



Legislation Text

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File #: Res 1660-2021, Version: \*

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**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1660**

**Resolution approving the decision of the City Planning Commission on Application No. N 200287 ZRX, for an amendment of the text of the Zoning Resolution (L.U. No. 782).**

**By Council Members Salamanca and Moya**

WHEREAS, Mott Haven Gateway, 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 1, which in conjunction with the related action would facilitate the construction of a 12-story mixed-use development, which would include 190 affordable housing units, 48 of which would be permanently affordable, at 261 Walton Avenue in the Lower Concourse neighborhood of Bronx, Community District 1 (Application No. N 200287 ZRX) (the “Application”);

WHEREAS, the City Planning Commission filed with the Council on April 26, 2021, its decision dated April 21, 2021 (the “Decision”), on the Application;

WHEREAS, the Application is related to application C 200286 ZMX (L.U. No. 781), a zoning map amendment to rezone an M1-4/R6A zoning district to an R8A/C2-4 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 November 16<sup>th</sup>, 2020 (CEQR No. 20DCP156X ), which includes an (E) designation to avoid the potential for significant adverse impacts related to air quality and hazardous materials (E-590) (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-590) 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 200287 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

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## APPENDIX F

### Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

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#### THE BRONX

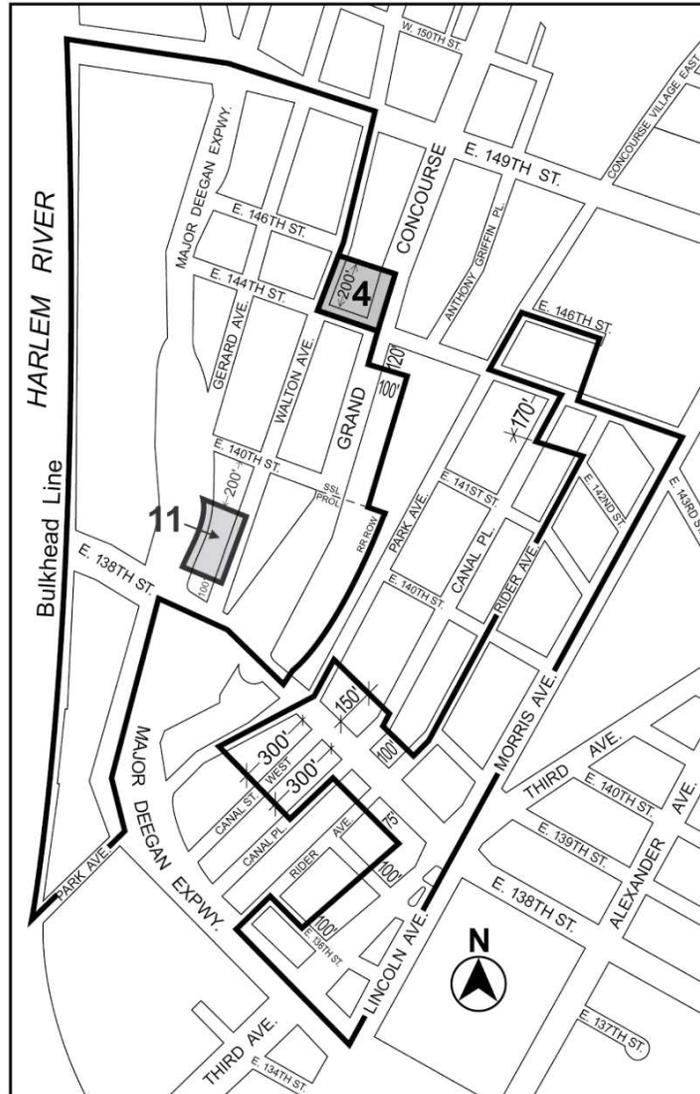
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#### The Bronx Community District 1

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Map 1- [Date of Adoption]

[PROPOSED MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
  - Area 4 – 2/14/18 MIH Program Option 1
  - Area 11 — [date of adoption] — MIH Program Option 1

Portion of Community District 1, 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