



Legislation Details (With Text)

**File #:** Res 0323-2018    **Version:** \*    **Name:** LU 57 - Planning, PARK HAVEN REZONING, Bronx (N 180132 ZRX)  
**Type:** Resolution    **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 4/25/2018

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

**Title:** Resolution approving with modifications the decision of the City Planning Commission on Application No. N 180132 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 1. Borough of the Bronx (L.U. No. 57).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Res. No. 323, 2. March 22, 2018 - Stated Meeting Agenda, 3. Land Use Calendar - Week of March 26, 2018 - March 30, 2018, 4. Hearing Testimony - Planning 3-27-18, 5. Land Use Calendar - Week of April 16, 2018 - April 20, 2018, 6. Hearing Transcript - Stated Meeting 4-25-18, 7. Minutes of the Stated Meeting - April 25, 2018, 8. Committee Report

Date	Ver.	Action By	Action	Result
4/19/2018	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
4/25/2018	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 323**

**Resolution approving with modifications the decision of the City Planning Commission on Application No. N 180132 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 1. Borough of the Bronx (L.U. No. 57).**

**By Council Members Salamanca and Kallos**

WHEREAS, the City Planning Commission filed with the Council on March 16, 2018 its decision dated March 14, 2018 (the "Decision"), pursuant to Section 201 of the New York City Charter, regarding an application submitted by the New York City Department of Housing Preservation and Development, 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. The amendment to the text of the Zoning Resolution, in conjunction with the related actions, would facilitate the construction of a multi-story mixed-use building that would contain approximately 170 affordable rental units, commercial space, and community facility space, (Application No. N 180132 ZRX), Community District 1, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to applications C 180130 HAX (L.U. No. 55), an urban development action area project designation, project approval, and disposition of City-owned property to a developer selected by HPD; and C 180131 ZMX (L.U. No. 56), a zoning map amendment to change an R6

zoning district to an R7D/C1-4 zoning 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 March 27, 2018;

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 (CEQR No. 17HPD039X) issued on October 27, 2017 (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 180132 ZRX, incorporated by reference herein, the Council approves the Decision of the City Planning Commission with the following modifications:

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

Matter double struck out is old, deleted by the City Council;

Matter double-underlined is new, added by the City Council;

\* \* \* indicates where unchanged text appears in the Zoning Resolution.

\* \* \*

**APPENDIX F**

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

\* \* \*

**THE BRONX**

\* \* \*

**The Bronx Community District 1**

\* \* \*

Map 4 - [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3) Area 4 [date of adoption] – MIH Program Option 2  
Option 1 and Deep Affordability Option

Portion of Community District 1, 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 April 25, 2018, on file in this office.

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