# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 790 and 791**

**(Res. Nos. 1711 and 1712)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BRONX CB-9 – TWO APPLICATIONS RELATED TO 909 CASTLE HILL AVENUE**

**REZONING**

**C 190118 ZMX (L.U. No. 790)**

City Planning Commission decision approving an application submitted by 510 East Realty Inc., pursuant to Sections 197-c and 201 of the NYC Charter for the amendment of the Zoning Map, Section No. 7a:

1. changing from an R3-2 District to an R6B property bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, a line 180 feet westerly of Castle Hill Avenue, a line midway between Quimby Avenue and Story Avenue, and a line 80 feet westerly of Castle Hill Avenue; and
2. establishing within the proposed R6B District a C1-3 District bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, and a line 80 feet westerly of Castle Hill Avenue; as shown on a diagram (for illustrative purposes only) dated December 14, 2020, and subject to the conditions of CEQR Declaration E-596.

as shown on a diagram (for illustrative purposes only) dated December 14, 2020 and subject to the conditions of CEQR Declaration E-596.

**N 210096 ZRX (L.U. No. 791)**

City Planning Commission decision approving an application submitted by 510 East Realty Inc., 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 an amendment to rezone the Project Area from R3-2 zoning district to an R6B/C1-3 and amend the zoning text to establish the Project Area as an MIH Area utilizing Options 1 and 2 to 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.

## PUBLIC HEARING

**DATE:** May 19, 2021

**Witnesses in Favor:** Four **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** June 1, 2021

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission on L.U. No. 790 and approve with modifications the decision of the City Planning Commission on L.U. No. 791.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

**DATE:** June 16, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Koo

Levin

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

R. Diaz Sr.

Moya

Rivera

Riley

Brooks-Powers

Feliz

Borelli

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

The City Planning Commission filed a letter dated June 21, 2021, with the Council on June 22, 2021, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.