# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 777 and 778**

**(Res. Nos. 1655 and 1656)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BRONX CB-6 - TWO APPLICATIONS RELATED TO ARTHUR AVENUE HOTEL**

**REZONING**

**C 210027 ZMX (L.U. No. 777)**

City Planning Commission decision approving an application submitted by 2461 Hughes Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c:

1. eliminating from within an existing R6 District a C2-4 District bounded by a line 145 feet northeasterly of East 188th Street, a line midway between Arthur Avenue and Hughes Avenue, East 188th Street, and Arthur Avenue;

2. changing from an R6 District to a C6-1 District property bounded by a line 145 feet northeasterly of East 188th Street, Hughes Avenue, East 188th Street, and Arthur Avenue; and

3. establishing within an existing R6 District a C1-4 District bounded by the southwesterly boundary line of Vincent Ciccarone Playground and its northwesterly and southeasterly prolongations, Hughes Avenue, a line 100 feet northeasterly of East 188th Street, and Arthur Avenue;

as shown on a diagram (for illustrative purposes only) dated January 4, 2021, and subject to the conditions of CEQR Declaration E-599.

**N 210028 ZRX (L.U. No. 778)**

City Planning Commission decision approving an application submitted by 2461 Hughes Associates LLC 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.

## INTENT

To approve the amendment to rezone the project area from R6 and R6/C2-4 to a C6-1 zoning district on Block 3077, Lots 29, 31, 33, p/o 34, 53, 54, 55, 56, 58 (“Rezoning Area 1”) and from an R6 to an R6/C1-4 zoning district on Block 3077, Lots p/o 4, p/o 6 ("Rezoning Area 2"); and amend zoning text to designate a Mandatory Inclusionary Housing (MIH) area utilizing Options 2 and 4-Workforce Option to 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.

## PUBLIC HEARING

**DATE:** May 4, 2021

**Witnesses in Favor:** Nine **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** May 19, 2021

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on L.U. Nos. 777 and 778.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

**DATE:** May 25, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca Barron None

Koo

Levin

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

R. Diaz Sr.

Moya

Rivera

Riley

Feliz

Borelli