



Legislation Details (With Text)

**File #:** Res 1694-2017 **Version:** \* **Name:** LU 749 - Planning, LOWER CONCOURSE NORTH REZONING, Bronx (C170314PPX)  
**Type:** Resolution **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 10/17/2017

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

**Title:** Resolution approving the decision of the City Planning Commission on Application No. C 170314 PPX, for the disposition of City-owned properties located on Block 2356, Lots 2 and 72; Block 2539, Lots 1 and a p/o lots 2 and 3 and the demapped portion of the former East 150th Street between Exterior Street and the pierhead and bulkhead line, pursuant to zoning, Community District 4, Borough of the Bronx (L.U. No. 749).

**Sponsors:**

**Indexes:**

**Attachments:** 1. September 7, 2017 - Stated Meeting Agenda with Links to Files, 2. Land Use Calendar - Week of September 25, 2017 - September 29, 2017, 3. Hearing Testimony - Planning 9-25-17, 4. Land Use Calendar - Week of October 9, 2017 - October 13, 2017, 5. Hearing Transcript - Planning 9-25-17, 6. REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, 7. Land Use Calendar - October 11, 2017, 8. October 17, 2017 - Stated Meeting Agenda with Links to Files, 9. City Planning Commission Approval Letter, 10. Committee Report, 11. Hearing Transcript - Stated Meeting 10-17-17, 12. Minutes of the Stated Meeting - October 17, 2017

Date	Ver.	Action By	Action	Result
10/11/2017	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
10/17/2017	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1694**

**Resolution approving the decision of the City Planning Commission on Application No. C 170314 PPX, for the disposition of City-owned properties located on Block 2356, Lots 2 and 72; Block 2539, Lots 1 and a p/o lots 2 and 3 and the demapped portion of the former East 150<sup>th</sup> Street between Exterior Street and the pierhead and bulkhead line, pursuant to zoning, Community District 4, Borough of the Bronx (L.U. No. 749).**

**By Council Members Greenfield and Salamanca**

WHEREAS, the City Planning Commission (the“Commission”) filed with the Council on August 28, 2017 its decision dated August 23, 2017 (the "Decision"), pursuant to Section 197-c of the New York City Charter, regarding an application submitted by the Department of Citywide Administrative Services, Division of Real Estate Services, for the disposition of City-owned properties located on Block 2356, Lots 2 and 72; Block 2539, Lots 1 and a p/o lots 2 and 3 and the demapped portion of the former East 150<sup>th</sup> Street between Exterior Street and the pierhead and bulkhead line (the “Disposition Area”), pursuant to zoning. This disposition, in conjunction with the related actions would facilitate a mixed-use development anticipated to include affordable housing, ground-floor retail space, office space, community facility space, and publicly

accessible open space along the Harlem River Waterfront in Bronx Community District 4, (Application No. C 170314 PPX), Community District 4, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to applications C 170311 ZMX (L.U. No. 747), an amendment to the Zoning Map to change an M2-1 district to an R7-2/C2-5 district and establish a Special Harlem River Waterfront subdistrict; N 170312 ZRX (L.U. No. 748), amendment to the Zoning Text to modify use, bulk, parking, streetscape, open space and waterfront access regulations and to designate a Mandatory Inclusionary Housing (MIH) area; and C 170315 ZSR (L.U. No. 750), a Special Permit to reduce parking requirements;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(3) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on September 25, 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 Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on August 11, 2017 (CEQR No. 16DME012X), which identified significant adverse impacts with respect to hazardous materials, air quality and noise which would be avoided through the placement of (E) designations (E-418) and the Technical Memorandum dated June 9, 2017, (the "Technical Memorandum");

RESOLVED:

Having considered the FEIS and the Technical Memorandum with respect to the Decision and Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) Consistent with social, economic and other essential considerations, from among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those project components related to the environment and mitigation measures that were identified as practicable; and
- (4) The Decision, together with the FEIS and the Technical Memorandum, constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d).

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, C 170314 PPX, incorporated by reference herein, the Council approves the Decision for the disposition of the City-owned properties located on Block 2356, Lots 2 and 72; Block 2539, Lots 1 and a p/o lots 2 and 3 and the demapped portion of the former East 150<sup>th</sup> Street between Exterior Street and the pierhead and bulkhead line; and that

there be a future review protocol that shall require, as a condition of the issuance of a building permit, that the Chairperson of the Commission, after consultation with the Commission, shall have certified that the Commission's concerns with respect to urban design, primarily with respect to the massing of the development, the relationship of the on-site open space to Mill Pond Park, and the specific locations of required non-residential ground floor uses, have been adequately addressed. Notwithstanding the foregoing, in the event the Chairperson of the Commission has not issued a certification by the date of preliminary design approval by the Public Design Commission, the certification shall be deemed to have been issued.

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 October 17, 2017, on file in this office.

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City Clerk, Clerk of The Council