



The City of New York
COMMUNITY BOARD 4
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HONORABLE RUBEN DIAZ, JR.
Bronx Borough President

Ms. KATHLEEN SAUNDER
Board Chair

Mr. PAUL A. PHILIP
District Manager

May 30, 2017

**Resolution adopted by the General Board for the following
ULURP applications: Nos. 170311 ZMX, N 170312 ZRX, 170314 PPX, 170315 ZSX**

WHEREAS, the Uniform Land Use Review Procedure (ULURP) is a standardized procedure whereby applications affecting the land use of the city are publicly reviewed; and

WHEREAS, the above listed applications were certified as complete by the Department of City Planning on Monday, March 21, 2017 and the review period for Bronx Community Board 4 (the Board) began on Wednesday, March 29, 2017 and must be completed by Tuesday, May 30, 2017; and

WHEREAS, the New York City Economic Development Corporation is the applicant and seeking the approval of the Board on the following applications:

N 170311 ZMX, an amendment to Zoning Map, Section No. 6a:

- a) Changing a M2-1 District to an R7-2 District property bounded by the U. S. Pierhead and Bulkhead Line, a line 600 feet northerly of East 149th Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150th Street, Major Deegan Expressway and East 149th Street;
- b) Establishing within the proposed R7-2 District bounded by the Us Pierhead and Bulkhead Line, a line 600 feet northerly of east 149th Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150th Street, Major Deegan Expressway and East 149th Street; and
- c) Establishing A Special Harlem River Waterfront District Bounded by the U. S. Pierhead and Bulkhead Line, a line 600 feet northerly of East 149th Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150th Street, Major Deegan Expressway and East 149th Street

N 170312 ZRX- Zoning text amendments to:

- a) Create a new subdistrict ("Harlem River Waterfront North Subdistrict" or "HRW North Subdistrict") to the SHRWD coterminous with the Project Area and to modify portions of the waterfront regulations for this subdistrict;
- b) Extended the Harlem River Waterfront Access Plan to include the Project Area; and
- c) Establish a Mandatory Inclusionary Housing Area (MIHA) coterminous with the HRW North Subdistrict

170314 PPX-Disposition of 5 city-owned properties located on Block 2356, Lots 2; Block 2539, Lots 1 and p/o lots 2 and 3 and the demapped portion of the former East 150th Street between Exterior Street and the pierhead and bulkhead line, pursuant to zoning.

C 170315 ZSX-Special permit to allow a waiver of the required number of accessory off-street parking spaces for dwelling units in a development within the Transit Zone, that includes at least 20 percent of all dwelling units as income restricted housing units on property located on the westerly side of Gateway Center Boulevard, northerly of East 149th Street (Block 2356, Lots 2 & 72, Block 2359, Lot 1 & p/o Lot 2, and the bed of demapped East 150th Street), in an R7-2 District with the Special Harlem River Waterfront District

WHEREAS, the intent of the application is to create a mixed-use development which would include new housing, ground floor retail space, office space, community facility space and publicly accessible open space along the Harlem River waterfront

WHEREAS, consistent with Community Board Four's policies related to new housing development the project include a range of incomes

WHEREAS, the Board believes that as a city-sponsored project the residents of Community District Four should be the beneficiaries of this project; and

THEREFORE BE IT RESOLVED, the aforementioned applications are approved by Community Board Four, subject to the conditions that follow.

Bronx CB4 Vote Record (31 of 35 member's present, quorum established)
19 in favor, 7 opposed, 5 abstentions.

Conditions of Approval

Affordable Housing

All housing developed as part of the Lower Concourse North should be affordable. The DGEIS analyzed 50% of the units below 80% Area Median Income (AMI) and 50% above 80% AMI. It should be noted that the AMI for Community District Four is ~\$26,000 which is equal to 30%-40% AMI. That being said, roughly 25% of households earn more than \$50,000 a year roughly 60%-70% of AMI for a family of three.

This clearly illustrates that there is a need for affordable housing at a range of income bands including low, moderate and middle-income. In terms of the new housing that will be built as a result of the redevelopment of the Lower Concourse North, CB4 requests that the 1,045 units be allocated as follows:

- Approximately 10 percent of the units must be affordable for households between 100% and 120% of the Area Median Income (AMI)
- Approximately, 30 percent of the units must be affordable for households between 80% and 100% of the Area Median Income (AMI)
- Approximately, 20 percent of the units must be affordable for households between 60% and 80% of the Area Median Income (AMI)
- Approximately, 20 percent of the units must be affordable for households between 40% and 50% of the Area Median Income (AMI)
- Approximately, 20 percent of the units must be affordable for households between 30% and 40% of the Area Median Income (AMI)
- Approximately 20 percent of the total units be dedicated specifically to senior citizens at income levels appropriate for those on a fixed income.

NOTE: Any formerly homeless families or individuals that are moved into permanent housing must be accompanied with the appropriate social services and job training/job skills development necessary to ensure that they can remain financially independent.

Building Heights

The DGEIS analyzes buildings with a maximum tower height of 400 feet. We recognize that this represents the “worst case scenario” on the site, we are concerned that a building of that height could replicate similar existing developments in the Borough that are wrought with issues related to safety and security. For that reason we request that the maximum building height on the site be lowered to 300 feet and that the design of the residential building(s) pay particular attention to views and access points related to safety and security.

Employment Opportunities

Community District Four benefits from the regional draw of the 161st Street/Capital District area which includes the Bronx County Court, Bronx Supreme Court, the 161st Street BID, waterfront access, Bronx Terminal Market which includes a million square feet of retail and Yankee Stadium which draws more than 3.5 million visitors per year. Major employers include *Bronx Lebanon Hospital*, the *New York Yankees* and *Hostos Community College*.

Unemployment plays a key role in the socio-economic status of local residents. While unemployment both nationally and in the Bronx has hit record lows (4.4% and 5.7%) respectively, the residents of Community Districts Four are still contending with this issue. Unemployment in Community District Four is roughly 7 percent, nonetheless underscoring the need to create jobs and economic opportunities for area residents. It should also be noted these numbers do not account for the tens of thousands of residents who are underemployed.

In order to increase the income levels and improve the socio-economic status of local residents there must be significant investments in job training, job placement, skills assessment and business development. The redevelopment of the Lower Concourse North represents a significant opportunity to employ the residents of Community District Four and the Bronx both before, during and after construction. In order to ensure that the residents of Community District Four and the Bronx are the main beneficiaries of the tremendous economic development opportunities available as a result of this project, Community Board Four requests the following:

- The City should fund community-based organizations to develop a network and hire a local coordinator to engage with developers in the neighborhood, providing trainings for local residents, screening candidates for available positions in emerging projects as well as make referrals where necessary. This would be similar to the Lower East Side Employment Network.
- Requirement that preference for all jobs related to the project, for all phases (union and non-union) be given to residents of Community District Four and secondarily to residents of the Borough of the Bronx. The developer will work with Community Board Four, the Bronx Borough President’s Office and local organizations to advertise for all jobs and upon selection of a general contractor will provide a quarterly report on employment related to the project and all marketing and recruitment efforts through all phases of construction.

- Allocate funding to enable community-based organizations and educational institutions to provide sector-based training. There should be a focus on the construction industry and related trades as well as growing industries such as technology and the medical field which yield higher wages and benefits.

Open Space

Community District Four has the largest number of parks properties (101) in the Borough which includes *Mill Pond Park*, one of the busiest parks in the district. The DGEIS indicates that the proposed project would include 2.96 acres of public open space including 0.68-acre extension of Mill Pond Park, a 0.68-acre shore public walkway along the Harlem River, and a 1.6-acre upland connection and programmed plaza space to the north and east of the proposed building along the former East 150th Street and Exterior Street. The project site is city-owned property and as such should be utilized in a manner that maximizes public benefit. We have made several requests for an expense line items to be added to the city budget to allow the Bronx NYC Parks Department to hire additional staff specifically for maintenance and Park Enforcement Patrol (PEP) Officers.

Given the site's proximity to the new Bronx Children's Museum, the Bronx Terminal Market, Yankee Stadium and its current high utilization, we propose that the future developer be responsible for maintaining ALL of Mill Pond Park in its entirety (existing and extension), the SPWW and the proposed plaza. It is inefficient to propose that the developer maintain a portion of a publicly accessible open space resource. Furthermore, this arrangement would alleviate some of the burden on the already understaffed Bronx Parks Department. Alternatively, if that is not feasible then the developer and/or the City should provide funding to increase the headcount at the Bronx NYC Parks Department in order to hire additional maintenance staff and PEP officers to properly maintain Mill Pond Park and all new open associated with the redevelopment of this site.

Additionally:

- All of the aforementioned open space MUST be publicly accessible.
- There must be safe and feasible public access to the Harlem River on the site for recreational uses such as canoeing, boating as well as education purposes related to ecology.
- The redevelopment of the site should include a comfort station as part of the expansion of Mill Pond Park. This could be combined with concessions/retail on the site and could be accommodated in the area proposed for the public plaza.

Schools

The DGEIS identifies a projected increase in CSD 7, Sub-district 3 of elementary and intermediate school students (408 and 167 respectively) that would be generated by the proposed project that would result in significant adverse impacts. To avoid these impacts the number of dwelling units would have to be reduced by 439 to eliminate the impact in elementary school seats and 249 intermediate school seats. Alternatively, an additional 165 elementary school seats and 37 intermediate school seats would need to be provided within CSD 7, sub district 3 to reduce the increase in the utilization rate to less than the 5 percent threshold impact outlined in the CEQR Technical Manual.

It should be noted that according to the SCA FY 2015-2019 Proposed Five Year Capital Plan Amendment, CSD 7 currently has 456 funded seats and 572 unfunded seats. These numbers do not take into account the impacts from the city-sponsored Jerome Avenue Neighborhood Study or the Lower Concourse North.

The Lower Concourse DGEIS outlines (3) potential mitigation measures as it relates to school seats:

1. Restructure or reprogram existing school space under the New York City Department of Education (DOE) control in order to make available more capacity in existing school buildings located within CSD 7, Sub-district 3
2. Relocate administrative functions at existing schools to another site, thereby freeing up space for classrooms;
3. Create additional capacity in the area by constructing a new school(s), building additional capacity at existing schools, or leasing additional school space constructed as part of the proposed project. These preliminary mitigation options will continue to be explored between the

Under no circumstances will Community Board Four accept any unmitigated impacts. First and foremost, Community District Four ranked 54 out of 59 community districts in English, language arts proficiency and 58 out of 59 in math proficiency¹. Educational attainment plays an important role in an individual's employment profile and their ability for career advancement. While the CEQR process does not assess the quality of education, the physical condition and location of educational facilities, can play a critical role in addressing educational deficiencies. It can address issues of overcrowding and infuse state of the art facilities which in turn can have a positive impact on how our children learn and develop. While we acknowledge that housing at levels affordable for are residents is desperately needed, we cannot ignore the other resources that are sorely needed in order for the constituents of Community District Four to succeed. We respectfully request that as part of this analysis and mitigation the city identify a site or sites, commit the appropriate funding upfront for the aforementioned funded and unfunded seats in addition to the 575 seats identified as part of this analysis.

This is a city-sponsored project on city-owned land and as such there is great deal of leverage on this site than if it were privately owned. There are a number of city-owned sites in the general vicinity that are currently used for parking only for Yankee games and events, but otherwise sit vacant. These include:

- Block 2354: Lots 20, 65
- Block 2357 Lots 32, 70, 100
- Block 2354: Lot 74
- Block 2482L Lot 6
- Block 2485: Lot 1
- Block 2486: Lot 1

While not part of this proposal or analysis Community Board Four requests that any plans to redevelop any of the aforementioned city-owned parcels (Yankee Parking lots) include extensive public engagement, dialogue and consensus before **ANY** decisions are made as to how those parcels should be used moving forward.

¹ State of New York City's Housing and Neighborhoods in 2015, NYU Furman Center

Transportation

The DEGIS identified the following impacts related to transportation:

1. Of the eight intersections analyzed, the proposed project would result in significant adverse traffic impacts at three intersections during the weekday AM peak hour, four intersections during the midday and PM peak hours, and six intersections during the Saturday peak hour.
2. The proposed project would result in significant transit impact at the S3 stairway during the weekday PM peak hour and the R260 fare control area during the weekday AM and PM peak hours.
3. Of the 31 pedestrian elements analyzed, the proposed project would result in significant adverse impacts at four pedestrian elements during the weekday AM peak hour, eight pedestrian elements during the weekday midday peak hour, ten pedestrian elements during the weekday PM peak hour, and eight pedestrian elements during the Saturday peak hour.

The DGEIS states *“Most of the proposed project’s traffic impacts could be mitigated with readily implementable traffic improvement measures—including signal timing and phasing changes, parking regulation changes and lane restriping or would not be impacted at all — while three locations could not be mitigated. Most of the pedestrian impacts would be unmitigated; crosswalk widening and expansion of corner reservoir areas were identified to mitigate impacts at other locations. Transit impacts could be mitigated by widening subway stairways and reconfiguring the fare control area.”*

Unmitigated impacts are unacceptable. This district and the surrounding area continues to grow without the proper level of attention and care related to infrastructure. While we acknowledge the housing crisis we also acknowledge the lack of investment and attention this district has received during the 1970’s and 1980’s. If we are to approve a development of this magnitude in our district we respectfully requests that all mitigation measures be presented in full detail to the community prior to the commencement of construction. Furthermore, we requests that the City commit to funding and implementing all measures prior to approval by the City Council.

Parking

This ULURP actions include a special permit to waive the required accessory off-street parking spaces. Parking in and around the project site continues to be a major quality of life issue for area residents. Community Board Four requests that the city make parking available for all units developed above 80% AMI as part of this project. The city should negotiate with existing parking lot garage and parking lot operators (Related Companies, Bronx Parking Development) to allocate a certain number of spaces at considerably lower rates to residents of Community District Four. Those spaces should first be offered to the residents of the new development and if they are not filled offered via lottery to area residents at those same discount rates. Anyone who is allocated a space must provide proof of residency in Community District Four and their car must be registered in Community District Four.

Public Transportation

If residents who live in “transit zones” are expected to utilize mass transit, the City should work with the MTA to create truly affordable options for individuals and families. There should be a focus on low-income areas where additional densities and new developments are being proposed. As previously noted the AMI in CD4 is ~\$26,640. A pilot project could be developed and tested as part of the Lower Concourse North and if successful deployed in similar neighborhoods throughout the City.

East 153rd Street Bridge

For nearly two decades, Community Board Four, advocated for the reconstruction of the E. 153rd Street Bridge overlooking the MTA Metro-North Commuter Railroad tracks between Park and Morris avenues and Concourse Village West and Grand Concourse. The original two-lane bridge was demolished in 1992 due to structural issues. Subsequently, several projects in the early 2000's accounted for the development of the bridge to mitigate traffic congestion, improve pedestrian safety and to accommodate additional growth, including Yankee Stadium and Bronx Terminal Market. While we acknowledge that sewer upgrades, etc. are necessary infrastructure investments, we are now being asked to shoulder another 1,045 units of housing which roughly would net another 3,000+ residents in the district. In addition, the DGEIS identifies another 2,165 units that could be constructed by the 2023 build year for the project. This number excludes (2) other residential projects (Concourse Village West and 810 River Avenue) just north of the project site which would add another 400+ units of housing in close proximity to the project site. Few of the aforementioned projects if any were contemplated when the 153rd Street Bridge was close to becoming a reality. It should also be noted that when the Yankee Stadium project was approved in 2005 there was no mention of soccer (NYCFC), hockey or football. We requests that the City (Mayor) allocate 10 percent of the \$200 million earmarked for infrastructure as seed money to fund the construction of the East 153rd Street Bridge. The construction of the bridge would be a game changer in terms of traffic improvements, pedestrian safety, job creation and economic development.

Community Space

We would like to request that consideration be given to a community/youth center on the proposed development site, which could provide programs and services for young people of the District. The Community Board Four District Needs Statement includes a request for this type of facility and the proposed project site would be an ideal location and could provide youth programming and community meeting spaces and serve as a community anchor.

Community Board Four has been exploring the possibility of relocation of the Community Board office to a location that is more accessible and more conducive to serving community needs. We request that a new office space for the Community Board Four Office be considered as part of the Lower Concourse North development project.

Health & Wellness

The proposed project has the potential to add close to 3,000 new residents to the area. An assessment of the capacity of existing health centers and hospitals to continue to provide adequate service should be studied by the city.

Community Engagement

The Lower Concourse North represents one of the last large city-owned parcels in the borough. It is extremely important that the community at-large be actively and substantively engaged in a dialogue around the redevelopment of this parcel. Community Board Four requests that the City commit to convene public meetings and workshops throughout the design, pre-construction, construction and post construction of the site specifically but not limited to: site design including the *housing, commercial and community facility and office spaces as well as open space and the plaza, site programming, job training and affordability*.

Community Board Four also respectfully requests that a *Lower Concourse North Steering Committee* be established to guide the outreach and planning process as well as provide oversight on the numerous commitments and conditions agreed upon as approval of the land use actions related to the ULURP application.

The Lower Concourse North Steering Committee should be led by NYCEDC and should include (3) members of Community Board Four to be appointed by the Board Chair, a representative from the City Council District represented (CD4 section), as well as (1) representative from each CDOT and DPR and (2) representatives from local stakeholder groups and (2) community members not affiliated with any group organization.

The Steering Committee would meet quarterly to chart project progress, discuss capital commitments, programming, outreach and timelines. EDC will generate a report that summarizes each meeting and next steps. The reports and minutes from each quarterly meeting would be made available to the public.



Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 170314 PPX**

Project Name: **Lower Concourse North Rezoning**

CEQR Number: 16DME012X

Borough(s): Bronx

Community District Number(s): 4

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

SUBMISSION INSTRUCTIONS

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

Docket Description:

N THE MATTER OF an application submitted by the NYC Department of Citywide Administrative Services (DCAS), Division of Real Estate Services, pursuant to Section 197-c of New York City Charter, for the disposition of five city-owned properties located on Block 2356, Lots 2 and 72; Block 2539, Lots 1 and a p/o lots 2 and 3 and the demapped portion of the former East 150th Street between Exterior Street and the pierhead and bulkhead line, pursuant to zoning.

Applicant(s): NYC Department of Citywide Administrative Services 1 Centre Street, 20th Floor New York, NY 10007	Applicant's Representative: Randal Fong, Assistant Commissioner NYC Department of Citywide Administrative Services 1 Centre Street, 20th Floor New York, NY 10007
Recommendation submitted by: Bronx Community Board 4	
Date of public hearing: MAY 23, 2017	Location: BX. MUSEUM OF THE ARTS 1040 GRAND CONCOURSE, BX., NY 10456
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: MAY 23, 2017	Location: BRONX MUSEUM OF THE ARTS 1040 GRAND CONCOURSE, BRONX, NY 10456
RECOMMENDATION	
<input type="checkbox"/> Approve	<input checked="" 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: 19	# Against: 7
# Abstaining: 5	Total members appointed to the board: 35
Name of CB/BB officer completing this form PAUL A. PHILIPS	Title DISTRICT MANAGER
	Date MAY 30, 2017



Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 170311 ZMX**

CEQR Number: 16DME012X

Project Name: **Lower Concourse North Rezoning**

Borough(s): Bronx

Community District Number(s): 4

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

SUBMISSION INSTRUCTIONS

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 - 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 NYC Economic Development Corporation pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

- changing a M2-1 District to an R7-2 District property bounded by the U.S. Pierhead and Bulkhead Line, a line 600 feet northerly of East 149th Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150th Street, Major Deegan Expressway, and East 149th Street;
- establishing within the proposed R7-2 District a C2-5 District bounded by the U.S. Pierhead and Bulkhead Line, a line 600 feet northerly of East 149th Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150th Street, Major Deegan Expressway, and East 149th Street; and
- establishing a Special Harlem River Waterfront District bounded by the U.S. Pierhead and Bulkhead Line, a line 600 feet northerly of East 149th Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150th Street, Major Deegan Expressway, and East 149th Street;

Borough of the Bronx, Community District 4, as shown on a diagram (for illustrative purposes only) dated March 20, 2017.

Applicant(s): NYC Economic Development Corporation 110 Williams Street New York, NY 10038	Applicant's Representative: Robert Holbrook, Senior Vice President NYC Economic Development Corporation 110 William Street New York, NY 10038
Recommendation submitted by: BRONX COMMUNITY BOARD 4	
Date of public hearing: MAY 23, 2017	Location: BRONX MUSEUM OF THE ARTS 1040 GRAND CONCOURSE, BRONX, NY 10456
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: MAY 23, 2017	Location: BRONX MUSEUM OF THE ARTS 1040 GRAND CONCOURSE BRONX, NY 10456
RECOMMENDATION	
<input type="checkbox"/> Approve	<input checked="" 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: 19	# Against: 7
# Abstaining: 5	Total members appointed to the board: 35
Name of CB/BB officer completing this form PAUL A. PHILPS	Title DISTRICT MANAGER
	Date MAY 30, 2017



Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 170315 ZSX**

CEQR Number: 16DME012X

Project Name: **Lower Concourse North Rezoning**

Borough(s): Bronx

Community District Number(s): 4

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

SUBMISSION INSTRUCTIONS

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- 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 NYC Economic Development Corporation pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to allow a waiver of the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, on property located on the westerly side of Gateway Center Boulevard, northerly of East 149th Street (Block 2356, Lots 2 & 72, Block 2539, Lot 1 & p/o Lot 2, and the bed of demapped East 150th Street), in an R7-2 District*, with the Special Harlem River Waterfront District*, Borough of the Bronx, Community District 4.

* Note: The site is proposed to be rezoned by changing an M2-1 District to an R7-2 District, by establishing a C2-5 District within the proposed R7-2 District, and by establishing a Special Harlem River Waterfront District, under a concurrent related application for a Zoning Map change (C 170311 ZMX).

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

Applicant(s): NYC Economic Development Corporation 110 Williams Street New York, NY 10038	Applicant's Representative: Robert Holbrook, Senior Vice President NYC Economic Development Corporation 110 William Street New York, NY 10038
Recommendation submitted by: BRONX COMMUNITY BOARD 4	
Date of public hearing: MAY 23, 2017	Location: BRONX MUSEJUM OF THE ARTS 1040 GRAND CONCOURSE BRONX, NY 10456
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: MAY 23, 2017	Location: BRONX MUSEJUM OF THE ARTS 1040 GRAND CONCOURSE BRONX, NY 10456
RECOMMENDATION <input type="checkbox"/> Approve <input checked="" 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: 19	# Against: 7
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Name of CB/BB officer completing this form PAUL A. PHILIPS	Title DISTRICT MANAGER
	Date MAY 30, 2017