



IN THE MATTER OF an application submitted by the Park Lane Residence Co. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

1. changing from an R6 District to an R8 District property bounded by Turnbull Avenue, a line 250 feet westerly of Pugsley Avenue, Lafayette Avenue, and White Plains Road; and
2. establishing within the proposed R8 District a C2-4 District bounded by Turnbull Avenue, a line 200 feet easterly of White Plains Road, Lafayette Avenue, and White Plains Road;

Borough of the Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated June 5, 2017, and subject to the conditions of CEQR Declaration E-434.

This application for a zoning map amendment was filed by Park Lane Residence Co. (the applicant) on May 3, 2017. The applicant proposes to change an R6 zoning district to R8 and R8/C2-4 zoning districts at 1965 Lafayette Avenue (Block 3672, Lot 1). This application, in conjunction with the related action (N 170393 ZRX), would facilitate the development of two new mixed-use buildings containing approximately 425 affordable dwelling units in the Soundview neighborhood of Community District 9 in the Bronx.

RELATED ACTION

In addition to the zoning map amendment (C 170392 ZMX) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 170393 ZRX	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.
--------------	---

BACKGROUND

The applicant requests a zoning map amendment to change an R6 zoning district to R8 and R8/C2-4 zoning districts and a zoning text amendment to designate the area an MIH area on property located at 1965 Lafayette Avenue in the Soundview neighborhood of the Bronx in Community District 9. The requested actions would facilitate the development of two buildings containing approximately

425 units of affordable housing with ground floor commercial uses. One building would provide 292 units of affordable housing and 19,938 square feet of ground-floor retail and the second building would provide 133 units of affordable senior housing.

The project area is currently zoned R6 and comprises the entire block bounded by Turnbull Avenue to the north, Pugsley Avenue to the east, Lafayette Avenue to the south, and White Plains Road to the west. Turnbull Avenue is a narrow street with a width of 60 feet, while Pugsley Avenue, Lafayette Avenue, and White Plains Road are wide streets with widths of 100 feet. The project area has a lot area of 157,896 square feet. The project area is a single tax (Block 3672, Lot 1) and zoning lot, which comprises the entire rezoning area and development site.

The block is currently developed with a Mitchell-Lama project, the Park Lane Apartments consisting of a single 21-story, 372,620-square-foot residential building, located in the middle of the project area. The building contains 352 residential rental units, one superintendent's unit, and a 248-space accessory outdoor parking lot. Recreation spaces available to tenants include sitting areas, a play area with a basketball court, and two accessory swimming pools.

In May 1968, the City transferred the project area to PACLA Apartments, Inc., a predecessor of the applicant. In March 1971, the site was issued a temporary certificate of occupancy with a 50-year deed restriction for the Mitchell-Lama development, which are set to expire in 2021. The applicant is currently in negotiations with New York City Department of Housing Preservation and Development (HPD) to renew the lease on the Mitchell-Lama building. In order to comply with the Mitchell-Lama deed restriction, the applicant must get approval by HPD and the New York State Department of Housing and Community Renewal (DHCR) to facilitate any development on the site.

The proposed development would be located at the western end of the project area, in what is now an approximately 79-space accessory parking lot and basketball court occupying about 38,300 square feet of lot area. The proposed development would consist of two buildings with a combined floor area of 344,121 square feet consisting of approximately 425 affordable residential units and

19,938 square feet of ground floor commercial use. The development would be built to the lot line along Lafayette Avenue, White Plains Road, and Turnbull Avenue.

The first building would be a 14-story, approximately 292-unit affordable family building that would contain the entire 19,938 square feet of commercial space. This building would front on Lafayette Avenue, Turnbull Avenue, and White Plains Road, with a residential entrances on Lafayette Avenue and Turnbull Avenue and commercial space along White Plains Road. The second, 14-story, 133-unit affordable senior building would front on Turnbull Avenue where it would provide a residential entrance.

Both buildings would have base heights of approximately 100 feet (10 stories) and maximum building heights of 138 feet (14 stories) after a setback. The setbacks along the wide streets of Lafayette Avenue and White Plains Road would be 10 feet, and the setback along the narrow street of Turnbull Avenue would be 15 feet. The buildings would connect in the basement, where there would be a 67-space accessory parking garage. The proposed development would conform to all bulk and use requirements applicable under optional Quality Housing regulations in R8/C2-4 (MIH) districts.

All residential units would be located on the second through 14th floors, with residential lobbies on the ground floor of each building. The proposed development would include amenity spaces such as a fitness center, recreation rooms, and an outdoor recreation area. The proposed development would include a central open space and a relocated basketball court, which would be at the southeastern portion of the development site.

Upon completion of the proposed development, the project area would remain as a single zoning lot comprised of the proposed development, the existing Mitchell-Lama building, and the existing eastern parking lot, which would be reconfigured. The project area would contain 716,741 square feet of floor area for a floor area ratio (FAR) of 4.54, which is split between the 372,620 square feet in the existing building and 344,121 square feet in the proposed development. The project area would provide 268 parking spaces, including 159 in the reconstructed eastern parking lot, 42

in a new parking lot between the existing building and the proposed development, and 67 in a subsurface garage in the proposed development. The project area would also contain 43,985 square feet of lot coverage and 113,911 square feet of total open space.

The area surrounding the development site includes residential, commercial, and institutional uses. Residential buildings range from single-family homes to 24-story apartment buildings. Stevenson Commons, a mixed-use development with ground-floor retail and 955 units of affordable housing, is southwest of the project area.

The current R6 zoning district permits mid-density residential uses up to an FAR of 2.43 or 3.0 for Quality Housing buildings on wide streets, and up to 4.8 for community facility uses. The blocks north of the project area are mapped with a C4-1 district that permits commercial uses up to a 1.0 FAR. This area includes the Bruckner Plaza, an automobile-oriented strip-mall-style shopping center surrounded by large parking lots, located immediately north of the project area. The blocks east of the project area are mapped with an R4 district, which permits one- and two-family detached, semi-detached, and attached housing up to an FAR of 0.75.

To facilitate the proposed development, the applicant is seeking an amendment of the zoning map to rezone approximately 107,888 square feet of the project area from R6 to R8 and R8/C2-4, while leaving the remaining 50,008 square feet on the eastern portion of the zoning lot zoned R6. The proposed R8 zoning district permits mid- to high-density residential uses up to an FAR of 6.02 for residential use and 6.50 for community facility use. The C2-4 commercial overlay would permit ground floor commercial uses up to an FAR of 2.0. The middle portion of the zoning lot would be rezoned to an R8 district and would include the existing Mitchell-Lama building. The R8 zoning district allows the existing building to remain in conformance with zoning. The proposed development would be located in the western area, which would be mapped with the R8/C2-4 district. The increased residential floor area is needed to enable the proposed development.

The applicant also proposes a zoning text amendment to designate an MIH area within the rezoning area that applies the requirements of Option 1 and Option 2. Option 1 requires that at least 25

percent of residential floor area must be provided as housing affordable to households at an average of 60 percent of Area Median Income (AMI), and at least 10 percent of residential floor area must be provided as housing affordable to households at an average of 40 percent of AMI, with no unit targeted to a level exceeding 130 percent of AMI. Option 2 requires at least 30 percent of residential floor area must be provided as housing affordable to households at an average of 80 percent of AMI, with no unit targeted to a level exceeding 130 percent of AMI. The approximately 425-unit proposed development would be 100 percent affordable but the Mandatory Inclusionary Housing text will create either 107 units of permanently affordable housing, based on Option 1, or 128 units of permanently affordable housing, based on Option 2.

ENVIRONMENTAL REVIEW

This application (C 170392 ZMX), in conjunction with the application for the related action (N 170393 ZRX), 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 lead is the City Planning Commission. The designated CEQR number is 17DCP172X.

After a study of the potential environmental impact of the Proposed Actions, a Conditional Negative Declaration (CND), signed by the Applicant, was issued on June 2, 2017. The CND was published in the City Record on June 12, 2017 and in the New York State Environmental Notice Bulletin on June 14, 2017. Pursuant to the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq., a 30-day comment period followed. No comments were received.

On October 13, 2017, a Revised EAS and Revised CND were issued. The Revised EAS and Revised CND reflect a clarification in the language pertaining to the proposed traffic mitigation measures and the status of the Restrictive Declaration, which has been recorded and executed. The Applicant signed the Revised Conditional Negative Declaration on October 13, 2017.

In connection with the Proposed Actions, an (E) designation (E-434) would be assigned to sites within the Development site (Block 3672, Lot 1) to avoid potential significant adverse impacts related to hazardous materials, air quality and noise.

The (E) designation text related to hazardous materials is as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such

remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

With the measures specified above, the Proposed Actions would not result in any significant adverse impacts related to hazardous materials.

The (E) designation text related to air quality is as follows:

Affordable Senior Building: Any new residential and/or commercial development on the above-referenced property must use natural gas for HVAC systems and ensure that the heating, ventilation and air conditioning stack release height is at least 141 feet above ground level, and is no more than 181.5 feet from White Plains Road to avoid any potential significant adverse air quality impacts.

Affordable Family Building: Any new residential and/or commercial development on the above-referenced property must use natural gas for HVAC systems and ensure that the heating, ventilation and air conditioning stack release height is at least 141 feet above ground level, and is no more than 122 feet from White Plains Road to avoid any potential significant adverse air quality impacts.

With the measures specified above, the Proposed Actions would not result in any significant adverse impacts related to air quality.

The (E) designation text related to noise is as follows:

To ensure an acceptable interior noise environment, the future residential and community facility uses must provide a minimum of 31 dBA composite building façade attenuation with windows closed along White Plains Road, in order to maintain an interior noise level of 45 dBA. The minimum required composite building façade attenuation for future commercial uses would be five dBA less than that for residential uses. To maintain a closed-window condition, an alternate means of ventilation must also be provided.

With the attenuation measures specified above, the Proposed Actions would not result in any significant adverse impacts related to noise.

In addition, the City Planning Commission has determined that the Proposed Actions will have no significant effect on the quality of the environment, once it is modified as follows:

The Applicant agrees to contact the New York City Department of Transportation, prior to the issuance of the first temporary or permanent certificate of occupancy for any portion of the Proposed Development, to inform them of the need to implement the following traffic improvement measures:

- Transferring one second of green time at the intersection of Story Avenue and White Plains Road from the northbound/southbound signal phase to the eastbound/westbound signal phase in the weekday AM and PM and Saturday midday peak hours; and
- Converting the curb lane on the southbound approach of White Plains Road at Story Avenue from a parking lane to a right turn lane.

Since certification of the Proposed Actions, the provision of the above traffic mitigation measures has been incorporated into a restrictive declaration (the “Restrictive Declaration”) and recorded against the Project Site on September 6th, 2017. The Restrictive Declaration restricts the manner

in which the Project Site may be developed or redeveloped by requiring the Declarant to notify the New York City Department of Transportation (“DOT”) prior to issuance of the first temporary or permanent certificate of occupancy for any portion of the Proposed Development. In consultation with DOT, the proposed traffic mitigation measures were deemed to be reasonable and appropriate. Consequently, no significant adverse impacts related to traffic would occur.

UNIFORM LAND USE REVIEW

This application (C 170392 ZMX) was certified as complete by the Department of City Planning on June 5, 2017, and was duly referred to Bronx Community Board 9 and the Bronx 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 the related action (N 170393 ZRX), which was duly referred to Bronx Community Board 9 and the Bronx Borough President in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Bronx Community Board 9 held a public hearing on this application (C 170392 ZMX) on August 7, 2017. On August 7, 2017, by a vote of eight in favor, none opposed, and with no abstentions, the Community Board adopted a recommendation to approve the application with conditions.

In the Community Board recommendation letter, dated August 14, 2017, those conditions included: extending the Mitchell-Lama affordability for the existing building; making repairs, improvements, and upgrades to the existing Mitchell-Lama building and common areas; developing a youth initiative program for youth and tenants of the existing Mitchell-Lama building; beautifying and maintaining green spaces in medians along White Plans Road and Lafayette Avenue; providing seniors and veterans preference to new buildings with dedicated facilities for senior and community programing; collaborating with local non-profits to ensure up to 25 percent of the construction work force are residents of the local community; obtaining a commitment from the developer to create high quality building service jobs that pay union wages and benefits; having the developer contribute \$2,000 per year to a nearby school to assist with programs.

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (C 170392 ZMX) on August 24, 2017, and on September 13, 2017 issued a recommendation to approve the application with conditions.

The Borough President gave a conditional approval by stating that there should be more two- and three-bedroom units and a significant reduction of studio units in the affordable family building. The Borough President noted that 67 percent of total units are studios and one-bedrooms for a building that is identified as a family building. The Borough President also stated that he would like to see at least 40 percent of units dedicated to two- and three-bedroom units and an increase of these unit sizes, with at least 10 percent of total units being three-bedroom units.

The Borough President noted that the reason for the increased unit sizes is that in order to accommodate families there needs to be more two- and three-bedroom units and the unit size needs to be large enough to accommodate those families.

City Planning Commission Public Hearing

On September 6, 2017 (Calendar No. 1), the Commission scheduled September 19, 2017 for a public hearing on this application (C 170392 ZMX), in conjunction with the related application (N 170393 ZRX). The hearing was duly held on September 19, 2017 (Calendar No. 23). Four speakers from the applicant team testified in favor of the application.

The applicant team described the surrounding area, the proposed development, and their plan to preserve the existing Mitchell-Lama building, and stated they would work with HPD on the size and unit breakdown of the units to address the Borough President's concerns.

There were no other speakers and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C 170392 ZMX), in conjunction with the applications for the related application (N 170393 ZRX), was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 *et seq.*). The designated WRP number is 16-119.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 170392 ZMX), in conjunction with the related application for a zoning text amendment (N 170393 ZRX), is appropriate.

The requested actions would facilitate the development of two new buildings containing approximately 425 units of affordable housing and would include 19,938 square feet of ground-floor retail. The proposed development would facilitate new affordable housing to help address the need for more housing in The Bronx and the City overall, consistent with the City goals for promoting housing production and affordability. The Commission also notes that the proposed zoning map amendment would allow for the existing Mitchell-Lama building to be in conformance with zoning.

The proposed zoning text amendment would establish an MIH area coterminous with the rezoning area, requiring permanent affordability for a portion of the units on site. While the development that the requested actions would facilitate is proposed to be 100 percent affordable, mapping an MIH area on the site would require approximately 107 units of permanently affordable housing with Option 1 or approximately 128 units of permanently affordable housing with Option 2.

The Commission acknowledges recommendations by Bronx Community Board 9, including extending the Mitchell-Lama affordability for the existing building; making repairs, improvements, and upgrades to the existing Mitchell-Lama building and common areas; providing a senior and veterans preference to units in the new buildings, hiring local workers; creating high-quality jobs; and providing community benefits. While these requests extend beyond the ambit of this application for a zoning map amendment, the Commission notes nonetheless that, at the public hearing and in the letter addressed to the Commission dated September 13, 2017, the applicant stated that it would work with HPD to extend the affordability of the existing Mitchell-Lama building; that it would make necessary repairs, improvements and upgrades to the existing building and address any violations; that it would continue to meet with the Park Lane Tenant Association and Community Board 9 to address tenant concerns about the existing building and any construction issues; and that it was committed to working with local non-profits to ensure that the general contractor would employ a significant percentage of workers from the local community. The Commission specifically acknowledges the applicant's agreement to work with HPD on renewing the affordability of the existing 352-unit Mitchell-Lama building.

The Commission acknowledges the recommendation by the Bronx Borough President who gave a conditional approval, stating there should be more two- and three-bedroom units and a significant reduction of studio units in the affordable building, and that unit sizes need to be large enough to accommodate families. The Commission further acknowledges the Borough President's general support for the project, the requested actions, and the applicant's stated commitment to maintaining the affordability of the existing building. The Commission encourages the applicant and HPD to take these recommendations under consideration when determining the final unit mix.

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, that the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter that based on the environmental determination and consideration 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 No. 7a:

1. changing from an R6 District to an R8 District property bounded by Turnbull Avenue, a line 250 feet westerly of Pugsley Avenue, Lafayette Avenue, and White Plains Road; and
2. establishing within the proposed R8 District a C2-4 District bounded by Turnbull Avenue, a line 200 feet easterly of White Plains Road, Lafayette Avenue, and White Plains Road;

Borough of the Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated June 5, 2017, and subject to the conditions of CEQR Declaration E-434.

The above resolution (C 170392 ZMX), duly adopted by the City Planning Commission on October 18, 2017 (Calendar No. 12), 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.

MARISA LAGO, *Chair*

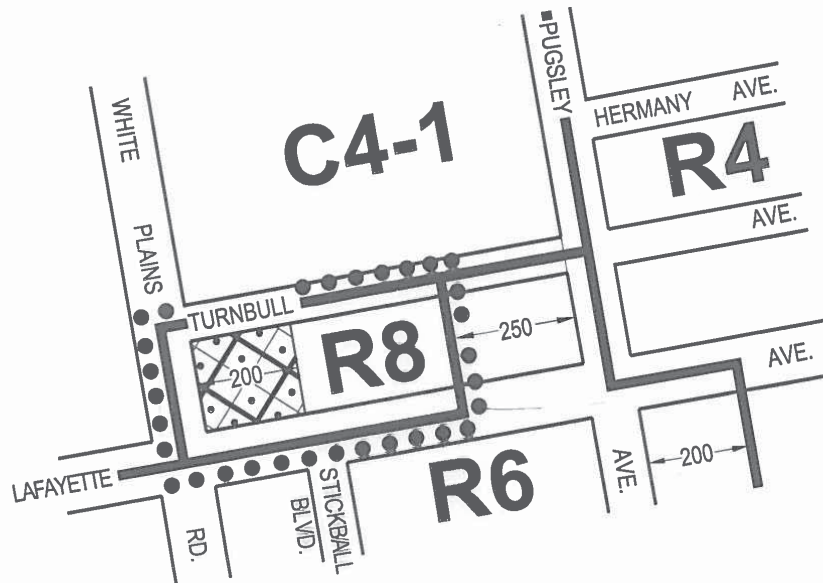
KENNETH J. KNUCKLES, Esq., Vice Chair

RAYANN BESSER, ALFRED C. CERULLO, III,

MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,

CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISA ORTIZ, *Commissioners*



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP

7a

BOROUGH OF
BRONX

New York, Certification Date
JUNE 05, 2017

S. Lenard
S. Lenard, Director
Technical Review Division

SCALE IN FEET



NOTE:

- Indicates Zoning District Boundary.
- The area enclosed by the dotted line is proposed to be rezoned by changing from an R6 District to an R8 District and by establishing a C2-4 District within the proposed R8 District.
- Indicates a C2-4 District.

Application #: **C 170392 ZMX**

CEQR Number: 17DCP172X

Project Name: **1965 Lafayette Avenue Rezoning**

Borough(s): Bronx

Community District Number(s): 9

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the Park Lane Residence Co. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

- changing from an R6 District to an R8 District property bounded by Turnbull Avenue, a line 250 feet westerly of Pugsley Avenue, Lafayette Avenue, and White Plains Road; and
- establishing within the proposed R8 District a C2-4 District bounded by Turnbull Avenue, a line 200 feet easterly of White Plains Road, Lafayette Avenue, and White Plains Road;

Borough of Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated June 5, 2017, and subject to the conditions of CEQR Declaration E-434.

Applicant(s): Park Lane Residence Co. c/o Starrett Properties, 70 East 55th St., 7th Floor New York, New York 10022		Applicant's Representative: David Karnovsky Fried, Frank, Harris, Shriver & Jacobsen LLP One New York Plaza New York, New York 10004	
Recommendation submitted by: Bronx Community Board 9			
Date of public hearing: 8/07/17		Location: BX CB9 OFFICE 1967 turnbull Ave, Bronx NY 10473	
Was a quorum present? YES ☒ NO ☐		A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.	
Date of Vote: 08/07/17		Location: Bronx CB9 OFFICE 1967 turnbull Ave, Bronx NY 10473	
RECOMMENDATION ☐ Approve ☒ Approve With Modifications/Conditions ☐ Disapprove ☐ Disapprove With Modifications/Conditions			
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
Voting # In Favor: 8 # Against: 0 # Abstaining: 0 Total members appointed to the board:			
Name of CB/BB officer completing for: WILLIAM RIVERA WILLIAM RIVERA		Title: District Manager District Manager Bronx CB9 City of New York	
		Date: 08/14/17	



COMMUNITY BOARD NUMBER 9

CITY OF NEW YORK
1967 TURNBULL AVENUE
BRONX, NEW YORK 10473

TEL. (718) 823-3034
BX09@cb.nyc.gov

FAX. (718) 823-6461
www.nyc.gov/bxcb9



RUBEN DIAZ JR.
BRONX BOROUGH PRESIDENT

NICHOLAS HIMIDIAN JR.
CHAIRPERSON



August 14, 2017, 2017

New York City Department of Planning
Calendar Office
120 Broadway, 31st Floor
New York NY 10271

WILLIAM RIVERA
DISTRICT MANAGER

EXECUTIVE OFFICERS

Nicholas Himidian Jr.
Chairperson

Mohammad Mujumder
1st Vice Chairperson

Brandon Ganaishlal
2nd Vice Chairperson

Benigno Cuevas
Secretary

Nicole Washington
Treasurer

COMMITTEES

Executive & Operations
Land, Zoning, Planning, &
Economic Development
Parks & Recreation
Public Safety &
Transportation
Social Services & Housing
Youth & Education

NEIGHBORHOODS

Bronx River
Bruckner
Castle Hill
Clason Point
Harding Park
Parkchester
Soundview
Unionport
Shorehaven
Zerega

REF: CB Recommendation #C 170392 ZMX (1965 Lafayette Ave, Bronx NY)

To whom it may concern:

I am writing to notify your office, that on August 7, 2017, Bronx Community Board 9 voted to approve the of above mentioned recommendation with the modifications and conditions listed below, in pursuant to the Uniform Land use Review Procedure.

Modifications/Conditions: The applicant, Park Lane Residence Co :

Must extend the Mitchell Lama affordability component at 1965 Lafayette Ave, before this project commences.
Make necessary repairs, improvements, and upgrades to the building terraces at 1965 Lafayette Ave, which potentially causes an unsafe environment and remove scaffolding when appropriate.
Correct and address all open DOB & HPD violations for 1965 Lafayette Ave, before project starts.
Make necessary repairs, improvements and upgrades to all building common areas at 1965 Lafayette Ave, such as and not limited to the Community Room (includes ventilation system), playground, landscaping, lobby, front entrance ramp, front lobby security station, laundry room, outside fences, pool and pool area, swimming locker room, building heating system, etc.
Develop and establish a youth initiative in conjunction with the Park Lane Tenants Association to provide programs for the youth and it's tenants who reside at 1965 Lafayette Ave.
Beautify & maintain green spaces, in the two center medians on Whiteplains Road & Lafayette Ave
To ass a senior/veteran preference to this project with a dedicated facility for a senior center & community programming.
Collaborate with the independent non-profit, United Hispanic Construction Workers (UHCW) & Buildings Skills NYC to facilitate and ensure that up to 25% of the construction work forces, for these developments are residents in our Community Board's zip codes and/or The Bronx. (Zip codes: 10473, 10472, 10462, 10460)
Commit to creating high quality building service jobs that pay all building service workers the union standard wages and benefits.
Contribute \$2000.00 yearly to the closest neighboring school, to assist with a specific program or need, in council w/ the NYC Department of Education & Bronx Community Board 9.
Arrange a meeting with Community Board 9, Park Lane Tenant Association and Property Manager to discuss tenant concerns such as rodents, mold, construction accommodations, security, etc.

Thank You,

William Rivera, District Manager

CC: Chairman Nicholas Himidian, Bronx Community Board 9
Land, Zoning, Planning, & Economic Development Committee, Bronx Community Board 9
Manny Lagares, NYC Department of City Planning & Local Elected Officials

**BOROUGH PRESIDENT
RECOMMENDATION**

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
Fax # (212)720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATIONS NOS: C 170392 ZMX

DOCKET DESCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. #9

BOROUGH: BRONX

RECOMMENDATION

- ☐ APPROVE
- ☒ APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- ☐ DISAPPROVE

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary): PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT'S RECOMMENDATION


BOROUGH PRESIDENT

9/13/2017
DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 170392 ZMX
1965 LAFAYETTE AVENUE REZONING**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Park Lane Residence Co. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

- 1) Changing from an R6 District to an R8 District property bounded by Turnbull Avenue, a line 250 feet westerly of Pugsley Avenue, and White Plains Road; and
- 2) Establishing within the proposed R8 District a C2-4 District bounded by Turnbull Avenue, a line 200 feet easterly of White Plains Road, Lafayette Avenue and White Plains Road;

Borough of The Bronx, Community District #9, as shown on a diagram (for illustrative purposes only) dated June 5, 2017, and subject to conditions of CEQR Declaration E-434.

BACKGROUND

Existing development on the overall site to which this application pertains is divided into three sections, all of which are located on Block 3672, Lot 1:

- The western portion: Block 3672, Lot 1-includes an off-street parking lot, accommodating 107 vehicles and private basketball court;
- The middle portion: Block 3672, Lot 1-includes a 21-story residential building and includes 352 residential units, plus one for the superintendent. This building was provided with a permanent Certificate of Occupancy on November 30, 1972. This building was constructed pursuant to the Private Housing Finance Law of the State of New York, the Mitchell Lama Program. Located to the north of this building, along Turnbull Avenue are two swimming pools and a private play area.
- The eastern portion: Block 3672, Lot 1-includes an off-street parking lot accommodating 141 vehicles.

The Project Area consists of 157,896 square feet. It is bounded by Turnbull Avenue to the north, White Plains Road to the west, Lafayette Avenue to the south, and Pugsley Avenue to the east. The project area is currently zoned R6 and the existing residential building does conform to the R6 designation.

Approving this application will amend the Zoning Map by:

- 1) Rezoning 107,888 square feet of the Project Area to R8. The remaining 50,008 square feet of the Project Area will remain R6. The portion of Block 3672, Lot 1 which will remain R6, runs along Pugsley Avenue, between Turnbull Avenue on the north and Lafayette Avenue on the south, 250 feet west towards White Plains Road.
- 2) Establishing a R8/C2-4 overlay on White Plains Road, between Turnbull Avenue on the north and Lafayette Avenue on the south, 200 feet east from White Plains Road towards Pugsley Avenue.

Approving the proposed Zoning Map amendments will facilitate construction of two residential buildings:

- The Affordable Family Building fronting on Lafayette Avenue, includes:
 - 14-stories
 - 297 residential units
 - 230,681 square feet residential floor area
 - 19,938 square feet of commercial floor area fronting on White Plains Road.
- The Affordable Senior Building fronting on Turnbull Avenue, includes
 - 14-stories
 - 133 senior residential units
 - 93,502 square feet residential floor area

Totals, including the two new buildings, plus the existing residential building, yields:

- 430 newly constructed residential units
- 344,121 square feet of newly constructed residential development
- 352 residential units in the existing building
- 372,620 square feet in the existing building
- Combined Totals:
 - 783 residential units
 - 716,741 square feet of floor area (includes commercial floor area)
 - 113,911 square feet of open space
- **Highlights of what the “Family Building” will offer include:**
 - 64 studio units, approximating 428 square feet, 22% of the total
 - 134, 1- bedroom units, approximating 500-550 square feet, 45% of the total
 - 84, 2- bedroom units, approximating 675-750 square feet, 28% of the total
 - 15, 3- bedroom units, approximating 850-950 square feet, 5% of the total
 - **Total number of units in “Family Building: 297**

The affordability of the “Family Building” includes:

- | | | |
|-----------------------|----------|--------------|
| ○ Our Space (30% AMI) | 32 units | 10% of total |
| ○ 47% AMI | 32 units | 10% of total |
| ○ 57% AMI | 83 units | 30% of total |
| ○ 80% AMI | 87 units | 30% of total |
| ○ 90% AMI | 62 units | 20% of total |
| ○ Superintendent | 1 unit | |

- **Highlights of what the “Senior Building” will offer include**

- | | | |
|---|--------------------------------|------------------|
| ○ 39, studio units, | approximating 450 square feet, | 29% of the total |
| ○ 94, 1-bedroom units, | approximating 595 square feet, | 71% of the total |
| ○ Total number of units in “Senior Building: | 133 | |

The affordability of the “Senior Building” includes:

- | | | |
|-----------------------|----------|--------------|
| ○ Our Space (30% AMI) | 41 units | 31% of total |
| ○ 50% AMI | 92 units | 69% of total |

- **Highlights of what the existing Mitchell Lama building offers include:**

The applicant is also committed to improving the existing residential building (The Mitchell Lama Building) located on Block 3672, Lot 1. A breakout of what this building offers includes:

- | | |
|---|------------------|
| ○ 40, studio units, | 11% of the total |
| ○ 103, 1-bedroom units | 29% of the total |
| ○ 168, 2-bedroom units | 48% of the total |
| ○ 42, 3-bedroom units | 12% of the total |
| ○ Total Number of Units in Mitchell Lama Building: | 353 |

Based on input provided to the applicant by those residing in this existing building the following objectives are set:

- 1) The Mitchell Lama program for this building expires in 2021. The long-term affordability of this building will be extended
- 2) Enhance the existing building by:
 - Repair façade and terraces
 - Replace entrance ramp
 - Replace floor tiles in common areas
 - Replace damaged fencing

- Upgrade community room facilities including the kitchen and restroom
- Upgrade ventilation system
- Upgrade active recreational facility equipment
- Retain swimming pools for resident use only
- Upgrade locker rooms
- Install fitness center
- Upgrade and redecorate the lobby

Additional commitments made to those residing in this area include:

Minimize disruptions prompted by construction
 Provide employment opportunity through local hiring (Building Skills NY)

Two off-street parking lots currently serve the residents of the Mitchell Lama building, providing a combined total of 248 parking spaces. Upon completion of the proposed development, a total of 249 spaces will be available. A minimum of 235 spaces are required. Of these spaces, 159 will be reconstructed on what is now the eastern parking lot. A new surface parking lot will be constructed, offering 42 spaces. As part of the "Family Building," an underground parking facility offering 48 spaces will be constructed.

A comprehensive array of amenities which both the "Family Building" and "Senior Building" will offer, include:

- A complete on-site total of 113,911 square feet of open space
- A reconstructed full-court facility for basketball
- Two reconstructed swimming pools
- A fitness center approximating 4,094 square feet.
- Locker rooms
- An interior recreation room/community room

The "Family Building" and "Senior Building" will each have a formal lobby and function independently. Interior access between buildings will only be available on the basement level through the subterranean garage shared by both buildings.

Residential development in the surrounding community is typified by high-rise residences surrounded by surface parking lots and garden areas. Low-rise, one and two family homes situated on small landscaped lots are also present. Adlai Stevenson High School is located on the southwest corner of Lafayette Avenue and Pugsley Avenue. Numerous bus services are located within a one block radius of the site. Retail activity is found on White Plains Road. There is no access of subway services within a four block radius of the proposed development. The nearest subway station is Parkchester/East 177th Street, on the #6 Train, approximately ¼ mile from the development site.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on June 5, 2017.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community District #9 held a public hearing on this application on August 7, 2017. A vote recommending approval of this application with modifications was eight in favor, zero against and zero abstaining. A copy of the Community Board's modifications are attached to this submission.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on August 24, 2017. Representatives of the applicant were present and spoke in favor of this application. No other members of the public sought to comment and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Overall the development that this Zoning Map change will facilitate is a satisfactory proposal. I am especially pleased that the applicant will commit to maintaining the affordability of the existing high-rise residential building when the current Mitchell Lama status on this residence expires in 2021. It is my understanding that this project will seek an Article 11, which will place a forty year tax exemption on the existing Park Lane building, assuring long term affordability. I also commend this plan for including new development which will offer accommodations to a wide ranging demographic; from families to senior citizens.

My support for this project however, is tempered by what I believe to be short-sighted planning. First, it is my contention that what is sorely needed throughout our city are multi-bedroom units that families can consider their home for decades. Therefore I vigorously object to the inclusion of 64 studio units which represents 22 percent of the total number to be provided in the "Family Building." At the same time, only 15 units, or five percent of the total number offered will provide three bedrooms, which I believe is essential for families with more than two children. Then of course, the unit size being proposed all but guarantees that as children become teenagers, multi-bedroom units averaging 700 square feet, means that their "time-at-home" with friends will not be easily realized. Hence, these young people will seek alternative locations for gatherings, a very ill-advised option indeed.

I understand that our city is confronting a housing challenge that requires bold action. Nonetheless, as the housing stock we are now creating ages and the shine these buildings offer is compromised by wear, what will result will be residences that are too confining to be considered appropriate for a family, and therefore not a place such a family would want to call "home." It is therefore not appropriate for developers to be given an incentive that results in a high unit count,

even though many of these units will not be capable of accommodating any family with children. This observation is substantiated when I note that 67 percent the units of the “Family Building” will be studios and one-bedroom flats. As such, I would like to see at least forty percent two and three bedroom units, with a minimum of ten percent three bedrooms and a significant reduction in the number of studios as proposed. I also request larger unit sizes, particularly for the two and three bedroom units.

I do recommend a conditional approval of this application, with the modifications as mentioned in the previous paragraph. In future developments, I will continue to speak out when presented with housing proposals that fail to sufficiently provide accommodations for growing families.