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**IN THE MATTER OF** an application submitted by Our Lady of Pity Apartments LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, by changing from an R6 District to an R7A District property bounded by East 151st Street, a line 220 feet southeasterly of Morris Avenue, a line midway between East 150<sup>th</sup> Street and East 151<sup>st</sup> Street, a line 270 feet southeasterly of Morris Avenue, East 150<sup>th</sup> Street, and Morris Avenue, Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated November 1, 2021, and subject to the conditions of CEQR Declaration E-652.

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This application for a zoning map amendment was filed by Our Lady of Pity Apartments LLC on March 10, 2021. This application, in conjunction with the related action (N 210322 ZRX), would facilitate the development of two new nine-story buildings with approximately 205 100-percent-affordable residential units, 52-62 of which would be permanently affordable, located at 272 East 151<sup>st</sup> Street in the Melrose neighborhood of the Bronx, Community District 1.

### **RELATED ACTION**

In addition to the zoning map amendment (C 210321 ZMX) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

**N 210322 ZRX**          Zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) area

### **BACKGROUND**

The applicant seeks a zoning map amendment to change an R6 zoning district to an R7A zoning district within the project area in the Melrose neighborhood of the Bronx. The project area is comprised of 11 tax lots (Block 2410, Lots 1, 3, 4, 5, 6, 7, 8, 9, 14, 72, and 77) totaling approximately 58,056 square feet of area. The project area is comprised of the development site (Lots 14, 72, and 77), as well as several lots that are not controlled by the applicant (Lots 1 and

3-9) that are not anticipated to result in development from the proposed actions. The project area is located on a block bounded by East 151st Street to the north, Courtland Avenue to the east, East 150<sup>th</sup> Street to the south and Morris Avenue to the west.

The applicant, Our Lady of Pity LLC, is an affiliate of the Association of New York Catholic Homes (ANYCH), the housing development office of Catholic Charities of New York. ANYCH develops affordable housing for families and seniors through the creation of new housing and the preservation of existing units through the reuse of underutilized church-owned sites. To date, Catholic Charities of New York has developed 13 buildings with over 2,700 units of affordable housing for families and seniors.

272 East 151<sup>st</sup> Street was the former home of the parish of Madonna del Suffragio (Our Lady of Pity), founded in 1908 by Italian immigrants. Our Lady of Pity, which included a rectory and school, was built in 1929, and served the Melrose community for decades. On November 30, 2017, the church was deconsecrated by the Archbishop of New York due to the deteriorating state of the building, and the site was fully demolished between 2020 and 2021. This site is currently vacant.

The surrounding area is predominantly located within an R7 zoning district. There is an R7-1 zoning district to the north of the project area; a C4-4 zoning district, which has an R7-2 residential equivalent, to the south and east; and a R7-2 zoning district with a C1-2 commercial overlay to the west.

The predominant R7-2 and R7-1 districts have the same use, bulk and density requirements and only differ slightly in parking requirements. Both districts permit a residential floor area ratio (FAR) of 3.44 and a community facility FAR of 6.50. Commercial uses are not permitted. Within these districts, developments can pursue a Height Factor (HF) development or a Quality Housing (QH) development. For HF developments there is a maximum base height of 60 feet, then the application of a sky exposure plane (2.7 to 1 for narrow streets and 5.6 to 1 for wide streets). There is no maximum building height in these districts for HF developments. For QH

developments, above a base height of 40-75 feet, buildings may rise to a maximum height of 80 feet.

C4-4 districts permit a residential bulk equivalent to an R7-2 district, a community facility FAR of 6.50 and commercial FAR of 3.40. In C4-4 districts, developments are permitted to have maximum base heights of up to 60 feet, then require the application of a sky exposure plane (2.7 to 1 for narrow streets and 5.6 to 1 for wide streets). Tower regulations are not applicable in C4-4 districts.

C1-2 commercial overlays permit ground floor commercial uses with a maximum FAR of 1.0.

The project area is located approximately two blocks west of the Hub, an area of the Bronx known as a retail, cultural, and transportation center within the Melrose and Mott Haven neighborhoods. The area surrounding the project area includes a mix of residential, commercial, and community facility uses, with a range of building typologies, scales, and uses. Within the mid-block and along side streets, there are generally low-rise three- to five-story buildings while mid- and high-rise buildings are located along the avenues. There are several mid-rise buildings, up to eight stories in height, at the mid-block and corners and two four-story educational buildings on the north side of East 151<sup>st</sup> Street. Larger residential developments with building heights of 11 and 21 stories are located on the three blocks between Morris Avenue, Park Avenue, East 149<sup>th</sup> Street and East 153<sup>rd</sup> Street.

The area is located within the Transit Zone, and is well served by transit, including bus, subway, and commuter rail lines. The Third Avenue-149<sup>th</sup> Street station, providing access to the 2 and 5 subway lines, is located 3 blocks southeast of the project area while the 149<sup>th</sup> Street–Grand Concourse station, providing access to the 2, 4, and 5 subway lines, is located four blocks to the southwest. The Bx32 bus runs along Morris Avenue, providing service between the Bronx Veteran’s Administration Medical Center and Mott Haven. The Bx2 and Bx19 buses run along 149<sup>th</sup> Street, providing service between Mott Haven and Kingsbridge and between Riverbank State Park in Manhattan and the New York Botanical Garden, respectively. The Bx41 bus runs along Melrose Avenue, providing service between the Hub and Williamsbridge. The Melrose Metro-

North station is located four blocks to the northwest, providing service between Grand Central Terminal and Wassaic, New York.

There are several community facilities located nearby, including Lincoln Hospital, located approximately one block south from the project area on 149<sup>th</sup> Street. There are four schools nearby, three of which are located across the street on East 151<sup>st</sup> Street within the Alfred E. Smith Educational campus. PS 1X is located on East 152<sup>nd</sup> Street, one block north of the project area. To the north of the project area is Governor Smith Playground, which is approximately 76,000 square feet in area and includes a track and football field.

Since 1961, the project area has remained within an R6 zoning district with a C1-4 commercial overlay along Morris Avenue. R6 districts permit a maximum FAR of 2.43 for residential uses and 4.80 for community facility uses. Commercial uses are not permitted. C1-4 commercial overlays allow for local retail uses with a maximum FAR of 2.0. A rezoning to extend the C1-4 commercial overlay north along Morris Avenue was approved in November 2021 (C 210339 ZMX). This area was also formally part of the Melrose Urban Renewal Area (C 050062 HUX), which expired in 2010.

Lots within the project area not owned or controlled by the applicant include Lots 1 and 3-9 along Morris Avenue between East 150<sup>th</sup> Street and East 151<sup>st</sup> Street. Lot 1, an approximately 3,049-square-foot lot occupied by a four-story building and Lots 3-9, totaling approximately 14,212 square feet and occupied by seven three-story buildings, all contain ground floor commercial or community facility uses with residential uses above. Ground floor uses within the project area not owned or controlled by the applicant include a medical office, dental office, hair and nail supply, pharmacy, laundromat, as well as delis and restaurants.

The development site, located 70 feet east of Morris Avenue, is comprised of Lot 14, a 23,680-square-foot through lot, and Lots 72 and 77, both interior lots, with areas of approximately 5,900 square feet and 11,215 square feet, respectively. The development site has a total lot area of approximately 40,800 square feet. Combined, the development site is an irregularly shaped through lot with 200 feet of frontage along East 150<sup>th</sup> Street and 150 feet of frontage along East 151<sup>st</sup> Street and has a depth of approximately 235 feet. Both East 150<sup>th</sup> and East 151<sup>st</sup> Streets are narrow streets. The development site has been vacant since 2021.

The applicant proposes to develop two nine-story 100-percent-affordable buildings with 205 residential units. The residential units would be comprised of 48-66 studio apartments, 42-46 one-bedroom apartments, 71-72 two-bedroom apartments: and 22-26 three-bedroom apartments. Of the 205 proposed units, between 52 and 62 units would be permanently affordable, depending on which Mandatory Inclusionary Housing (MIH) option is chosen. The applicant proposes targeting income bands between 40 and 70 percent of Area Median Income (AMI) for all 205 units.

One building would be built to front East 150<sup>th</sup> Street and the other building would front East 151<sup>st</sup> Street. The proposed development would include a landscaped interior courtyard for open space between the two buildings in the middle of the development site, which would include both active and passive recreational spaces, including turf areas for children's play. The proposed development would have a total FAR of approximately 4.5. Because the proposed development is within the Transit Zone, no parking is required, and none is proposed.

To facilitate this project, the applicant requests a zoning map amendment to change the zoning of the project area from an R6 zoning district to an R7A zoning district. R7A zoning districts are contextual districts governed by Quality Housing regulations and have a maximum FAR of 4.6 with Mandatory Inclusionary Housing. Above a base height of 40 to 65 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 95 feet.

In addition to the proposed zoning map amendment, the applicant also seeks a zoning text amendment to Appendix F to designate an MIH area coterminous with the project area as. The applicant proposes to map MIH Options 1 and 2, and any new residential development or enlargement would be required to comply with MIH Option 1 or Option 2. MIH Option 1 requires that 25 percent of residential floor area be provided as permanently affordable housing for residents with incomes averaging 60 percent of AMI, with a minimum of 10 percent of residential floor area affordable at 40 percent of AMI. Option 2 requires that 30 percent of residential floor area be provided as affordable for residents with incomes averaging 80 percent of AMI.

## **ENVIRONMENTAL REVIEW**

This application (C 210321 ZMX), in conjunction with the application for the related application for a zoning text amendment (N 210322 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 21DCP160X.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on November 1, 2021, which includes an (E) designation to avoid the potential for significant adverse impacts related to air quality and noise impacts (E-652). The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

## **UNIFORM LAND USE REVIEW**

The application (C 210321 ZMX) was certified as completed by the Department of City Planning on November 1, 2021, and duly referred to Bronx Community Board 1 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 application for a zoning text amendment (N 210322 ZRX), which was referred for information and review in accordance with the procedures for non-ULURP matters.

### **Community Board Public Hearing**

Bronx Community Board 1 held a public hearing on this application (C 210321 ZMX) and the related application for a zoning text amendment (N 210322 ZRX) on December 16, 2021, and on December 16, 2021, by a vote one in favor, 22 opposed and none abstaining, adopted a resolution recommending disapproval of the application.

### **Borough President Recommendation**

The Bronx Borough President held a public hearing on this application (C 210321 ZMX) and the related application for a zoning text amendment (N 210322 ZRX) on January 10, 2022, and on February 1, 2022, issued a recommendation to approve the application.

### **City Planning Commission Public Hearing**

On January 31, 2022 (Calendar No. 1), the City Planning Commission scheduled February 16, 2022, for a public hearing on this application (C 210321 ZMX) and the related application for a zoning text amendment (N 210322 ZRX). The hearing was duly held on February 16, 2022 (Calendar No. 32). Four speakers testified in favor of the application and none in opposition.

The applicant's primary representative, architect, and applicant, testified in favor of the application, and provided an overview of the application, describing the existing conditions on the proposed development site, the proposed unit breakdown and rent ranges, and the proposed design of the building. The applicant representative also stated that the applicant is exploring parking solutions to help mitigate issues raised by the community board.

The Director of Housing Support Services for the applicant also spoke in favor of the application, citing Catholic Charities' track record of providing quality affordable housing.

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

### **CONSIDERATION**

The Commission believes that this application for a zoning map amendment (C 210321 ZMX), in conjunction with the related application for a zoning text amendment (N 210322 ZRX), is appropriate.

Together, these actions will facilitate the development of two nine-story buildings, with approximately 205 100-percent-affordable units, 52 to 62 of which will be made permanently affordable pursuant to MIH Options 1 or 2. The project area represents an opportune location for the proposed development, located near multiple transit options and the intersection of major arterials. The Commission finds the location to be well-suited for additional density, as the

project area has frontage on Morris Avenue, a wide street, and is situated between similar R7 zoning districts to the north, south, and west.

The Commission believes that the proposed R7A zoning district is appropriate based on the surrounding context, built form and land use trends in the area. The proposed rezoning will ensure that there is a consistent R7 zoning district along Morris Avenue, a wide street. The R7A zoning district will permit buildings similar in height and scale to others in the surrounding area. The proposed actions will facilitate the development of much needed affordable housing in the area and is an appropriate location for the activation and reuse of a vacant site, formerly home to a Catholic church. The Commission recognizes that the existing R6 zoning district limits the amount of new residential units that can be developed, making it more difficult to produce the amount of housing necessary to finance a 100-percent-affordable project at the income levels proposed by the applicant.

The Commission also applauds the use of colors in the proposed building design and provision of open space and common areas for residents shown in renderings of the buildings that the proposed rezoning would facilitate as an example of quality, affordable housing design and programming.

The proposed zoning text amendment (N 210322 ZRX) to Appendix F to establish a new MIH area is appropriate. The amendment will create a new MIH area coterminous with the project area, ensuring the creation of permanently affordable housing on the site. The MIH text amendment is also aligned with citywide objectives outlined in *Housing New York* by providing additional affordable housing located close to transit.

The Commission acknowledges the concerns from the Community Board regarding the effects of the proposed development on parking, traffic, and city services, as described in a communication attached to this report, and encourages the applicant to continue to work closely with the board to address their concerns. Regarding the recommendation from the borough president, also attached to this report, the Commission applauds their citing of the area's urgent needs for affordable housing and supportive services as reasons to approve this application.



## **RESOLUTION**

**RESOLVED**, that having considered the Environmental Assessment Statement (EAS), for which a Negative Declaration was issued on November 1, 2021, with respect to this application (CEQR No. 21DCP160X), 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 the 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. 6a:

1. changing from an R6 District to an R7A District property bounded by East 151st Street, a line 220 feet southeasterly of Morris Avenue, a line midway between East 150th Street and East 151st Street, a line 270 feet southeasterly of Morris Avenue, East 150th Street, and Morris Avenue, Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated November 1, 2021, and subject to the conditions of CEQR Declaration E-652.

The above resolution (C 210321 ZMX), duly adopted by the City Planning Commission on March 16, 2022 (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.

**DANIEL R. GARODNICK, Esq., Chair**

**KENNETH J. KNUCKLES, Esq., Vice Chairman**

**DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,**

**JOSEPH I. DOUEK, ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, RAJ  
RAMPERSHAD, Commissioners**

**LEAH GOODRIDGE, Commissioner, RECUSED**



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> Our Lady of Pity - 272 East 151st Street Rezoning	
<b>Applicant:</b> Our Lady of Pity Apartments LLC	<b>Applicant's Primary Contact:</b> Caroline Harris
<b>Application #</b> 210321ZMX	<b>Borough:</b>
<b>CEQR Number:</b> 21DCP160X	<b>Validated Community Districts:</b> X01

**Docket Description:**  
 IN THE MATTER OF an application submitted by Our Lady of Pity Apartments LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, by changing from an R6 District to an R7A District property bounded by East 151st Street, a line 220 feet southeasterly of Morris Avenue, a line midway between East 150th Street and East 151st Street, a line 270 feet southeasterly of Morris Avenue, East 150th Street, and Morris Avenue, Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated November 1, 2021, and subject to the conditions of CEQR Declaration E-652.

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

<b>RECOMMENDATION: Unfavorable</b>			
<b># In Favor:</b> 1	<b># Against:</b> 22	<b># Abstaining:</b> 0	<b>Total members appointed to the board:</b> 23
<b>Date of Vote:</b> 12/16/2021 12:00 AM		<b>Vote Location:</b> Virtual Meeting	

*Please attach any further explanation of the recommendation on additional sheets as necessary*

<b>Date of Public Hearing:</b>	
<b>Was a quorum present?</b> No	<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>
<b>Public Hearing Location:</b>	

**CONSIDERATION:** The Board voted not to grant a letter of support for Our Lady of Pity zoning map amendment from R6 to R7A for the following issues outlined below;

1. Scale and height of the two buildings and over development
2. The lack of parking in the area, which has caused the existing severe problems in traffic congestion.
3. the traffic congestion and construction will cause difficulties for emergency responders such as the Hospital EMS, Police and Fire Departments to be able to respond timely to emergency incidents that may arise.
4. The over development of the area creating more of a burden on our Hospital and school facilities.
5. The public safety and environmental impact on the community due to the construction of such a large project.

Recommendation submitted by	BX CB1	Date: 1/10/2022 4:25 PM
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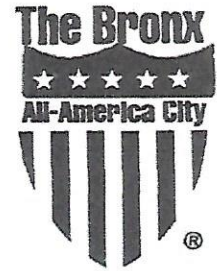
# BRONX COMMUNITY BOARD #1

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VACANT  
DISTRICT MANAGER

VANESSA L. GIBSON  
BOROUGH PRESIDENT

ARLINE PARKS  
CHAIRPERSON

January 10, 2022

Ms. Susan Albrecht  
Association of Catholic Homes New York  
80 Maiden Lane  
New York, NY 10038

Re: ULURP Application No.: C210321ZMX- Our Lady of Pity Church Development Project at 272 East 151<sup>st</sup> Street

Dear Ms. Albrecht:

This letter serves as formal notification to your organization that Community Board Number 1 after two duly held meetings by the Economic Development Land Use & Housing Committee on December 1, 2021 and at the full meeting of the board on December 16, 2021 whereby quorum was present, voted not to support your project.

In accordance with the Charter of the City of New York and ULURP process, a public hearing was held that included at large community residents that were allowed to comment and opine on the project. As is required by the City Charter, the matter was publicized throughout the community and in the City Record.

The Community Board and community residents were formally presented with a proposed plan by Our Lady of Pity Church to develop approximately 200 units of supportive housing that included a request for support for a zoning change for the project from R6 to R7A to allow for two 9-story buildings. By a vote of 22 to 1, the board voted not to support the project and grant letter of support as a result of the following issues as outlined below;

1. Scale and height of the two buildings and over development.
2. The lack of parking in the area, which has caused the existing severe problems in traffic congestion.
3. The traffic congestion and construction will cause difficulties for emergency responders such as the Hospital EMS, Police and Fire Departments to be able to respond timely to emergency incidents that may arise.
4. The over development of the area creating more of a burden on our Hospital, and the school facilities.
5. The public safety, and environmental impact on the community due to the construction of such a large project

Sincerely yours,

Arline Parks, Chair  
Community Board Number 1

Cc: Bronx Borough President Vanessa L. Gibson  
Councilwoman Diana Ayala  
Anita Laremont, Chair - City Planning Commission  
Ted Weinstein – NYC Department Housing Preservation & Development

**BRONX BOROUGH PRESIDENT'S  
RECOMMENDATION**

**CITY PLANNING COMMISSION  
120 Broadway, 31<sup>st</sup> Floor  
New York, New York 10271-0001**

**APPLICATION NO: C 210321 ZMX-OUR LADY OF PITY**

**DOCKET DESCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION**


**COMMUNITY BOARD NO. 1 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**

  
**DATE**

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION**  
**ULURP APPLICATION NO: C 210321 ZMX**  
**OUR LADY OF PITY-272 EAST 151<sup>ST</sup> STREET**

**DOCKET DESCRIPTION**

**IN THE MATTER OF** an application submitted by Our Lady of Pity Apartments, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, by changing from an R6 District to an R7A District property bounded by East 151<sup>st</sup> Street, a line 220 feet southeasterly of Morris Avenue, a line midway between East 150<sup>th</sup> Street and East 151<sup>st</sup> Street, a line 270 feet southeasterly of Morris Avenue, East 150<sup>th</sup> Street, and Morris Avenue, Borough of The Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated November 1, 2021, and subject to the conditions of CEQR Declaration E-652.

**BACKGROUND**

The Zoning Map amendment approval of this application would facilitate is changing an existing R6/C1-4 District to the proposed R7A/C1-4 District. This change pertains to Block 2410, Lots 1, 3, thru 9, 14, 72, and 77; the Project Area. It is bounded by Morris Avenue on the west, East 151<sup>st</sup> Street on the north, Courtlandt Avenue on the east and East 150<sup>th</sup> Street on the south. R6 Districts permit a residential Floor Area Ratio (FAR) of 2.43. The proposed R7A District offers an FAR of 4.0. Remaining unchanged is the C1-4 overlay which permits grocery stores, restaurants, beauty parlors and bakeries; uses that are typical in residential communities. This commercial overlay encompasses all lots located on the east side of Morris Avenue, between East 150<sup>th</sup> and East 151<sup>st</sup>. Streets. Existing zoning on adjacent blocks includes R7-1 to north, C4-4 to the south and east, and R7-2 to the west.

Within the Project Area is the Development Site which is owned by the applicant. This site specifically includes Block 2410, Lots 14, 72 and 77. It is situated 70 feet east of Morris Avenue, extending approximately 236 feet to the east. It offers 200 feet of frontage on East 150<sup>th</sup> Street and 150 feet of frontage on East 151<sup>st</sup> Street. This undeveloped parcel is composed of 40,795 square feet and is secured by fencing. Related to this application is N 210322 ZRX- which will map a Mandatory Inclusionary Housing (MIH) within the Project Area.

Pursuant to approval of this application, the applicant is proposing to construct two, 9-story residential buildings (95 feet in height). Together these buildings will consist of 201,334 gross square feet (187,334 zoning square feet). The applicant is proposing two unit count scenarios pending the finalization of financing. Taken together these buildings will offer a total of either 191 or 202 dwelling units, all of which will be affordable. So too based on financing, of this total, 32 units will comply with MIH. The projected rent range will be 30 to 70% of Area Median Income (AMI).

289 East 150<sup>th</sup> Street will include 111,759 gross square feet (104,759 zoning square feet) and front onto East 150<sup>th</sup> Street, providing for 112 units. 276 East 151<sup>st</sup> Street will include 89,575 gross square feet (82,575 zoning square feet) and offer 90 units. Total development costs will approximate \$70 million.

There are currently two scenarios the applicant is proposing. Consequently, the specific unit size and exact number of units is not finalized. The following table provides a general overview of what the two potential scenarios may be depending on financing.

<b>Unit Counts</b>	<b>Scenario 1</b>	<b>Scenario 2</b>
Studio Units:	48	66
1 Bedroom Units	46	42
2 Bedroom Units	71	72
3 Bedroom Units	26	22
<b>Total Unit Count</b>	191	202
<b>Unit Size</b>	<b>Scenario 1</b>	<b>Scenario 2</b>
Studio Units	377 Square Feet	472 Square Feet
1 Bedroom Units	502 Square Feet	569 Square Feet
2 Bedroom Units	803 Square Feet	862 Square Feet
3 Bedroom Units	953 Square Feet	1,142 Square Feet
<b>Proposed Rent</b>		
Studio Units	Rent Range: \$722-\$1,310 per month	
1 Bedroom Units	Rent Range: \$769-\$1,409 per month	
2 Bedroom Units	Rent Range: \$914-\$1,682 per month	
3 Bedroom Units	Rent Range: \$1,046-\$1,933 per month	

Additional amenities in both buildings include:

- A welcoming lobby area in each building
- Intercom system connecting all units
- Cellar Bicycle parking:
  - 259 East 150<sup>th</sup> Street: 56 bicycles
  - 276 East 151<sup>st</sup> Street: 45 bicycles(Zoning requires at least one bicycle space for every two dwelling units)
- Community rooms in each building will include a warming kitchens and accommodations for meetings  
Community room at 259 East 150<sup>th</sup> Street will approximate 600-800 square feet  
Community room at 276 East 151<sup>st</sup> Street: will approximate 400 square feet
- Indoor youth recreation room at 276 East 151<sup>st</sup> Street measuring 600-800 square feet
- Sustainable/green building systems including a solar array to be constructed on the roof of each building. Both buildings will be entirely reliant on electric utilities
- 8-hour security coverage, controlled access at all entry points using key fob technology
- Mail room, laundry room and package delivery room

Residents will also have access to on site programs and services to be provided by The Catholic Charities Community Services and Housing Support Program. Highlights of this service include:

- A comprehensive resource center for addressing current and anticipated needs of the residents
- Job training opportunities
- Good health programs
- Affording residents with connections to community resources

A landscaped garden area approximating 15,000 square feet will be situated between the two buildings. This garden area will feature a wide range of recreational options for both passive and active activities. Benches, landscaping and a water feature are envisioned as key components of this green space. Trees will be introduced specifically to minimize any potential intrusion from garden activities on those units facing this garden area. So too, the lighting plan for this area will prevent ambient light from intruding into residences.

This proposed development will not include any retail development. It is anticipated that upon completion, six full time permanent jobs will be created. Walk-in candidates seeking employment during construction will be considered, with approximately 100 jobs available during this time. Outreach to local community groups regarding this project will be undertaken.

Residential development of the adjacent community is typified by two family wood frame homes approximating two stories, low and midrise multiunit buildings approximating four, five and six stories. A complex of three high schools are located in one building. These include Alfred E. Smith High School, The Bronx Design and Construction Academy and Bronx Haven High School. These facilities are located on the north side of East 151<sup>st</sup> Street, opposite the development site. Commercial activity is found on Morris Avenue and on East 149<sup>th</sup> Street.

This area is well served by mass transit. As such, it is designated a Transit Zone. Subway service via the #2 and #5 trains is available at the junction of East 149<sup>th</sup> Street and Third Avenue. Service via the #4 is accessible at East 149<sup>th</sup> Street and the Grand Concourse. Bus transportation via the Bx32 operates on Morris Avenue. The Bx2 and Bx19 operates along East 149<sup>th</sup> Street. The BX1 stops at East 149<sup>th</sup> Street and the Grand Concourse. The BX 15, 21, 41 and 41SBS stop at The Hub, four blocks southeast from the site. Metro North Railroad's Harlem Division can be accessed at the Melrose Station at Park Avenue at East 162<sup>nd</sup> Street, and Hudson Division at the Yankees-153<sup>rd</sup> Street Station at East 153<sup>rd</sup> Street, off of Exterior Street.

### **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application has been reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on November 1, 2021.

### **BRONX COMMUNITY BOARD PUBLIC HEARING**

A virtual public hearing was held by Bronx Community District #1 on December 16, 2021. A vote recommending that this **application be denied** was 22 in favor of denying this application's approval, 1 in favor of approving this application and -0- abstaining.

### **BOROUGH PRESIDENT'S PUBLIC HEARING**

The Bronx Borough President convened a virtual public hearing on January 11, 2022. Representatives of the applicant were present and spoke in favor of this application. The District Manager of Bronx Community District #1 spoke against approval of this application. No other comments were offered and the hearing was closed.

### **BRONX BOROUGH PRESIDENT'S RECOMMENDATION**

As the newly elected Borough President I am acknowledging that this application is my administration's first. This being true, my professional experiences serving the people of The Bronx is a long one, one that has acquainted me with just how urgent is the need for affordable housing and even more, the need for services that provide guidance and assistance to our communities. Approving this application will facilitate development that satisfies both observations.



Across The Bronx there is a critical shortage of affordable housing accommodations that can meet the needs of growing families. Indeed, owing to the lack of multi bedroom units, if our Bronx neighborhoods are to thrive, a family with more than two children should not have to sacrifice their ties to a neighborhood and find housing elsewhere. I am therefore very pleased to note that plans for this development allocates a potential total of 94, two and three bedroom units, out of a total of 202 units in the larger scenario, and 97 out of 191 units in the smaller scenario. The inclusion of an indoor recreation room for young people is also an accommodation that provides our youth with a safe alternative to the streets. So too, is the outdoor garden area which, as planned will offer 15,000 square feet of space for both passive and active recreation.

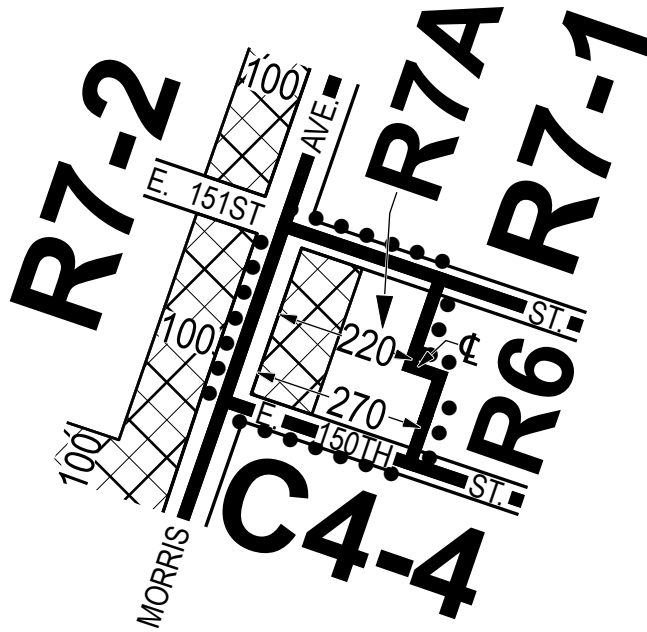
Thanks to the Catholic Charities organization, this development will provide residents with a host of supportive services that may be necessary to assist those in need. These include access to employment, job training, connecting residents to services they may not know about and social services organizations. Knowing their track record, I am confident that what will be offered by Catholic Charities will be comprehensive and competent.

I would be remiss if I did not acknowledge the decision made by Community Board #1 recommending that this application be denied. Two reasons for their denial I believe warrant a direct response. The first of these is a lack of parking and the traffic congestion that may occur during construction. Whether it is this project or any other development that will occupy what is now a vacant lot, it remains the obligation of the developers and city agencies to assure that traffic congestion never impedes an emergency vehicle, no matter when that call may be sounded. I would also urge Community Board #1 to advocate construction of the East 153<sup>rd</sup> Street Bridge. Since the Bloomberg administration this bridge between the Grand Concourse and Morris Avenue has been "shovel ready." It has been mapped for over a century and has not been in place for nearly half a century. It is within three blocks of the site this application is considering. On-street parking is always sought. I am however confident that based on the Area Median Income (40-70% AMI) the introduction of these families will not pose a significant burden on the availability of parking spaces. So too, as this site is within a Transit Zone, mass transit options are a viable, if not more desirable choice. I do acknowledge that the height of the proposed buildings is considerably taller than all adjacent buildings. I do believe however, that the setbacks and "terraces" to be incorporated into the design will minimize the height impact of these structures. I propose that prior to the start of construction, the developer and Community Board #1 agree upon a comprehensive plan whereby ongoing communication can occur and thereby resolve any matter of concern that arises.

Ultimately, I believe that this is a well-designed project, one that will offer families affordable accommodations and a support system on which they can always rely.

I recommend approval of this application.

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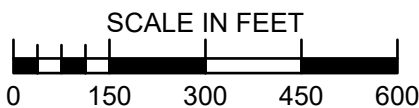
CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
 DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
 ON SECTIONAL MAP

**6a**  
 BOROUGH OF  
**BRONX**




*S. Lenard*  
 S. Lenard, Director  
 Technical Review Division



New York, Certification Date:  
 November 1, 2021



**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 R7A District.
-  Indicates a C1-4 District