

CITY COUNCIL
LAND USE DIVISION

2017 DEC 15 A 9:52



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NYC COUNCIL

2017 DEC 15 A 9:31

SPEAKER'S OFFICE

December 15, 2017

City Council
City Hall
New York, NY 10007

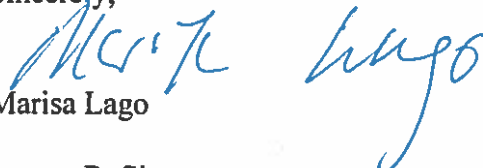
Re: 1776 Eastchester Road
C 170445 ZMX
Related Applications: N 170446 ZRX, C 170447 ZSX
Borough of The Bronx

Honorable Members of the City Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated December 8, 2017, from the City Council regarding the proposed modification to the above-referenced application submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC and Hutch 35 LLC for a zoning map amendment to change from an M1-1 district to C4-2, C4-2A, and R5 districts and a zoning text amendment to Appendix F to establish a Mandatory Inclusionary Housing area coincident with the areas to be rezoned to C4-2 and C4-2A. The City Council has revised the application by removing the portion to be rezoned from an M1-1 to a C4-2A district. This modification would also remove the associated portion of the MIH area to be established.

In accordance with Section 197-d (d) of the New York City Charter, the Commission, on December 13, 2017, has determined that the City Council's proposed modification raises no land use or environmental issues requiring further review.

Sincerely,


Marisa Lago

cc: R. Singer
C. Samol
S. Brede
M. Kavalari
A. Laremont
A. McCabe
D. DeCerbo

Marisa Lago, Chair
City Planning Commission
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THE COUNCIL
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LAND USE DIVISION
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RAJU MANN
DIRECTOR

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December 8, 2017

Honorable Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

**Re: Applications Nos.: C 170445 ZMX (L.U. NO. 802) and N 170446 ZRX (L.U.NO. 803)
Related Application No.: C 170447 ZSX (L.U. 804)
1776 Eastchester Road**

Dear Chair Lago:

On December 7, 2017, the Land Use Committee of the City Council, by vote of 17-0-1 for **C 170445 ZMX and N 170446 ZRX**, recommended modifications of the City Planning Commission's decisions in the above-referenced matters.

Pursuant to Section 197-d(d) of the City Charter and Section 11.70 of the Rules of the Council, I hereby file the proposed modifications with the Commission:

C 170445 ZMX (L.U. NO. 802)

Matter ~~strike-out~~ is old, deleted by the City Council;
Matter underline is new, added by the City Council.

1. changing from an M1-1 District to an R5 District property bounded by the centerline of former Morris Park Avenue, the southerly prolongation of a Railroad Right-Of-Way, Waters Place, and Marconi Street; and
2. changing from an M1-1 District to a C4-2 District property bounded by the centerline of former Morris Park Avenue, Marconi Street, a line 900 feet southerly of the centerline of former Morris Park Avenue and its westerly prolongation, and the northwesterly boundary of the New York New Haven Railroad Right-Of-Way; and

Honorable Marisa Lago, Chair

Applications Nos.: C 170445 ZMX (L.U. NO. 802) and N 170446 ZRX (L.U.NO. 803)

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1776 Eastchester Road

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3. ~~changing from an M1-1 District to a C4-2A District property bounded by a line 900 feet southerly of the former centerline of Morris Park Avenue and its westerly prolongation; Marconi Street, Waters Place, Eastchester Road, and the northwesterly boundary of the New York New Haven Railroad Right Of Way;~~

N 170446 ZRX (L.U.NO. 803)

Matter underlined is new, to be added;

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

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

Matter ~~double strike out~~ is old, deleted by the City Council;

Matter double underlined is new, added by the City Council;

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

* * *

**ARTICLE VII
ADMINISTRATION**

**Chapter 4
Special Permits by the City Planning Commission**

* * *

**74-70
NON-PROFIT HOSPITAL STAFF DWELLINGS**

The City Planning Commission may permit #non-profit hospital staff dwellings# in accordance with the conditions of paragraph (a) of this Section, provided that the findings of paragraph (b) are met.

(a) The Commission may permit:

Honorable Marisa Lago, Chair

Applications Nos.: C 170445 ZMX (L.U. NO. 802) and N 170446 ZRX (L.U.NO. 803)

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- (1) ~~In~~ in all ~~#Residence Districts#~~, or in C1, C2, C3, C4, C5, C6 or C7 Districts, the ~~City Planning Commission may permit #non-profit hospital staff dwellings#~~ located on a ~~#zoning lot#~~, no portion of which is located more than 1,500 feet from the non-profit or voluntary hospital and related facilities, ~~provided that the following findings are made;~~ or
- (2) in C4-2 Districts without a letter suffix, in Community District 11 in the Borough of the Bronx, #non-profit hospital staff dwellings# on #zoning lots# located not more than 1,500 feet from the non-profit or voluntary hospital and related facilities.

(b) To permit such #non-profit hospital staff dwellings#, the Commission shall find:

- (a)(1) that the ~~#bulk#~~ of such ~~#non-profit hospital staff dwelling#~~ and the density of population housed on the site will not impair the essential character or the future use or development of the surrounding area; and
- (b)(2) that the number of ~~#accessory#~~ off-street parking spaces provided for such ~~#use#~~ will be sufficient to prevent undue congestion of ~~#streets#~~ by such ~~#use#~~.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

THE BRONX

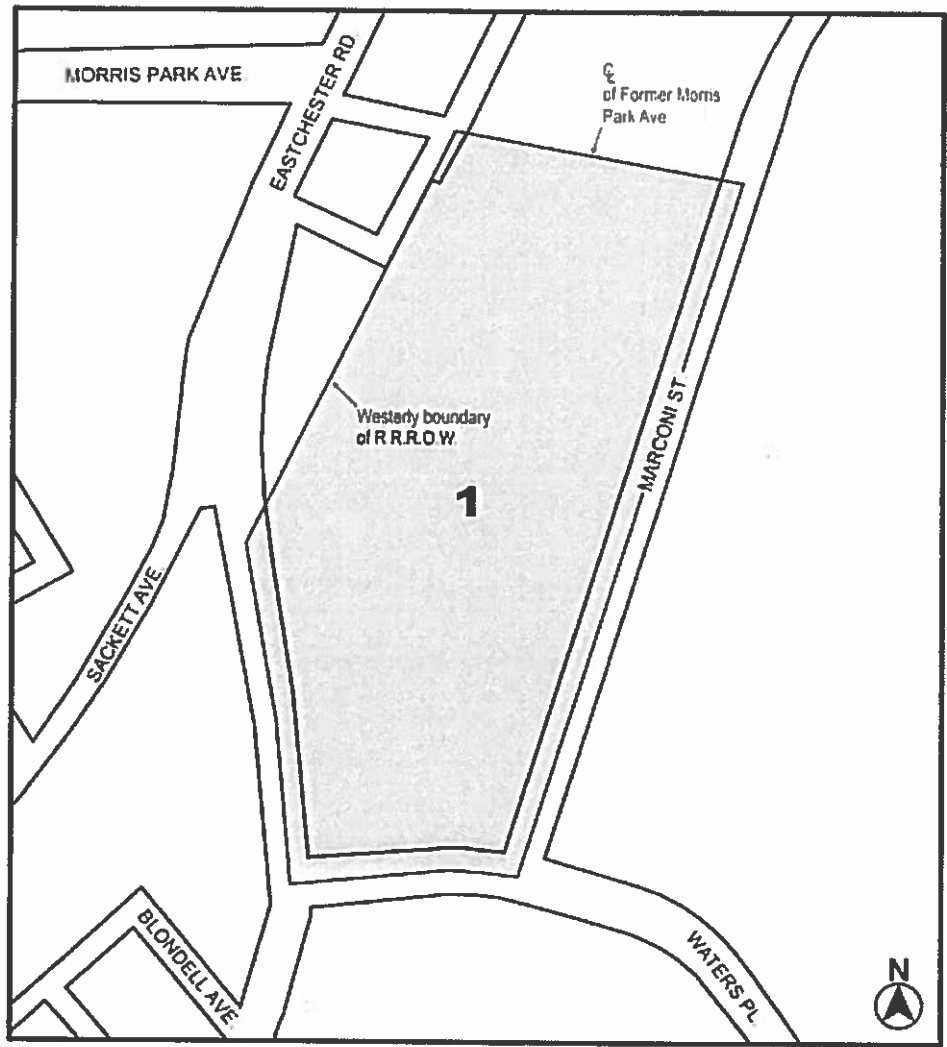
* * *

The Bronx Community District 11

Map 1- [date of adoption]

Honorable Marisa Lago, Chair
Applications Nos.: C 170445 ZMX (L.U. NO. 802) and N 170446 ZRX (L.U.NO. 803)
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[PROPOSED MAP]



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

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

Portion of Community District 11, The Bronx

Honorable Marisa Lago, Chair

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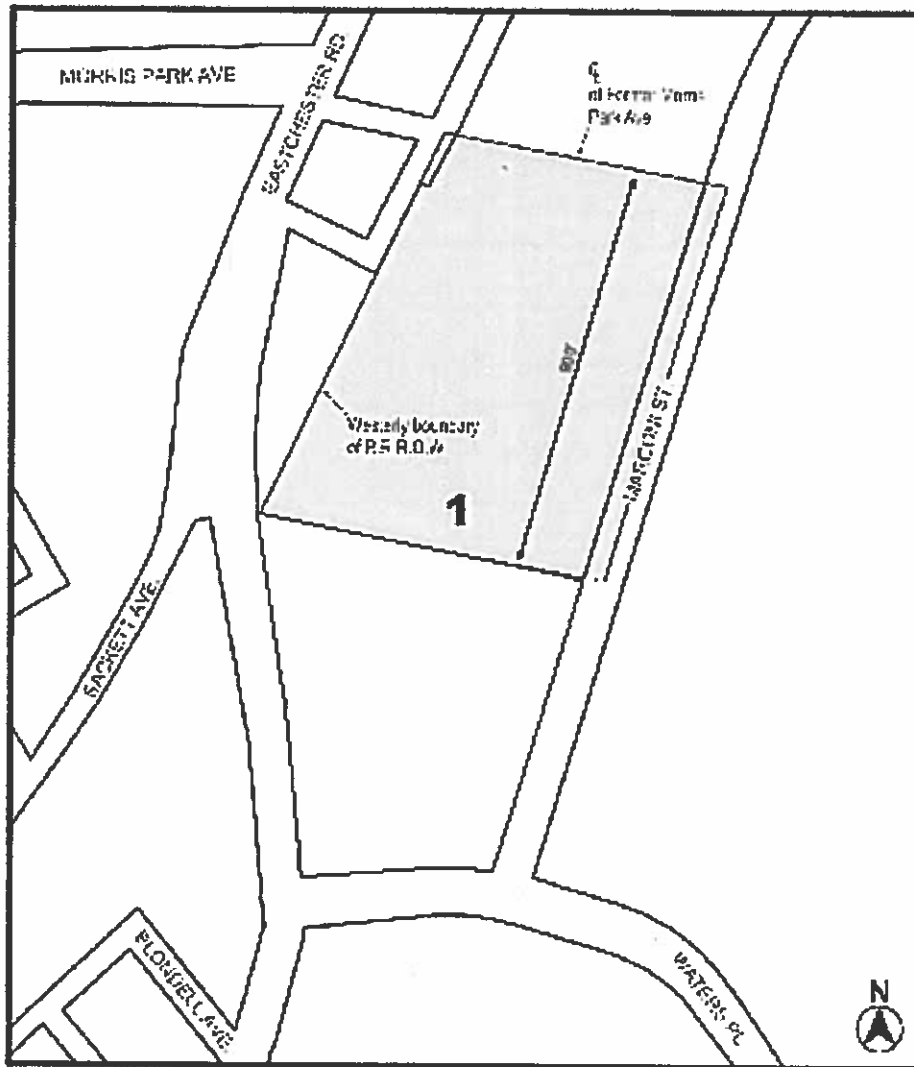
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[City Council Modified Map]

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

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

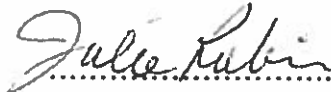
Portion of Community District 11, The Bronx

* * *

Honorable Marisa Lago, Chair
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Please feel free to contact me at (212) 482-5185 if you or your staff have any questions in the regard.


Sincerely,



Julie Lubin, Esq.
General Counsel

JL:mg

RECEIVED BY:

 Anthony Fabre

DATE:

12-8-2017

TIME:

3:07 PM

C: Members, City Planning Commission
Raju Mann, Director, Land Use Division
Amy Levitan, Deputy Director
Dylan Casey, Esq., Deputy General Counsel
Jeff Yuen, Project Manager
Anita Laremont, Esq., DCP
Danielle J. DeCerbo, DCP
File