



Legislation Details (With Text)

**File #:** Res 1592-2017      **Version:** \*      **Name:** LU 683 - Zoning, WHITLOCK AND 165TH STREET REZONING, Bronx (N 170088 ZRX)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 7/20/2017

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on Application No. N 170088 ZRX, 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 in Community District 2, Borough of the Bronx (L.U. No. 683).

**Sponsors:**

**Indexes:**

**Attachments:** 1. June 15, 2017 - Stated Meeting Agenda with Links to Files, 2. Land Use Calendar - Week of June 19, 2017 - June 23, 2017, 3. Land Use Calendar - July 19, 2017, 4. Land Use Calendar - Week of July 17, 2017 - July 21, 2017, 5. Committee Report, 6. July 20, 2017 - Stated Meeting Agenda with Links to Files, 7. Hearing Transcript - Stated Meeting 7-20-17, 8. Minutes of the Stated Meeting - July 20, 2017

Date	Ver.	Action By	Action	Result
7/19/2017	*	Committee on Land Use	Approved by Committee	
7/20/2017	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1592**

**Resolution approving the decision of the City Planning Commission on Application No. N 170088 ZRX, 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 in Community District 2, Borough of the Bronx (L.U. No. 683).**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on June 12, 2017 its decision dated June 7, 2017 (the "Decision"), pursuant to Section 201 of the New York City Charter, regarding an application submitted by The Ader Group, LLC, 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, which in conjunction with the related action would facilitate the development of two new 14-story mixed-use buildings containing approximately 474 affordable dwelling units in the Longwood neighborhood in Community District 2, (Application No. N 170088 ZRX), Community District 2, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to application C 170087 ZMX (L.U. No. 682), a zoning map amendment to change an M1-1 zoning district on a portion of a block to an R8A/C2-4 District;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1)

of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on June 20, 2017;

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 January 30, 2017 (CEQR No. 17DCP078X), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality and noise (E-413) (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 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 170088 ZRX, incorporated by reference herein, the Council approves the Decision.

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

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Housing Designated Areas**

\* \* \*

**The Bronx**

\* \* \*

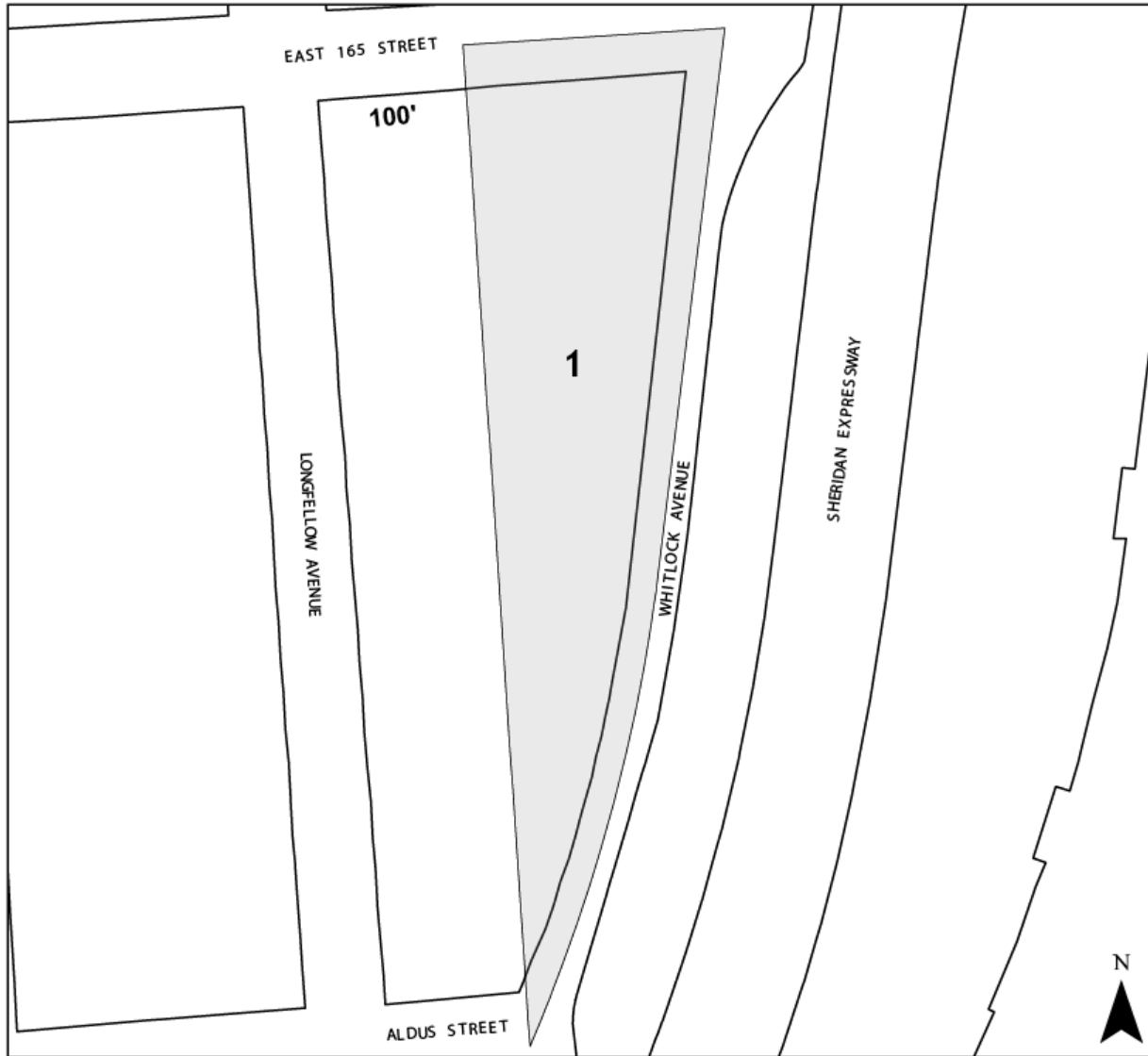
**The Bronx Community District 2**

In the R8A District within the area shown on the following Map 1:

\* \* \*

Map 1 - [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing area     *see Section 23-154(d)(3)*

Area 1 [date of adoption] – MIH Program Option 1

Portion of Community District 2, 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 July 20, 2017, on file in this office.

.....  
City Clerk, Clerk of The Council