



CITY PLANNING COMMISSION

October 7, 2008 | Calendar No. 6

C 080517 ZMX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6a and 6c, changing from an M1-1 District to a C6-2 District property bounded by East 156th Street, the centerline of former Hegney Street, the centerline of former Rae Street, and Brook Avenue, as shown on a diagram (for illustrative purposes only), dated June 30, 2008, Community District 1, Borough of the Bronx.

This application for an amendment of the Zoning Map was filed by the Department of Housing Preservation and Development on June 24, 2008, to change an M1-1 District to an C6-2 District, to facilitate the construction of a mixed-use development, located within the Bronxchester Urban Renewal Area.

RELATED ACTIONS

In addition to the zoning map amendment which is the subject of this report (C 080517 ZMX), implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

- N 080518 ZRY Zoning Text Amendment
- C 080519 ZSX Special Permit to permit development over a rail right-of- way
- C 080520 ZSX Special Permit to permit modifications of height and setback, rear yard, minimum distances between buildings, minimum distance between legally required windows and walls or lot lines, and inner court regulations within a General Large Scale Development
- C 080521 PQX Acquisition of privately-owned property

C 080522 HAX UDAAP designation and project approval and disposition of City-owned property

N 080523 HCX Minor Change to the First Amended Bronxchester Urban Renewal Plan

BACKGROUND

A detailed description of the zoning map amendment is included in the report on the related application for UDAAP designation, project approval and disposition of City-owned property (C 080522 HAX).

ENVIRONMENTAL REVIEW

This application (C 080517 ZMX), in conjunction with the related applications (N 080518 ZRY, C 080519 ZSX, C080520 ZSX, C 080521 PQX and C 080522 HAX), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 08HPD018X. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on June 19, 2008.

UNIFORM LAND USE REVIEW

This application (C 080517 ZMX), in conjunction with the related applications (C 080519 ZSX, C080520 ZSX, C 080521 PQX and C 080522 HAX), was certified as complete by the Department of City Planning on June 30, 2008, and was duly referred to Community Board 1 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b) along with the application for a zoning text amendment (N 080518 ZRY) which was referred for information and review.

Community Board Public Hearing

Community Board 1 held a public hearing on this application on July 31, 2008, and on that date, by a vote of 20 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 080517 ZMX) was considered by the Borough President, who issued a recommendation approving this application on August 21, 2008.

City Planning Commission Public Hearing

On August 27, 2008 (Calendar No. 2), the City Planning Commission scheduled September 10, 2008, for a public hearing on this application (C 080517 ZMX). The hearing was duly held on September 10, 2008 (Calendar No. 20), in conjunction with the public hearing on the related applications (N 080518 ZRY, C 080519 ZSX, C080520 ZSX, C 080521 PQX, and C 080522 HAX).

There were four speakers in favor of the application and no speakers in opposition, as described in the report on the related application for UDAAP designation, project approval and disposition of City-owned property (C 080522 HAX), and the hearing was closed.

CONSIDERATION

The Commission believes that this application (C 080517 ZMX) by the Department of Housing Preservation and Development for a zoning map amendment, to change an M1-1 District to a C6-2 District, is appropriate.

A full consideration and analysis of the issues and reasons for approving this application appears in the report on the related application for UDAAP designation, project approval and disposition of City-owned property (C 080522 HAX).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 201 of the New York Charter, that based on the environmental determination(s) and the consideration and findings described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 6a and 6c, changing from an M1-1 District to a C6-2 District property bounded by East 156th

Street, the centerline of former Hegney Street, the centerline of former Rae Street, and Brook Avenue, Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only), dated June 30, 2008.

The above resolution (C 080517 ZMX), duly adopted by the City Planning Commission on October 7, 2008 (Calendar No. 6), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, A.I.A.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, SHIRLEY A. McRAE,
JOHN MEROLO, Commissioners