# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 424 through 427**

**(Res. Nos. 990 through 993)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BRONX CB-1 - FOUR APPLICATIONS RELATED TO BROOK 156**

**C 190207 ZMX (L.U. No. 424)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD) and Phipps Houses, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6a and 6c, changing from an R7-2 District to a C6-2 District property bounded by Brook Avenue, a southwesterly street line of Brook Avenue and its northwesterly and southeasterly prolongations, the westerly street line of the former Hegney Place, and East 156th Street, Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated December 3, 2018.

**C 190208 PPX (L.U. No. 425)**

City Planning Commission decision approving an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property (Block 2360, Lot 3), pursuant to zoning.

**N 190209 ZRX (L.U. No. 426)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD) and Phipps Houses, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

**C 190210 ZSX (L.U. No. 427)**

City Planning Commission decision approving an the application submitted by the New York City Department of Housing Preservation and Development (HPD) and Phipps Houses, pursuant to Section 197-c and 201 of the New York City Charter for grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow that portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area, in connection with a proposed mixed use development on property located at 740 Brook Avenue a.k.a. East 156th Street (Block 2360, Lots 1 & 3), in a C6-2 District.

## INTENT

To approve an amendment to rezone the project area from R7-2 to a C6-2 district; approve the disposition of one city-owned property located at Block 2360, Lot 3; amend zoning text to modify Appendix F and map the Project Area as a Mandatory Inclusionary Housing (MIH) area utilizing Options 1 and 2; grant an approval of the special permit pursuant to ZR Section 74-681 to permit development on or over a railyard right-of-way, to facilitate the development of a new nine-story residential building comprising approximately 54 affordable dwelling units plus one unit for a superintendent, comprising approximately 45,231 square feet of residential space and 1,115 square feet of community facility space on Block 2360, Lots 1 and 3 in the Melrose neighborhood of Community District 1 in the Bronx,

## PUBLIC HEARING

**DATE:** June 6, 2019

**Witnesses in Favor:** Three **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** June 11, 2019

The Subcommittee recommends that the Land Use Committee approve with modifications the decision of the City Planning Commission (“CPC”) on L.U. No. 426 and approve the decisions of the City Planning Commission on L.U. Nos. 424, 425, and 427.

**In Favor: Against: Abstain:**

Moya None None

Lancman

Reynoso

Richards

Rivera

Grodenchik

**COMMITTEE ACTION**

**DATE:** June 11, 2019

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Koo

Lancman

Miller

Reynoso

Richards

Treyger

Grodenchik

Adams

Diaz

Moya

Rivera

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSIONS**

The City Planning Commission filed a letter dated June 26, 2019, with the Council on June 26, 2019, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.