

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION  
ULURP APPLICATION NO: C 180083 ZMX,  
East 241<sup>st</sup> Street Rezoning**

**DOCKET DESCRIPTION**

**IN THE MATTER OF** an application submitted by Enclave on 241<sup>st</sup> LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 2a:

1. Changing from an M1-1 District to an R7D District property bounded by East 241<sup>st</sup> Street, Furman Avenue, East 240<sup>th</sup> Street and White Plains Road; and
2. Establishing within the proposed R7D District a C2-4 District bounded by East 241<sup>st</sup> Street, Furman Avenue, East 240<sup>th</sup> Street and White Plains Road;

Borough of The Bronx, Community District #12, as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to conditions of the CEQR Declaration E-184.

**BACKGROUND**

Approval of this application will rezone Block 5087 from the current M1-1 District to the proposed R7D. Approval of this application will also establish within the R7D District, a C2-4 District. Overall, 20 tax lots located on Block 5087 will be rezoned. These include (Block 5087, Lots 1, 9, 12, 13, 14, 16, 18, 20, 22, 24, 28, 33, 40, 48, 53, 54, 55, 58, 65, and 128). This proposed Zoning Map Amendment will facilitate construction of a nine-story residential building and with commercial activity pursuant to C2-4.

The proposed Development Site includes Block 5087, Lots 1, 9 and 12. It approximates 28,999 square feet. It occupies the south side of East 241<sup>st</sup> Street. White Plains Road is on the west, Furman Avenue is on the east and East 240<sup>th</sup> Street is on the south. Block 5087, Lot 1 formerly included Lots 1, 3, 6, 59, 62 and part of Lot 65. These lots have been consolidated into Lot 1, approximating 24,061 square feet. Existing improvements on the Development Site are typified by numerous low-rise industrial buildings. Previous activity on portions of the Development Site included auto-related uses. As a result, this site has been accepted into the New York State Brownfield Cleanup Program. The site is currently secured by plywood fencing.

Pending approval of this application, highlights of what the applicant proposes to construct includes a nine-story residential building (FAR 5.6) offering 137,422 square feet of residential space. The unit-breakdown includes:

- 26 studio units approximating 450 gross square feet
- 84 one-bedroom units approximating 600 gross square feet
- 57 two-bedroom units approximating 780 gross square feet
- 18 three-bedroom units approximating 900 gross square feet
- 1 superintendent unit

This proposed development will include Mandatory Inclusionary Housing (MIH). The overall breakdown of Area Median Income (AMI) distribution includes:

- Our Space/Deep Affordability 30% AMI or less: 28 units (15.14%)
- 47% AMI: 19 units (10.27%)
- 60% AMI: 46 units (24.86%)
- 80% AMI: 46 units (24.86%)
- 90% AMI: 46 units (24.86%)

50.27% (93 units) of the total available are at 60% AMI or less

#### Rent ranges

- 26-studio units 13.98%- rent: \$215-\$1,340
- 1-Bedroom units: 45.16%-rent: \$283-\$1,689
- 2-Bedroom units: 30.65%-rent: \$425-\$2,036
- 3-Bedroom units: 9.68%-rent: \$512-\$2,346

#### Amenities for residents include:

- Interior “community-recreation” room(s) composed of 2,283 square feet.
- Exterior garden area for passive recreation composed of 1,100 square feet
- Laundry facilities composed of 611 square feet
- Underground parking accommodating 47 vehicles
- Special sound proofing measures to offset noise from elevated subway services
- Enterprise Green Communities

Commercial/retail space approximating 24,912 square feet will be included in the proposed building. This area falls within the FRESH program, therefore tax incentives are provided for eligible grocery operators. A supermarket (grocery) will likely occupy a portion of the retail space to be constructed. Access to the retail venues located on site will be available on White Plains Road, Furman Avenue and on East 241<sup>st</sup> Street. A loading bay will be situated on Furman Avenue, adjacent to the underground parking facility. This site is located within a Transit Zone given its adjacent-proximity to the Wakefield-241<sup>st</sup> Street station of the #2, #5 subway lines.

Metro-North service is available at Wakefield station approximately five blocks to the west. Bus service is available on White Plains Road and on 241<sup>st</sup> Street via the BX39, BX41, Westchester Bee Line 40, 41, 42 and 43 and express bus service to Manhattan via the BxM 11. BX16 and Westchester Bee Line service is also available three blocks south at Nereid Avenue.

Residential development in the surrounding community is predominately composed of one and two-family homes which are found on the north side of East 241<sup>st</sup> Street. Low-rise industrial buildings and a McDonald's are found on the south side of East 241<sup>st</sup> Street. One story retail venues typify development on White Plains Road.

## **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application has been reviewed pursuant to CEQR and SEQ. No determination has been made. The City Planning Commission certified this application as complete on August 20, 2018.

## **BRONX COMMUNITY BOARD PUBLIC HEARING**

Bronx Community Board #12 held a public hearing on this application on September 27, 2018. A vote recommending approval of this application was 27 in favor, zero against, three abstaining.

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

The Bronx Borough President convened a public hearing on this application on October 9, 2018. Representatives of the applicant were present and spoke in favor of this application. No other members of the public sought to speak and the hearing was closed.

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

As proposed by the applicant this Zoning Map amendment, changing an existing M1-1 zone to an R7D/C2-4 zone, will extend comparable zoning already in place in the surrounding community to include the entirety of Block 5087. As also proposed, the inclusion of the C2-4 overlay will extend retail activity currently located on White Plains Road, onto the south side of East 241<sup>st</sup> Street and on Furman Avenue.

The rezoning this application will facilitate will be construction of a nine-story residential building offering 183 units of affordable housing. Amenities such as an interior recreation room approximating 2,000 square feet, plus an exterior garden area offering 1,100 square feet, taken together these spaces offer more than adequate areas for families to meet and have fun.

Underground parking is always appreciated, but the fact that this site is so well served by mass transit makes this location ideal for a family where employment destinations may vary. Indeed, whether one is bound for other Bronx locations, the west or east side of Manhattan or even Westchester County, easy access to subway, Metro North's Harlem Division, bus transit and Bee Line services are all "just outside your door."

Construction plans also calls for retail space approximating 24,912 square feet. Among potential retail tenants a supermarket pursuant to the FRESH program would be included. I believe this to be of paramount importance given that access to good quality food products is the cornerstone of healthy living. I am hopeful that the additional retail venues this building will accommodate will “lighten up” this area, most importantly on White Plains Road where the presence of an elevated subway trestle diminishes light. I am pleased to see this project move forward.

I remain concerned that unit size as presented by the applicant at my public hearing needs to be reevaluated. I therefore commend this applicant’s commitment to do their due diligence and consider ways by which these units can be modestly enlarged. I also believe it is incumbent upon the Department of Housing Preservation and Development (HPD) to reinstate unit size minimums that were provided to developers as recently as two years ago.

I recommend approval of this application.