



IN THE MATTER OF an application submitted by Second Farms Neighborhood, HFDC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3d:

1. changing from an R7-1 District to an R8 District property bounded by Bryant Avenue, a line 80 feet southwesterly of East Tremont Avenue, a line perpendicular to the southwesterly street line of East Tremont Avenue distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of East Tremont Avenue and the northwesterly street line of Boston Road, East Tremont Avenue, and Boston Road; and
2. establishing within the proposed R8 District a C2-4 District bounded by a line 100 feet northwesterly of Boston Road, a line 80 feet southwesterly of East Tremont Avenue, a line perpendicular to the southwesterly street line of East Tremont Avenue distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of East Tremont Avenue and the northwesterly street line of Boston Road, East Tremont Avenue, Boston Road, and Bryant Avenue;

Borough of the Bronx, Community District 6, as shown on a diagram (for illustrative purposes only) dated June 6, 2016 and subject to the conditions of CEQR Declaration E-388.

This application for an amendment to the Zoning Map (C 160365 ZMX) was filed by Second Farms Neighborhood, HFDC on June 1, 2016. The proposed Zoning Map amendment, along with its related actions, would be used to facilitate the 1932 Bryant Avenue residential development, a mixed-use, affordable housing development within an existing large scale residential development in the West Farms neighborhood of Community District 6, Borough of the Bronx.

RELATED ACTIONS

In addition to the application for an amendment to the Zoning Map (C 160365 ZMX), which is the subject of this report, 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:

- C 160367 ZSX Special Permit pursuant to Section 74-532 to waive the required accessory off-street parking for existing affordable dwelling units located on Parcels 6, 7 and 8a,;
- C 160368 ZSX Special Permit pursuant to ZR 78-312 to allow within a Large Scale Residential Development the location of buildings without regard for rear yards and height and setback waivers for the portion of the proposed building's street wall frontage along the periphery of the Bronx Park South Large Scale Plan (BPSLSP);
- N 160369 ZAX Authorization pursuant to ZR 78-311 to allow within a Large Scale Residential Development the location of a proposed building and certain existing buildings without regard for rear yards and height and setback waivers for the portion of the proposed building's street wall frontage wholly within the BPSLSP;
- N 160366 ZRX Zoning text amendment to designate a Mandatory Inclusionary Housing Area; and
- M 160291(A) ZSX Modification to the Large Scale Plan to update the previously approved plans and zoning calculations to reflect the proposed development on Parcel 9 and the proposed on-grade parking areas on Parcels 7 and 8a.

BACKGROUND

The applicant, Second Farms Neighborhood HDFC (the "Applicant") seeks several actions to facilitate the construction of a new mixed-use building (the "Proposed Building") at 1932 Bryant Avenue (Block 3005, Lot 65; the "Development Site"). The Development Site is designated as Parcel 9 within the Bronx Park South Large Scale Plan (the "BPSLSP") in the West Farms area of Bronx, Community District 6.

The BPSLSP consists of nine residential buildings, three community facility buildings, and a dilapidated garage situated on three blocks comprising 7.92 acres of the former Bronx Park South Urban Renewal Area. The buildings were constructed between 1971 and 1973. The New York City Housing Authority (“NYCHA”) owns a residential building and a community facility building on Parcel 8b. West Farms Square Housing Development Fund Corporation (“West Farms”) owns eight residential buildings and the existing community facility building on Parcels 6, 7 and 8a. Second Farms Neighborhood Housing Development Fund Corporation (“Second Farms”) owns Parcel 9.

The Project Area constitutes all of the BPSLSP, except Parcel 8b, and includes the Development Site (Parcel 9) as well as Parcels 6, 7 and 8a, which are located north of the Development Site on the blocks bounded by Boston Road, East Tremont Avenue, Vyse Avenue, and East 179th Street. It consists of the following blocks and lots:

Former URP Parcel #	Block/lot	Current Land Use
6	3136/20	90 affordable dwelling units
7	3136/1, 101	204 affordable dwelling units, community center
8a	3130/20	231 affordable dwelling units
9	3005/65	Retail, parking garage

Parcels 6 and 7 are on the block bounded by Boston Road, East 179th Street, Vyse Avenue, and East 178th Street. Parcel 6 has a lot area of 33,731 square feet. It is improved with a 6-story, 102,000 square foot residential building with 90 affordable dwelling units. This building comprises 102,000 square feet (for a floor area ratio, or FAR, of 3.02) for residential use, less than the 102,879 square feet (3.05 FAR) allocated to it under the BPSLSP. There are no accessory parking spaces provided on Parcel 6; however, as indicated on the latest certificate of occupancy for the buildings on Parcels 6 and 7, 51 accessory parking spaces were provided on Parcel 9.

Parcel 7 has a lot area of 88,889 square feet. Parcel 7 is improved with a 7-story residential building and a 21-story residential tower with a total of 198,000 square feet and 205 affordable dwelling units. It also contains a 26,000 square foot, 1-story community facility and a playground, (the “Kennedy Center”). These buildings comprise less than the 200,000 square feet (2.25 FAR) for residential use and 56,000 square feet (0.63 FAR) for community facility use allocated to it under the BPSLSP. No accessory parking spaces were provided on Parcel 7 under the BPSLSP; an unspecified number were provided on Parcel 9 according to the buildings’ certificates of occupancy. Currently, no accessory parking spaces are provided on Parcel 9; however, 23 new accessory parking spaces are provided at grade on Parcel 7.

Parcel 8a is on the block bounded by Boston Road, E. 178th Street, Vyse Avenue, and East Tremont Avenue. Parcel 8a has a lot area of 84,519 square feet. It is improved with a 7-story residential building and a 21-story tower with a total of 231 affordable dwelling units. It contains 226,122 square feet (2.68 FAR) of residential floor area. This is less than the 276,377 square feet (3.27 FAR) for residential use allocated to it under the BPSLSRD. No accessory parking spaces were provided on Parcel 8a under the BPSLSRD; 68 accessory parking spaces were provided on Parcel 9. Currently, no accessory parking spaces are provided on Parcel 9 but 48 new accessory parking spaces are provided at grade on Parcel 8a.

Parcel 9 is on the block bounded by Boston Road, Bryant Avenue and East Tremont Avenue, and is to be redeveloped under the proposed actions. A portion of the block is outside the BPSLSP and the Project Area. It is currently developed with a 4-story, 27,000 square foot parking garage and a 1-story, 10,000 square foot commercial building. The garage once contained parking spaces accessory to the residential buildings located on Parcels 6, 7, and 8a, but has been vacant since 2012. The parking garage’s lower level was deemed unsafe immediately after it was built in 1980 and was closed to parking. Even after it eventually opened, due to the poor condition of the garage from its initial construction and its distance from the residential buildings it was supposed to serve, the parking garage was never fully utilized. It was closed completely in 2012 due to structural and security safety issues. After its closure, 73 parking spaces were provided at grade on Parcels 7 and 8a for BPSLSP residents. The 10,000 square foot commercial building is also in poor condition. It contains a liquor store, discount goods store and a deli. The small size of the retail space and the

limitations on commercial use in the BPSLSP do not provide the optimum retail experience for the busy intersection adjacent to the elevated subway station or serve the neighborhood residents' needs.

The southern tip of Parcel 9 is not developed. It has a rock outcropping and a large grade differential of approximately 28 feet, sloping down from south to north along Boston Road.

The portion of the block that is outside of the BPSLSP is developed with two buildings (1950 Bryant Avenue and 1010 East Tremont Avenue; tax lots 77 and 82, respectively; the "Out Parcels"). Each of the Out Parcels is improved with a 6-story residential tenement building with ground floor commercial uses, specifically a tax preparation office, a beauty salon, a liquor store and deli.

The Project Area (Parcels 6, 7, 8a and 9) was acquired through eminent domain by the City of New York under the Bronx Park South Urban Renewal Plan and was subsequently conveyed to West Farms and Second Farms. As part of that conveyance, the property was subject to a land disposition agreement which required the conformance of the project to the Bronx Park South Urban Renewal Plan until its expiration. Since the expiration of the Bronx Park South Urban Renewal Plan, the BPSLSP remains the only land use control on the Project Area other than zoning.

On September 21, 2016, the Commission approved a number of applications (C 160285 ZMX, C 160286 HAX, N 160288 ZRX, N 160289 ZRX, C 160290 ZSX, C 160218 MMX, C 160307 ZSX, M 160291 ZSX), including an application to subdivide the former BPSLSP's Parcels 1, 3, 5, and 10 from its large scale plan, to facilitate the reconstruction of the Lambert Houses pursuant to its own large scale plan.

The neighborhood surrounding the Project Area is predominately developed with high-rise residential apartment buildings. North and west of Boston Road is predominantly improved with high-rise apartment buildings, mid-rise apartment buildings, 5- and 6-story tenement buildings, townhomes, and vacant lots. In addition, there are a few one- and two-story commercial buildings, a public elementary school, houses of worship and public parks. Institutional and community

facility uses such as the Bronx River Art Center, Beck Memorial Presbyterian Church, and the New Tabernacle Baptist Church are immediately adjacent to the Project Area.

Directly north of the Project Area is a NYCHA housing project that is known as Parcel 8b in the BPSLSP. It is improved with a 21-story tower and a 6-story annex. It has a total of 227 affordable dwelling units and contains a total of 188,039 square feet (2.13 FAR) of residential floor area. Parcel 8b also includes a 2-story community facility comprising 7,172 square feet (0.08 FAR). These buildings comprise less than the 300,666 square feet (3.41 FAR), including 290,666 square feet (3.30 FAR) for residential use and 10,000 square feet (0.11 FAR) for community facility use, allocated to Parcel 8b under the BPSLSP. There are currently 66 parking spaces provided at grade for the exclusive use of NYCHA residents. No aspect of Parcel 8b is affected by this application.

South and east of Boston Road, the surrounding area is a mix of one- and two-story commercial and light manufacturing buildings, a public intermediate school, and a few six-story apartment buildings and three-story townhomes. Commercial uses are concentrated along East Tremont Avenue and along the southeast side of Boston Road in one- and two- story commercial buildings and in residential buildings with ground floor retail uses.

The number 2 and 5 trains run on elevated tracks above Boston Road. The elevated structure is located in the center of Boston Road with two lanes of two-way traffic between the support structure, and a single one-way lane on either side of the structure between the adjacent sidewalks. The elevated structure runs along Parcel 9's entire Boston Road frontage, rising about 40 feet in height and situated approximately 20 feet away from Parcel 9's property line.

The Project Area is mapped with the medium density residential zoning district R7-1. The blocks westward in the surrounding area to Southern Boulevard/Crotona Parkway and beyond are mapped R7-1 with commercial overlays on portions of East 180th Street and Crotona Parkway. To the west of the Project Area, East Tremont Avenue is mapped with R7X/C1-4 and C4-4A districts. These districts were the result of the Third Avenue/East Tremont Rezoning (C 100407 ZMX), which was adopted in 2010 to encourage new residential and commercial development. The blocks to the east of the Project Area, across the Bronx River, are mapped M1-1 for light industrial and commercial

use, although many non-conforming uses exist in this neighborhood. The blocks to the south of the Project Area, across East Tremont Avenue and west of the Bronx River, were rezoned in 2011 as part of the Crotona Park East/West Farms Rezoning (C 100310 ZMX) sponsored by a private applicant. This area includes an R8X/C2-4, just south of the Project Area across Boston Road, and R6A, R7A, R7X and R8X districts further south on the blocks west of the Sheridan Expressway.

The Applicant is proposing to construct mixed-use buildings of varied heights on Parcel 9 of the BPSLSP. To facilitate construction of this building, the Applicant is proposing to change the existing R7-1 District on Parcel 9 to an R8 District with a 100 feet deep C2-4 overlay along Boston Road and 125 foot long C2-4 overlay along East Tremont Avenue. The current R7-1 zoning permits residential and community facility uses as- of-right, with a maximum of 3.44 FAR for residential use and 6.50 FAR for community facility use. In a residential district, the BPSLSP permits up to 2% of the floor area of the entire BPSLSP to be used for commercial use (here, a cap of 232,498 square feet); such commercial uses are restricted to Use Groups 6A and 6F.

The proposed R8 zoning with a C2-4 overlay will allow 6.02 FAR for residential use, 6.50 FAR for community facility use, and 2 FAR for commercial use with a wider range of commercial uses than are allowed in a residential district in a large scale plan. The increased residential floor area ratio is necessary to enable the construction of a larger affordable housing building. Without this amount of floor area, affordable housing cannot be provided with the current financing mechanism for the range of household income planned for this project. The broader range of commercial uses that will be allowed under the C2-4 overlay, including Use Groups 6B, 6C, 6D, and 6E, will enable a wider variety and better quality of retail stores for the neighborhood.

The Applicant will demolish the existing buildings on Parcel 9 (the Development Site) in order to construct a 13- to 15-story, approximately 309,500 square foot (6.28 FAR) mixed use building (the Proposed Building). The Proposed Building will contain about 285,000 square feet (5.7 FAR) of residential floor area, 10,000 square feet (0.20 FAR) of community facility floor area, and 14,500 square feet (0.29 FAR) of commercial floor area, and will rise to a height of 165 feet at the corner of Boston Road and East Tremont Avenue (the Development Site's lowest curb level elevation). It will have up to 290 dwelling units.

A portion of the Proposed Building's first floor will contain the commercial area, with access only from East Tremont Avenue. The entrance to the Proposed Building's community facility will be located on East Tremont Avenue. A portion of the first floor will contain a fully-demised community facility area, which is anticipated to be a pre-kindergarten program. The community facility space will extend to the second floor of the Proposed Building, along East Tremont Avenue and facing the outdoor open space and East Tremont Avenue. Additionally, the second through the fifteenth floor will setback 8 feet from the Lot 82's eastern lot line. The Proposed Building's setback will preserve access to light and air to the adjacent existing building's lot line windows.

The Proposed Building's residential lobby will be accessed primarily from Bryant Avenue with emergency egress to Boston Road. The second through fifteenth floors will contain affordable residential units ranging in size from studio to three-bedroom apartments. All units in the Proposed Building will be for tenants who earn less than 80% of the area median income (AMI). All units will be permanently affordable.

Along Boston Road, from the mid-block to East Tremont Avenue, the Proposed Building would be set back from the property line by approximately 10 feet, keeping the bulk of the Proposed Building away from the elevated train line above Boston Road, as well as providing a wider sidewalk and better pedestrian experience in front of the proposed ground floor retail frontage on Boston Road. From the mid-block to Bryant Avenue, the Proposed Building is set back by 15 feet, which will be landscaped with stepped terraces. The landscaping will soften the streetscape and the stepped terraces will visually mitigate the dramatic slope of Parcel 9. The landscaping will also provide a buffer between Boston Road and the first occurrence of residential windows along Bryant Avenue, due to the slope. At the intersection of Boston Road and Bryant Avenue, an existing rock outcropping feature will remain, to the extent possible. Though inaccessible to residents, this predominant geological feature on the Development Site provides a natural, visually engaging element of open space.

The largest area of open space on the Development Site will be along Bryant Avenue. To the south, landscaped stepped terraces will modulate the slope of the Development Site. The entrance to the

residential portion of the building will be at the mid-block, across the street from the public school's yard. From the sidewalk, residents will enter a large residential courtyard with both active and passive spaces. The active open areas will be hardscaped with select seating areas, the passive spaces will include flush green lawns and elevated planters with shrubs and trees.

To facilitate the proposed development, the following actions would be required:

Zoning Map Amendment (C 160365 ZMX)

This Application seeks a change to Zoning Map 3d, rezoning Parcel 9 from an R7-1 to an R8 with a 100 feet deep C2-4 overlay along Boston Road and 125 foot long C2-4 overlay along E. Tremont Avenue. The proposed R8 zoning, with a C2-4 overlay will allow 6.02 FAR of residential use, 6.50 FAR for community facility use, and 2 FAR for commercial use with a wider range of commercial uses than are allowed in a residential district in a large scale plan. The increased residential floor area ratio is necessary to enable the construction of a larger affordable housing building. The Proposed Building will have 285,000 square feet for residential use, allowing for the construction of up to 290 dwelling units. Without this amount of floor area, affordable housing cannot be provided with the current financing mechanism for the range of household income planned for this project.

The broader range of commercial uses that will be allowed under the C2-4 overlay, including Use Groups 6B, 6C, 6D, and 6E, will enable a wider variety and better quality of retail stores for the location, providing a better retail opportunity to the neighborhood.

Zoning Text Amendment, Appendix F (N 160366 ZRX)

The proposed rezoning of the Development Site (and a small portion of the Out Parcel) from an R7-1 district to an R8 district will be coterminous with the Mandatory Inclusionary Housing Area. The proposed R8 district will run along the center line of Boston Road, to the center line of East Tremont Avenue to a point 125 feet west of Boston Road, turning southerly 80 feet south from the property line, turning westerly to the centerline of Bryant Avenue, then turning southerly along the centerline of Bryant Avenue, then to the intersection of the centerline of Boston Road.

Zoning Special Permit to ZR Section 74-532 for reduction or waiver of required spaces (C 160367 ZSX)

The Applicant is also seeking a special permit to waive the required accessory spaces for existing affordable dwelling units in the BPSLSRD. The special permit will apply to Parcels 6, 7, and 8a. These parcels have 526 dwelling units. In the original BPSLSRD, 300 spaces were required in the garage on Parcel 9 for these units; instead, the garage was constructed with 273 spaces (fewer than required) and, shortly thereafter, many of them were decommissioned from use by the Department of Buildings. Even the smaller number of spaces were never fully utilized. Then the garage closed. Thus, it is evident that the number of spaces required in the garage was never needed.

The U.S. Census Bureau, American Community Survey (ACS) 2010-2014 Five-Year Estimates reports the auto ownership rate for renter-occupied units in the census tracts adjacent to and including the Project Area is only 36 percent. Moreover, all of the dwelling units on Parcels 6, 7, and 8a are below 80 percent AMI. Therefore, hypothetically, if these units were built today under the recently adopted MIH and ZQA provisions, there would be no required accessory parking for residences.

Recently, 73 new spaces have been provided on Parcels 7 and 8a as part of a recent site improvement project. The application seeks a special permit to waive all required parking for Parcels 6, 7, and 8a (previously provided on Parcel 9) and recognition and legalization of the 73 accessory spaces now located on Parcels 7 and 8a as “permitted” spaces.

NYCHA’s Parcel 8b provides 66 spaces, required by the BPSLSRD, at grade and was never served by the garage on Parcel 9. The 66 required spaces for Parcel 8b are not subject to this special permit and will remain as required spaces for the use of NYCHA residents and visitors.

Zoning Special Permit to ZR Section 78-312 for bulk modifications within Large Scale Developments (C 160368 ZSX)

This Application seeks a special permit to (i) locate the Proposed Building without regard to rear yard requirements, and (ii) waive height and setback requirements for the Proposed Building with

respect to a street frontage along the periphery of the BPSLSRD along Boston Road and Bryant Avenue.

Rear yards are not required within 100 feet of street intersections (corner lot portions). The irregular geometry of Parcel 9 creates an atypical rear yard condition. A majority of the Development Site qualifies as corner lot portions and a small interior lot portion remains where a 30-foot rear yard is required. Therefore, to facilitate an economical affordable residential development, a rear yard encroachment of approximately 153 square foot is requested within the required 30-foot rear yard.

With respect to the height and setback waivers, the slope of the Development Site produces different height and setback waiver quantities. For R8 districts, buildings are permitted to rise up to 85 feet or nine stories, whichever is less. Above a height of 85 feet, a setback of 15 feet is required along wide streets and 20 feet along narrow streets. Above a height of 85 feet, a sky exposure plane controls the remaining height of the building. The sky exposure plane ratio of 5.6 to 1 applies along wide streets and 2.7 to 1 along narrow streets.

This Application requests along Boston Road, a wide street, (i) a height and setback encroachment of 80 feet, by the corner of East Tremont Avenue; (ii) a varied setback encroachment with a maximum height and setback encroachment of 72 feet, at the mid-block of the Boston Road frontage, between the intersection of Bryant Avenue and East Tremont Avenue; and (iii) a height and setback encroachment of 41 feet, at the intersection of Boston Road and Bryant Avenue. The combination of the Proposed Building's varied height, ranging from 13 to 15 stories along Boston Road, and the steep grade change along Boston Road (approximately 25 feet), results in the need for the varied range for the height and setback waiver along Boston Road.

This Application requests along Bryant Avenue, a narrow street, a height and setback encroachment of 41 feet, approximately 100 feet north of the intersection of Bryant Avenue and Boston Road. These height and setback waivers will facilitate a regular floorplate size and a more economical, affordable residential development.

Zoning Authorization to ZR Section 78-311 for bulk modifications within Large Scale Residential Developments (N 160369 ZAX)

This Application seeks a CPC authorization to waive height and setback requirements for the Proposed Building with respect to a street frontage wholly within the BPSLSRD along East Tremont Avenue. For R8 districts, buildings are permitted to rise up to 85 feet or nine stories, whichever is less. Above a height of 85 feet, a setback of 15 feet is required along wide streets and 20 feet along narrow streets. Above a height of 85 feet, a sky exposure plane controls the remaining height of the building. The sky exposure plane ratio of 5.6 to 1 applies along wide streets and 2.7 to 1 along narrow streets.

Accordingly, this Application requests along East Tremont Avenue, a wide street, a height and setback encroachment of 80 feet. This height and setback waiver will facilitate a regular floorplate size and a more economical, affordable residential development.

Minor Modification for the previously approved plans (M 160291(A) ZAX)

This Application seeks to modify the current BPSLSRD to update the previously approved BPSLSRD plans and calculations to reflect the new zoning regulations permitted by the aforementioned requested actions.

Changes to the BPSLSRD plans will: (i) permit residential, multi-family use; (ii) permit community facility use; (iii) modify the type of and amount of commercial use; (iv) eliminate the parking garage and the commercial retail on Parcel 9; (v) indicate the location and footprint of the Proposed Building; and (vi) indicate the accessory parking areas on Parcels 7 and 8a indicating 73 parking spaces at grade.

Changes to the BPSLSRD calculations for Parcel 9, including: (i) the new permitted residential, commercial, and community facility FARs; (ii) the new permitted maximum floor area; (iii) the maximum residential unit density; (iv) the minimum required open space; and (v) the removal of 300 required parking spaces allocated to existing dwelling units on Parcels 6, 7, and 8a.

ENVIRONMENTAL REVIEW

This application (C 160365 ZMX), in conjunction with the related actions (C 160365 ZMX, C 160367 ZSX, C 160368 ZSX), 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 and received a Negative Declaration meaning the proposed actions will have no impact on the environment. The designated CEQR number is 16DCP155X.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on June 6, 2016.

On October 3, 2016, a Revised Environmental Assessment Statement (EAS) was issued which describes and analyzes a change in the maximum number of stories for the proposed development from 14 to 15 stories, as analyzed in the original EAS. The Revised EAS concluded that the proposed actions would not result in any new or different significant adverse environmental impacts not already identified in the previous Negative Declaration. A Revised Negative Declaration was issued on October 5, 2016. The Revised Negative Declaration reflects the changes to the proposed actions and supersedes the Negative Declaration issued on June 6, 2016.

The Revised Negative Declaration included (E) designations to avoid the potential for significant adverse impacts related to air quality and noise (E-388), as described below:

The (E) designation (E-388) text related to air quality is as follows:

Any new development on Block 3005, Lot 65 must ensure that fossil fuel-fired heating and hot water equipment utilize only natural gas and that the HVAC stack be at the height of the highest tier or at least 156 feet above grade, and no less than 90 feet from the lot line facing East Tremont Avenue, to avoid any potential significant air quality impacts.

The noise (E) designation is split into two categories: one for window/wall attenuation of 40 dB(A) or less and one for window/wall attenuation greater than 40 dB(A). These two categories of the (e) designation language allow for more stringent controls to portions of the project that require a greater than 40 dB(A) window/wall attention.

The text for the (E) designation (E-388) for window/wall attenuation of 40 dB(A) or less would be as follows:

To ensure an acceptable interior noise environment, future new residential and/or commercial use on Block 3005 Lot 65 must provide a closed window condition with minimum attenuations set forth on Table L7. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning.

The text for the (E) designation (E-388) for window/wall attenuation greater than 40 dB(A) would be as follows:

In order to ensure an acceptable interior noise environment, future residential/commercial uses on Block 3005 Lot 65 must provide a closed-window condition with minimum attenuations set forth on Table L7. To achieve 42 dBA of building attenuation, special design features that go beyond the normal double-glazed windows are necessary and may include using specially designed windows (i.e., windows with small sizes, windows with air gaps, windows with thicker glazing, etc.), and additional building attenuation. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning.

UNIFORM LAND USE REVIEW

This application (C 160365 ZMX), in conjunction with the related actions (C 160367 ZSX and C 160368 ZSX) was certified as complete by the Department of City Planning on June 6, 2016, and was duly referred to Community Board 6 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 related applications

for a minor modification (M 160291(A) ZSX), for a zoning text amendment (N 160366 ZRX), and authorization (N 160369 ZAX) which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 6 held a public hearing on the application (C 160365 ZMX) on June 22, 2016 and on that date, by a vote of 17 in favor, 3 in opposition, and 3 abstentions, adopted a resolution recommending approval of the application with no conditions.

Borough President Recommendation

This application (C 160365 ZMX) was considered by the Bronx Borough President, who issued a recommendation approving the application on August 15, 2016.

City Planning Commission Public Hearing

On August 24, 2016 (Calendar No. 4), the City Planning Commission scheduled September 7, 2016 for a public hearing on this application (C 160365 ZMX) and related actions. The hearing was duly held on September 7, 2016 (Calendar No. 25) in conjunction with the application for the related actions. There were four speakers in favor of the application and none in opposition.

Four members of the applicant team spoke in favor of the project. The team included representatives from the architecture team, Goldman Harris LLC, the New York Association of Catholic Homes, and Second Farms Housing Development Fund Corporation. The team provided a brief overview of the proposed actions, and a response to statements in the Borough President's recommendation. They also clarified questions raised during the June 6, 2016 City Planning Commission's Review Session.

In response to questions about the development potential of Parcel 8A, the applicant team stated that the BPSLSRD set a "capacity" floor area (maximum), a "proposed" floor area (floor area for improvements; the existing buildings today) and restricts Parcel 8a to a residential use. New development utilizing more than the BPLSRD capacity would require modification. The applicant stated they have no intent of redeveloping the parcel.

The applicant also explained that the existing 73 parking spaces are permitted parking spaces, rather than required spaces, and that the proposed development is consistent with the City's initiative for reduced or no parking requirements for affordable units within the transit zone. In order to modify or eliminate parking spaces, the site plan must be amended, requiring a discretionary action.

The applicant team also clarified that the proposed building extends from its base to the roof without setbacks or recesses, but is set back from the property line along the northern portion of the Boston Road façade by 10 feet and is set back from the property line along the southern portion of Boston Road by 15 feet. These setbacks serve as a buffer between the proposed residential building and the elevated rail and provide increased light and air at grade for ground floor retail storefronts. The Proposed Building is at the property line along East Tremont Avenue.

The applicant also stated that the out-parcels that are included in the rezoning are currently in an R7-1 district, which permits residential use up to 3.44 FAR, and that both lots are overbuilt. The proposed rezoning will upzone a portion of each of the out-parcels to an R8 District and, as a result, both will be in greater compliance with the zoning.

The applicant team also clarified that, regarding existing adjacent buildings, lot line windows to the east theoretically could be covered as-of-right. Although originally the applicant proposed to build two stories at that lot line, in an effort to avoid negative impacts to the neighbors on the second floor the team will revise the plans to create an 8 foot side yard at the second floor. The existing first floor retail windows are already blocked.

The applicant team stated that the lot line windows on the southern façade of the out-parcel buildings may be covered whether or not a rear yard waiver is granted. However, the open space calculations require the area outside those windows to remain unobstructed. So, the team stated, as a practical matter, it would be inefficient to design a building with a residential floorplate against the lot line, and the proposed massing does not obstruct these windows.

A representative from the architect's team discussed the site treatment around the perimeter of the project. The representative clarified that the 15-foot setback along Boston Road would contain landscaped terraces and said that the team would explore, per the Borough President's suggestion, a staggered building that would step down toward the corner of Boston Road and Bryant Avenue. If such changes are incorporated into the massing, the project would achieve the same FAR and would most likely have three separate building entrances facing the residential courtyard on Bryant Avenue.

He also stated that the project aligns with the Mayor's Affordable Housing Plan in reaching deeper levels of affordability. The building would provide a significant amount of 2-3 bedroom units and the AMI levels would range from 20%-60% of AMI. 20% of these units would be occupied by the formerly homeless under the Our Space Program. He said that the retail space on the ground floor level would most likely be occupied by a bank or a pharmacy.

In terms of sustainability, the applicant team stated that the project will incorporate high efficiency mechanical systems, solar panels and triple glazed windows. Since no special needs residents are going to be housed in the residential development, no social services providers are foreseen to be allocated inside the project. Finally, the team clarified that a fence would be built along the edge of the courtyard facing Bryant Avenue. Residents would have key access to enter this residential courtyard from the street and security cameras will be placed in various locations around the project's perimeter.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning map amendment (C 160365 ZMX), in conjunction with the related actions (N 160366 ZRX, C 160367 ZSX, C 160368 ZSX, and M 160291(A)), is appropriate.

The proposed development will include a mixed-use building (the "Proposed Building") of varied heights (up to 15 stories) containing residential, community facility and commercial uses. The

floor area and dwelling unit density of the Proposed Building will comply with the proposed R8/C2-4 zoning district. The building would provide approximately 290 units at AMI levels that would range from 20%-60%. The Commission believes this project will help to meet the significant affordable housing needs in the Bronx and Bronx Community Board 6.

The proposed Zoning Map Amendment (C 160365 ZMX) is necessary to facilitate the development of a building with sufficient floor area to qualify for the current financing mechanism available for the range of household income planned for this project on a site in close proximity to mass transit, public services and retail uses in the Bronx.

The broader range of commercial uses that will be allowed under the C2-4 overlay, including Use Groups 6B, 6C, 6D, and 6E, will enable a wider variety and better quality of retail stores for the location, providing a better retail composition for the neighborhood. The Commission believes that this C2-4 commercial overlay will allow new ground floor retail spaces that will enliven Boston Road and activate area streets. Furthermore, the rezoning will provide a mix of housing, commercial and community facility uses consistent with the development patterns found in the surrounding area. The proposed R8 zoning district has bulk regulations that will allow a building scale compatible with the scale of other nearby developments.

The amenities provided through this project will serve as significant assets to the residents of the development, as well as to Bronx Community Board 6. These include 10,000 square feet (0.20 FAR) of community facility floor area, and 14,500 square feet (0.29 FAR) of commercial floor area. The ground floor retail proposed as part of this development along Boston Road and East Tremont Avenue will activate this portion of Boston Road fronting the elevated rail line and provide convenient retail options to people going to and from the train station.

The requested zoning authorization pursuant to ZR Section 78-311 (N 160369 ZAX), which would allow relief from height and setback requirements and permit distribution of floor area and open space without regard for zoning lot lines or zoning district boundaries within the LSRD, is appropriate. The Commission believes this action will facilitate a site plan and project design that is uniquely suited to the site and to the area's surroundings while providing a residential courtyard

entrance facing Bryant Avenue, keeping buildings close to the street and maintaining a pedestrian scale on East Tremont Avenue while setting the building back an appropriate distance from the elevated rail line on Boston Road.

The request for a special permit pursuant to ZR Section 78-312 for minor variations in the height and setback regulations on the periphery of the LSRD (C 160368 ZSX) is appropriate. These modifications to the height and setback of buildings will not obstruct access of light and air to the detriment of the public realm. In response to comments made by the Borough President during public review, the applicant proposes minor revisions to the requested modifications to height and setback regulations. The requested revisions will facilitate a staggered building envelope that steps down toward the corner of Boston Road and Bryant Avenue. The Commission believes these revisions to be appropriate and within the range of height and setback modifications considered over the course of public review.

The Commission believes that the related application for a zoning text amendment (N 160366 ZRX) is appropriate because this request to designate the proposed rezoning area as a Mandatory Inclusionary Housing Area will ensure permanent affordability for a portion of the units on the site. The applicant seeks to make Options 1 and 2 available in this area. Option 1 requires that at least 25 percent of the residential floor area shall be provided as housing affordable to households at an average of 60 percent AMI. Option 2 requires that at least 30 percent of the residential floor area shall be provided as housing affordable to households at an average of 80 percent AMI.

The special permit pursuant to ZR Section 74-532 (N 160367 ZSX) to waive accessory off-street parking is appropriate. The special permit will apply to three of the four BPSLSP Parcels. NYCHA's Parcel 8b provides on-site parking at grade and was never served by the garage on Parcel 9. These parcels currently have 526 dwelling units. Originally, 300 spaces were to be provided in the garage on Parcel 9 as per the existing BPSLSP, but ultimately no on-site spaces were provided. Recently, 73 new spaces have been provided on Parcels 7 and 8a, and the applicant seeks recognition of these 73 accessory spaces as "permitted" spaces and the waiver of the amount of parking on Parcels 6, 7, and 8a that would ordinarily be required. The Commission believes that

the space on the development site currently taken up by an abandoned parking garage would be better used to provide much-needed affordable housing units.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS), for which a Negative Declaration was issued on June 6, 2016, and Revised EAS for which a Revised Negative Declaration was issued on October 5, 2016 with respect to this application (CEQR No. 16DCP155X), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

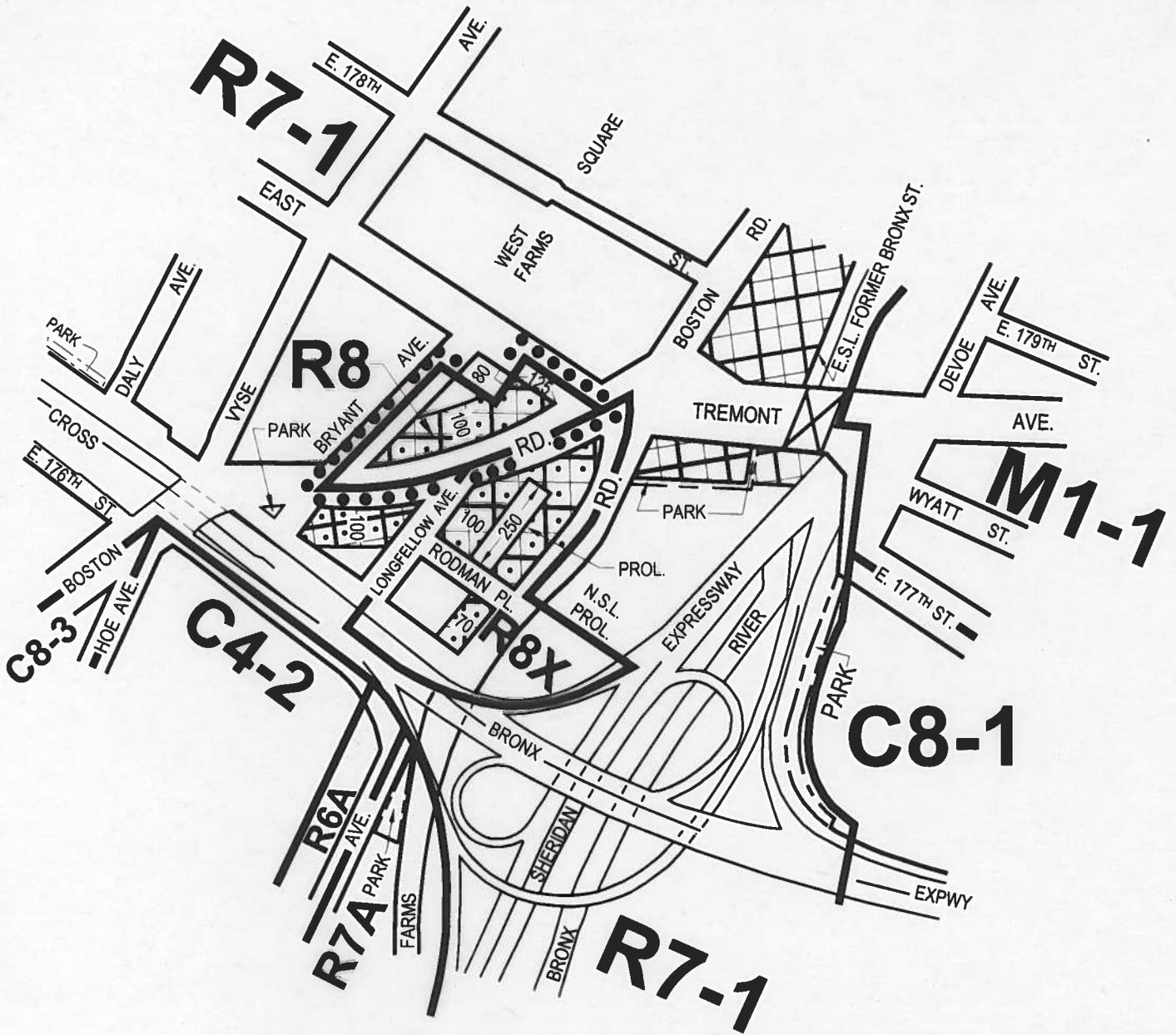
RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 3d:

1. changing from an R7-1 District to an R8 District property bounded by Bryant Avenue, a line 80 feet southwesterly of East Tremont Avenue, a line perpendicular to the southwesterly street line of East Tremont Avenue distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of East Tremont Avenue and the northwesterly street line of Boston Road, East Tremont Avenue, and Boston Road; and
2. establishing within the proposed R8 District a C2-4 District bounded by a line 100 feet northwesterly of Boston Road, a line 80 feet southwesterly of East Tremont Avenue, a line perpendicular to the southwesterly street line of East Tremont Avenue distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of East Tremont Avenue and the northwesterly street line of Boston Road, East Tremont Avenue, Boston Road, and Bryant Avenue;

Borough of the Bronx, Community District 6, as shown on a diagram (for illustrative purposes only) dated June 6, 2016, and subject to the conditions of the CEQR Declaration E-388.

The above resolution (C 160365 ZMX), duly adopted by the City Planning Commission on October 5, 2016 (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.

CARL WEISBROD, Chairman
KENNETH J. KNUCKLES, ESQ., Vice Chairman
RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,
MICHELLE DE LA UZ, RICHARD W. EADDY,
CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARÍN, LARISA ORTIZ, Commissioners



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

3d

BOROUGH OF
BRONX

Kerry Romo
 for J. Miraglia, Director
 Technical Review Division

New York, Certification Date
 JUNE 06, 2016

SCALE IN FEET



NOTE:

-  Indicates Zoning District Boundary.
-  The area enclosed by the dotted line is proposed to be rezoned by changing an R7-1 District to an R8 District and by establishing a C2-4 District within the proposed R8 District.
-  Indicates a C1-4 District.
-  Indicates a C2-4 District.

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

**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.

**APPLICATION # C 160365 ZMX, C 160367 ZSX, C 160368 ZSX
RELATED APPLICATIONS: N 160366 ZRX, N 160369 ZAX, M 160291 (A) ZSX**

DOCKET DESCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 6 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 BOROUGH PRESIDENT'S RECOMMENDATION


BOROUGH PRESIDENT


DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

ULURP APPLICATION NOS:

C 160365 ZMX, C 160367 ZSX, C 160368 ZSX

Related Applications:

N 160366 ZRX, N 160369 ZAX, M 160291 (A) ZSX

1932 Bryant Avenue

August 11, 2016

DOCKET DESCRIPTIONS

C 160365 ZMX

IN THE MATTER OF an application submitted by the Second Farms Neighborhood, HFDC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3d:

1. Changing from an R7-1 District to an R8 District property bounded by Bryant Avenue, a line 80 feet southwesterly of East Tremont Avenue, a line perpendicular to the southwesterly street line of East Tremont Avenue distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of East Tremont Avenue and the northwesterly street line of Boston Road, East Tremont Avenue, and Boston Road.
2. Establishing within the proposed R8 District a C2-4 District bounded by a line 100 feet northwesterly of Boston Road, a line 80 feet southwesterly of East Tremont Avenue, a line perpendicular to the southwesterly street line of East Tremont Avenue distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of East Tremont Avenue and the northwesterly street line of Boston Road, East Tremont Avenue, Boston Road, and Bryant Avenue;

Borough of The Bronx, Community District 6 as shown on a diagram (for illustrative purposes only) dated June 6, 2016.

C 160367 ZSX

IN THE MATTER OF an application submitted by Second Farms Neighborhood , HFDC pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to waive the required off-street parking spaces for the existing developments on zoning lots Parcel 6 (Block 3131, Lot 20) Parcel 7, (Block 3136, Lot 1) and Parcel 8a (Block 3130, Lot 20), connection with a proposed mixed –use development on property located at 1932 Bryant Avenue (Block 3005, Lot 65), in an R8* District and R8/C2-4* Districts, within the Transit Zone, in an existing Large Scale Residential Development generally bounded by Bryant Avenue, a line approximately 80 feet southwesterly of East Tremont Avenue, a line approximately 135 feet southeasterly of Bryant Avenue, East

Tremont Avenue, a line approximately 260 feet southeasterly of Vyse Avenue, East 178th Street, a line approximately 270 feet southeasterly of Vyse Avenue, East 179th Street, and Boston Road (Block 3005, Lot 65, Block 3130 Lot 20, Block 3130 Lot 100, Block 3131, Lot 20 Block 3136, Lot 1, and Block 3136 Lot 101,) in R7-1, R8* and R8/C2-4* Districts, Borough of The Bronx, Community District 6.

*Note: The site is proposed to be rezoned by changing an existing R7-1 District to a R8 and R8/C2-4 Districts under a concurrent related application (C 160 ZMX).

Plans for this proposal are on file with the City Planning Commission and 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

C 160368 ZSX

IN THE MATTER OF an application submitted by Second Farms Neighborhood, HFDC pursuant to Sections 197 –c and 201 of the New York City Charter for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

1. 78-312(c) to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), to allow minor variations in required rear yards on the periphery; and
2. 78-312 (d) to modify height and setback requirements of Section 23-64 (Basic Height and Setback Requirements) to allow minor variations in the front height and setback regulations on the periphery;

Of a proposed mixed-use development on property located at 1932 Bryant Avenue (Block 3005, Lot 65), in an R8* and R8/C2-4* Districts, within an existing Large-Scale Residential Development generally bounded by Bryant Avenue, a line approximately 80 feet southwesterly of East Tremont Avenue, a line approximately 135 feet southeasterly of Bryant Avenue, East Tremont Avenue, a line approximately 260 feet southeasterly of Vyse Avenue, East 178th Street, a line approximately 270 feet southeasterly of Vyse Avenue, East 179th Street, and Boston Road (Block 3005, Lot 65, Block 3130 Lot 20, Block 3130 Lot 100, Block 3131 Lot 20, Block 3136, Lot 1 and Block 3136 Lot 101), in R7-1, R8(* and R8/C2-4* Districts, Borough of The Bronx, Community District 6.

*Note: The site is proposed to be rezoned by changing an existing R7-1 to R8 and R8/C2-4 Districts under a concurrent related application (C 160365 ZMX).

Plans for this proposal are on file with the City Planning Commission, 120 Broadway 31st Floor, New York, N.Y. 10271-0001.

BACKGROUND

Approving these applications will facilitate construction of a new mixed use building as being proposed by Second Farms Neighborhood HDFC, the applicant. The proposed building will be in the West Farms community of The Bronx, located on Block 3005, Lot 65, and referred to as 1932 Bryant Avenue. This site is composed of 49,621 square feet. It is bounded by East Tremont Avenue on the north, Boston Road on the south, Bryant Avenue to the west. A garage that due to safety concerns was closed in 2012 and retail building offering 10,000 square feet currently occupies the site and as such, will be demolished. The development site is identified as Parcel 9 within the Bronx Park South Large Scale Residential Development (BPSLSRD)

As proposed by the applicant, the scope of development for this site includes construction of a 12-story mixed use building rising 145 feet, composed of 309,500 square feet of interior space, including:

- 285,000 square feet of residential floor area (5.7 FAR)
- 10,000 square feet of community facility (0.20 FAR)
- 14,500 square feet of commercial floor area (0.29 FAR)

More specifically, 1932 Bryant Avenue will offer:

- 277 residential units, ranging in size from studios to 3-bedroom units.
 - Studio units approximating 400-450 square feet: 13%
 - 1-bedroom units approximating 560-580 square feet: 45%
 - 2-bedroom units approximating 750-860 square feet: 21%
 - 3-bedroom units approximately 1,000-1,100 square feet: 21%

Features of this new building include naturally lit common areas, a community facility designed to accommodate a pre-kindergarten program.

Important to note is the presence of a rock outcropping located at the southern end of Parcel 9. Pending the analysis of this outcropping; this will determine the precise design of the proposed new building.

This project will offer permanently affordable housing for those earning between 20% to 60% AMI and possibly 80% of AMI.

In addition to the Development Site (Parcel 9) the Project Area includes Parcels 6, 7, 8a, and 8b. These are located north of the Development Site, the boundaries of which are Boston Road, East Tremont Avenue, Vyse Avenue, and East 179th Street. This Project Area includes 1950 Bryant Avenue, (Block 3005, Lot 77) and 1010 East Tremont Avenue (Block 3005 Lot 82). These properties are not part of the BPSLSRD.

Facilitating construction of 1932 Bryant Avenue numerous actions are now proposed. These include:

- C 160365 ZMX-Zoning Map Change: Rezone Parcel 9, the Development Site, from an R7-1 to an R8 and R8/C2-4 Commercial Overlay on a portion of Parcel 9 fronting on Boston Road
- C 160367 ZSX-Special Permit: Waive the required accessory off-street parking for existing affordable dwelling units located on Parcels 6, 7, and 8a, pursuant to Section 74-532
- C 160368 ZSX-Special Permit-on the periphery of Large Scale Redevelopments (ZR 78-312) to allow:
 - Location of buildings without regard for rear yards; and
 - Proposed height and setback waivers for portions of the building to be constructed at 1932 Bryant Avenue's street wall frontages on Boston Road and Bryant Avenue
- N 160369 ZAX-Authorizations-within large Scale Residential Developments (ZR 78-311) allowing
 - Proposed height and setback waiver for portion of 1932 Bryant Avenue's street wall frontage along East Tremont Avenue
- N 160366 ZRX-Amendment-amend Appendix F to map a MIH area on the Development Site
- M 160291 (A) ZSX-Modification-to the Bronx Park South Large Scale Redevelopment District (BPSLSRD)

In addition to the proposed actions outlined herein, the Lambert Houses Redevelopment Company (Phipps) filed an application to subdivide the former BPSLSRD's Parcels 1, 3, 5 and 10 from that large scale plan.

Existing development surrounding Parcel 9 is typified by mid-rise residential buildings, some of which offer ground-floor retail access. Other residential development includes one and two family houses. Mass transit options, including bus services on Boston Road and on East Tremont Avenue, along with subway (via the Nos 2 & 5 trains) access are readily available within a one block radius of Parcel 9. Lambert Houses, a residential complex offering 731 units of affordable housing is located directly north of the Development Site (Parcel 9). Plans to redevelop Lambert Houses, thereby increasing the number of units to approximately 1,700 have been proposed and currently under review pursuant to ULURP. \

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications have been reviewed pursuant to SEQR and CEQR and received a Negative Declaration meaning the proposed actions will have no impact on the environment. The City Planning Commission certified these applications as complete on June 6, 2016.

BRONX COMMUNITY BOARD PUBLIC HEARING

A public hearing was called to order on June 22, 2016 by Bronx Community Board #6. A vote recommending approval of these applications was 17 in favor, three opposed and three abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing was convened by the Bronx Borough President on July 26, 2016. Representatives of the applicant were present and spoke in favor of these applications. No other members of the public spoke to these matters and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

All across The Bronx residents, elected officials, and social service agencies are partnering with a distinguished group of developers to design and construct the city's most impressive array of affordable housing in New York. Indeed, this project known at 1932 Bryant Avenue, coupled with the long range redevelopment plan for Lambert Houses, will offer some of our city's most needy residents approximately 1,977 units of housing for extremely low, low and moderate income families. (Lambert Houses 1,777 units + 1932 Bryant Avenue: 277 units). Likewise, as Lambert Houses will remain a Section 8 community, 1932 Bryant Avenue will remain affordable housing in perpetuity. In addition I am gratified to see that the scope of this project will eradicate a long-term blight in this community; that being the deconstruction of a garage that has been vacant since 2012 due to structural deficiencies. I am also supportive of the plan to vary building height in order to achieve the appearance of multiple residential buildings.

As I consider this application I am mindful of how vital affordable housing is for our city and the overwhelming need there is for such housing. Therefore I am supportive of what is being proposed for construction.

At my public hearing I asked those affiliated with this proposal that this project will include housing for those earning over sixty percent of Area Median Income (AMI). I offer this observation because I firmly believe that if a community is to be vibrant and appealing for both resident and local businesses, constructing new housing should also include accommodations for those earning up to eighty percent of AMI. Relevant to this specific project and its impact on the broader West Farms community, is the long range redevelopment proposal for Lambert Houses. The fact that these two developments are in such close proximity to each other, I believe warrants the consideration of raising the AMI for 1932 Bryant Avenue to eighty percent. I am gratified to know that the applicant did indicate their willingness to adopt this recommendation.

My administration is committed to all those calling The Bronx their home and to those families and businesses who are considering “moving up.” As such, I have also advocated for larger dwelling units, specifically for 3-bedroom accommodations that are appropriately sized for families. The fact that 1932 Bryant Avenue will allocate 21% of all units as 3-bedrooms is notable.

I believe that if The Bronx is to remain a place where families can thrive together, it also must be able to offer housing for the sons and daughters of those whose incomes are low, as well as for those with moderate income. It is ironic, that so many of our young and successful residents are not able to remain in their home-town community because their earnings exceed that permitted in many of the projects in which their parents reside. At the same time, market rate housing is too costly an option. Hence, my advocating for the eighty percent AMI here.

I recommend approval of this application.

Application #: **C 160365 ZMX**

Project Name: **1932 Bryant Avenue**

CEQR Number: 16DCP155X

Borough(s): **Bronx**

Community District Number(s): **06**

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

SUBMISSION INSTRUCTIONS

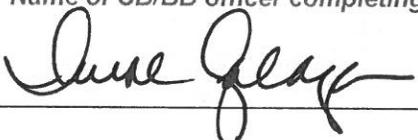
- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C10000ZSQ"
 - 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 Second Farms Neighborhood, HFDC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3d:

- changing from an R7-1 District to an R8 District property bounded by Bryant Avenue, a line 80 feet southwesterly of East Tremont Avenue, a line perpendicular to the southwesterly street line of East Tremont Avenue distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of East Tremont Avenue and the northwesterly street line of Boston Road, East Tremont Avenue, and Boston Road.
- establishing within the proposed R8 District a C2-4 District bounded by a line 100 feet northwesterly of Boston Road, a line 80 feet southwesterly of East Tremont Avenue, a line perpendicular to the southwesterly street line of East Tremont Avenue distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of East Tremont Avenue and the northwesterly street line of Boston Road, East Tremont Avenue, Boston Road, and Bryant Avenue;

as shown on a diagram (for illustrative purposes only) dated June 6, 2016.

Applicant(s): Second Farms Neighborhood, HFDC 80 Maiden Lane, 13th Floor New York, NY 10038		Applicant's Representative: Caroline G. Harris Goldman Harris LLC 475 Park Avenue South, Suite 2803 New York, NY 10016	
Recommendation submitted by: Bronx Community Board 6			
Date of public hearing: June 22, 2016		Location: Wings Academy High School 1122 East 180th Street, Bronx, New York	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
Date of Vote: June 22, 2016		Location: Wings Academy High School 1122 East 180th Street, Bronx, New York	
RECOMMENDATION			
<input checked="" type="checkbox"/> Approve		<input type="checkbox"/> Approve With Modifications/Conditions	
<input type="checkbox"/> Disapprove		<input type="checkbox"/> Disapprove With Modifications/Conditions	
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
Voting			
# In Favor: 17		# Against: 3	
# Abstaining: 3		Total members appointed to the board: 28	
Name of CB/BB officer completing this form  Ivine Galarza		Title District Manager	Date June 24, 2016