2 zoning district to an R6B/C1-3 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 19, 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 December 14th, 2020 (CEQR No. 19DCP222X) which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise (E-596) (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-596) 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 210096 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

* * *

**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

* * *

THE BRONX

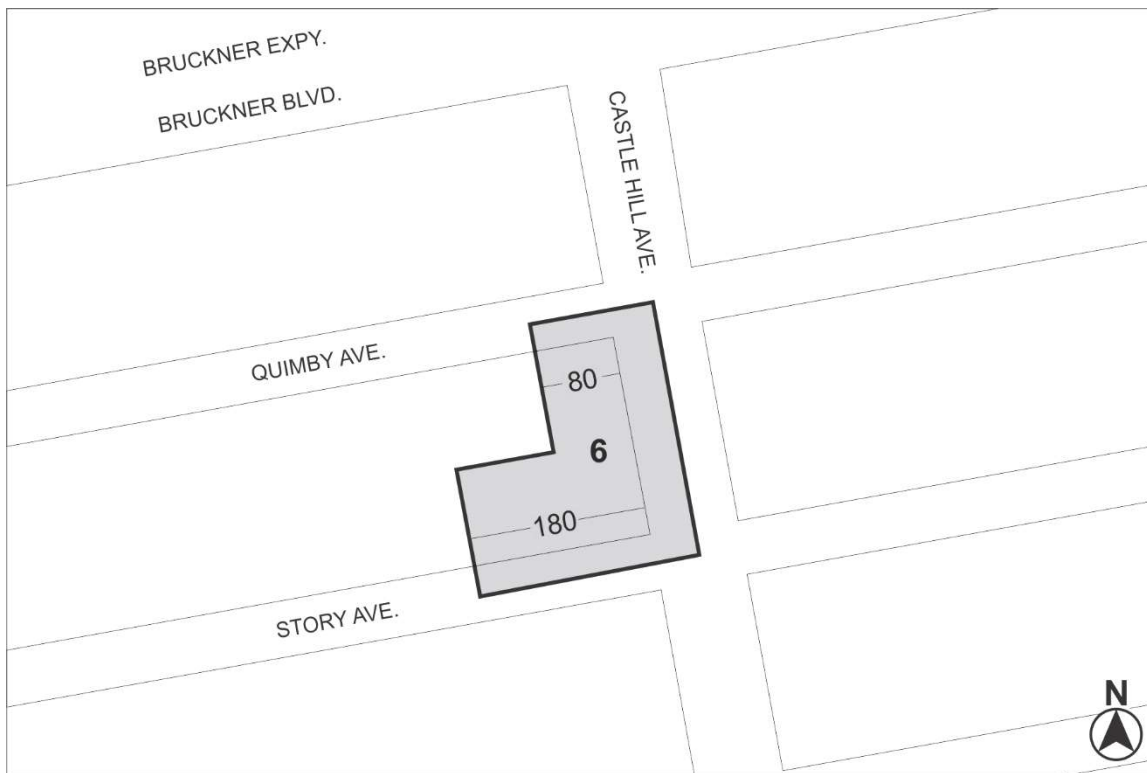
* * *

The Bronx Community District 9

* * *

Map 6 - [date of adoption]

[PROPOSED MAP]



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

Area **6** — [date of adoption] — MIH Program Option 1 and Option 2

Area 6 - [date of adoption] - MIH Program Option 1 and Option 2

Portion of Community District 9, 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 June 30, 2021, on file in this office.

City Clerk, Clerk of The Council