







Bruckner Sites Rezoning

CPC Review Session

March 28, 2022

Actions

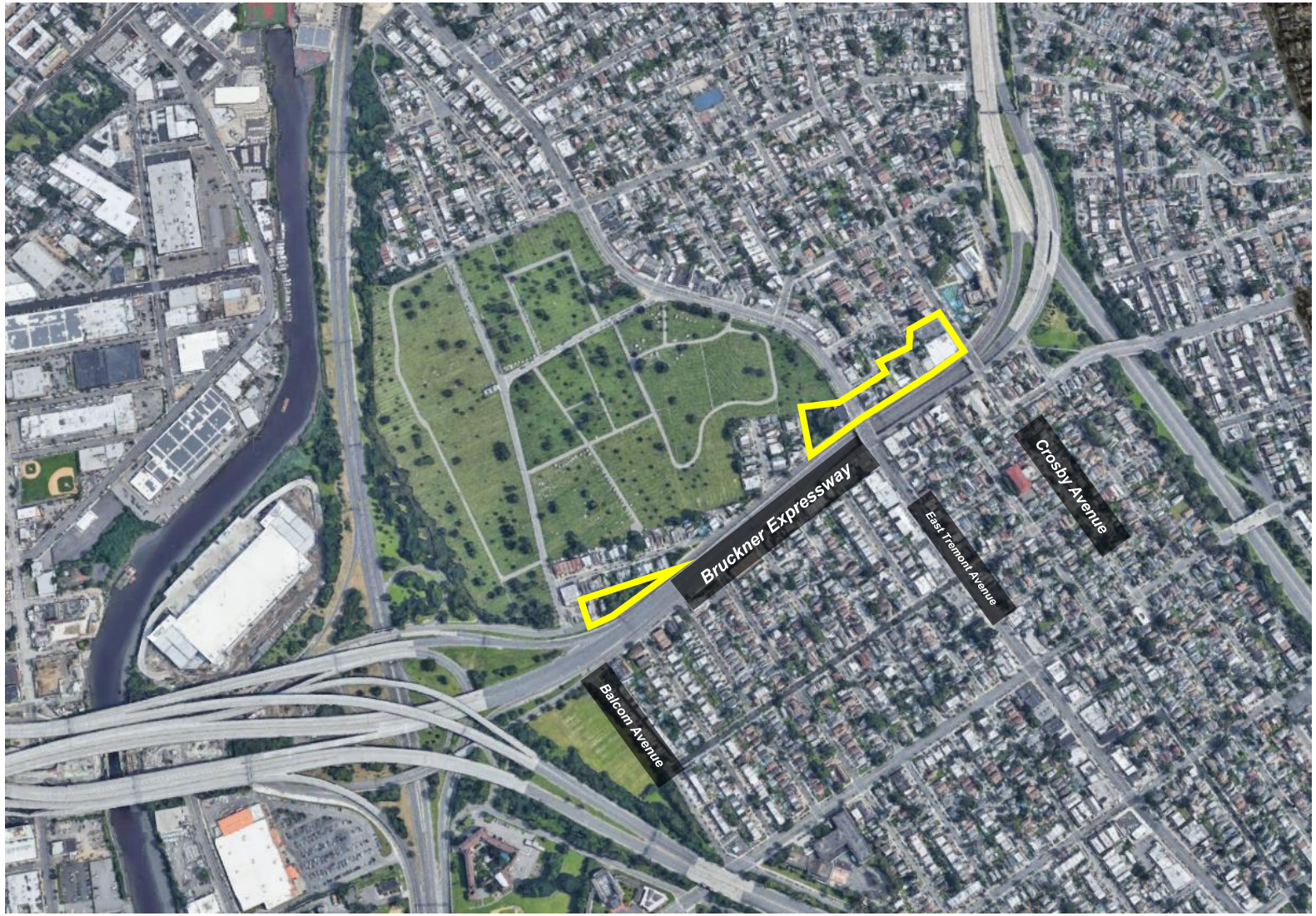
APPLICANT	Throggs Neck Associates LLC
ACTIONS REQUESTED	Zoning Map Amendment: • from existing R4A/C1-2, R4A, R4-1/C2-4 and R4-1 districts to R6A/C2-4 and R6A districts. • From existing R4-1 district to R5B district. Zoning Text Amendment to modify Appendix F of the Zoning Resolution to map a new Mandatory Inclusionary Housing area
RELATED ACTIONS	Change in the City Map to demap a portion of Meyers St

Bronx Borough Map



Project Area

Community District 10



Surrounding Area



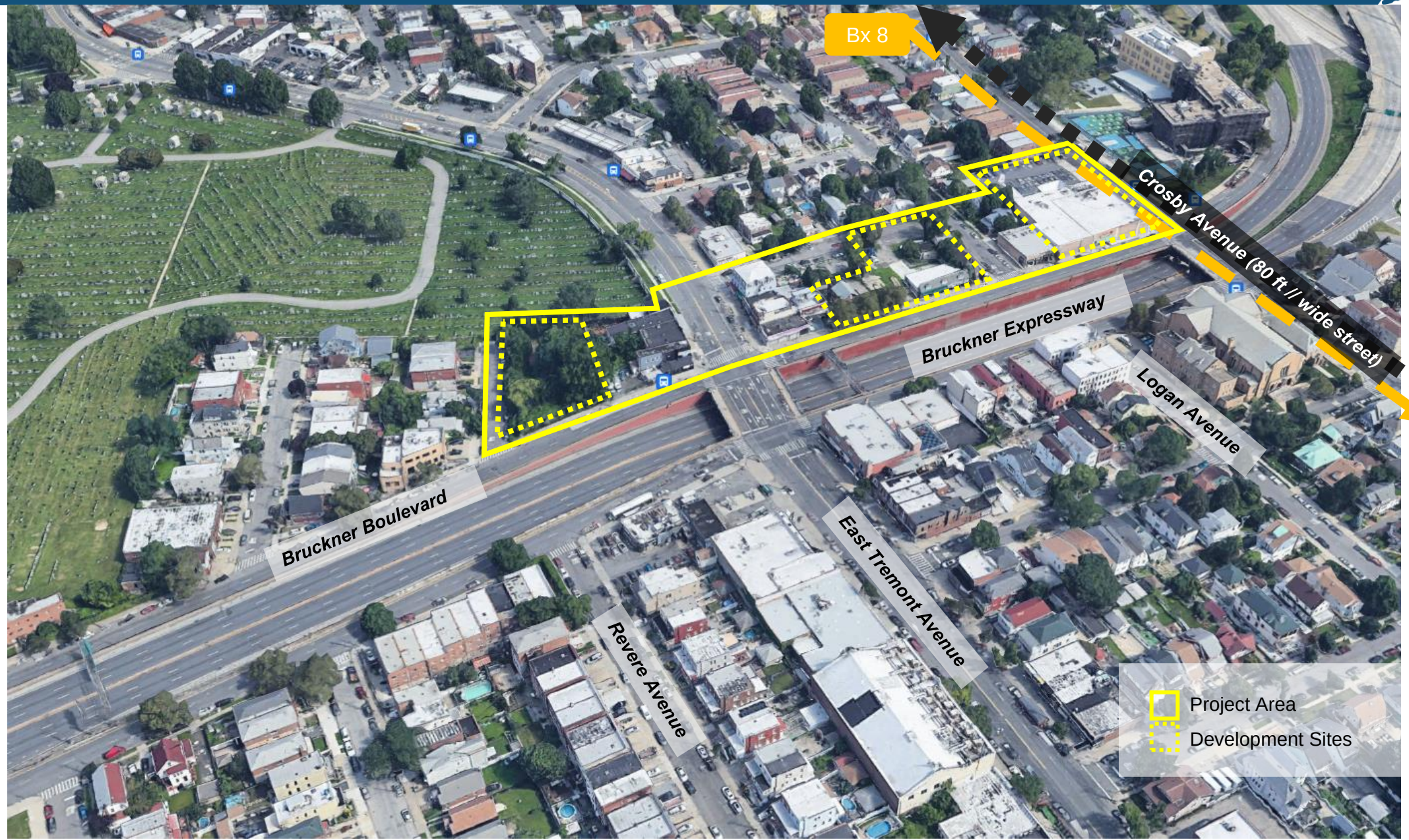
Surrounding Area



Surrounding Area



Surrounding Area



Surrounding Area



Surrounding Area



Area Map

Bruckner - East Tremont, Bronx

Area Map

Block: 5312, Lots: 1, 10, 19, & 21 (p/o)
Block: 5309, Lots: 1, 7, 11, 35, 36, 41, 42, 44, 47, 50, 54 & 60 (p/o)
Block: 5306, Lots: 8, 18, 19, 22, 23, 231, 28, 30, & 31
Block: 5307, Lots: 55, 58, 61 ,63, 64, 66, 67, 73, 75, & 76

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

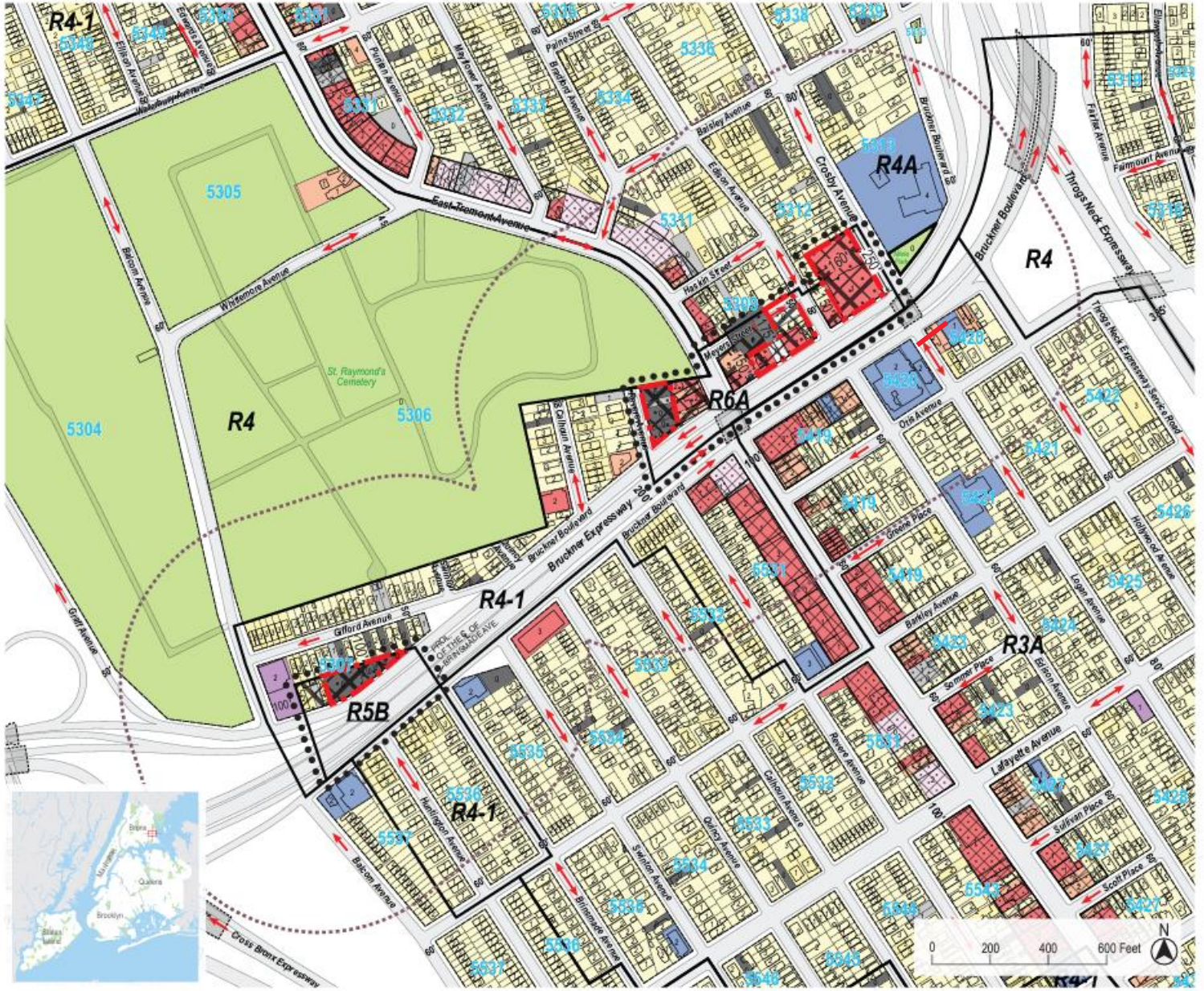
Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts
C1-2	C2-2	Special Districts
C1-3	C2-3	
C1-4	C2-4	
C1-5	C2-5	

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors
- Elevated Rail Structure / Roadway Overpass

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



January 2020

Urban Cartographics

Site A - Project Area



Site A - Project Area



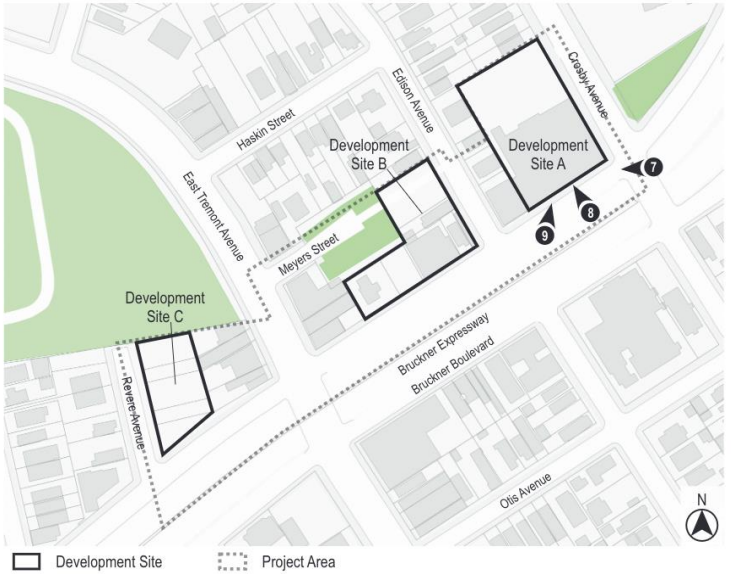
7. View of Development Site A facing west from the intersection of Bruckner Boulevard and Crosby Avenue.



8. View of Development Site A facing northwest from Bruckner Boulevard.



9. View of Development Site A facing north from Bruckner Boulevard.



Source: Urban Cartographics & Google Maps, 2021

Site A - Proposed Development

- Mixed use residential/commercial building
  - 8 Stories
  - Approx. 142,000 square feet
- Residential uses:
  - Approx. 125,000 square feet
  - 139 dwelling units
  - MIH Option 2 (41 units)
- Commercial uses:
  - Approx. 17,000 sf grocery store, replacing the existing grocery store on site
- 190 parking spaces



Site B – Project Area



Site B - Project Area



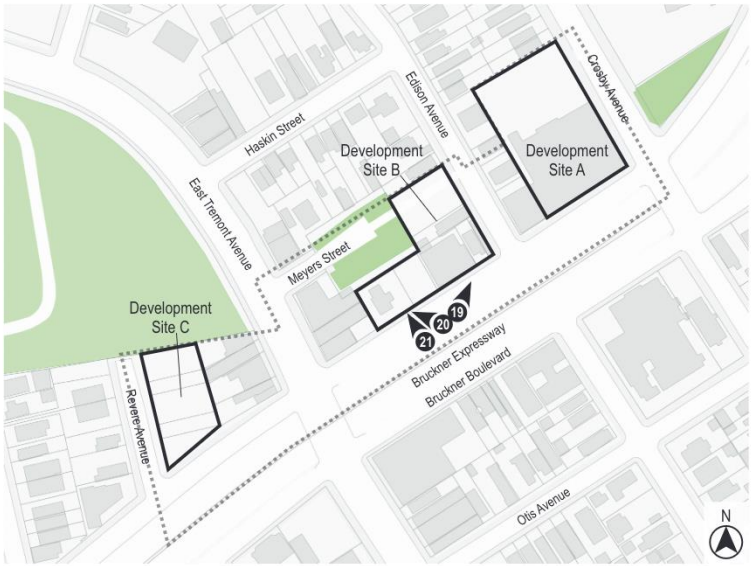
19. View of Development Site B facing northeast from Bruckner Boulevard.



20. View of Development Site B facing west from Bruckner Boulevard.



21. View of Development Site B facing northwest from Bruckner Boulevard.



NYC PLANNING

Site B - Proposed Development

- Mixed use residential/commercial building
  - Five Stories
  - Approx. 101,000 square feet
- Residential uses:
  - Approx. 78,000 square feet
  - 114 dwelling units
  - MIH Option 2 (34 units)
- Commercial uses:
  - Approx. 23,000 sf of community center and recreational facility for youth and some local retail space
- 75 parking space in the cellar



Site C – Project Area



Site C - Project Area



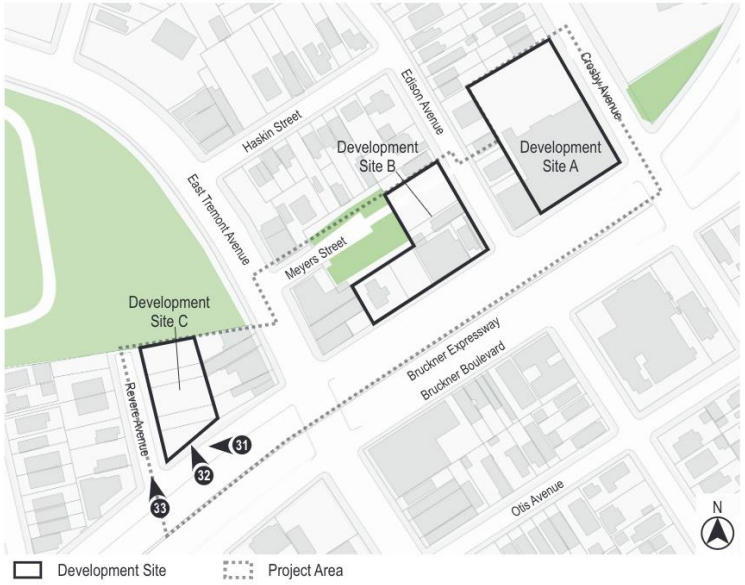
31. View of Development Site C facing west from Bruckner Boulevard.



32. View of Development Site C facing northwest from Bruckner Boulevard.



33. View of Revere Avenue facing northwest from Bruckner Boulevard (Development Site C at right).



Site C - Proposed Development

- Mixed use residential/commercial building
  - Eight Stories
  - Approx. 63,500 square feet
- Residential uses:
  - Approx. 50,000 square feet
  - 64 dwelling units
  - MIH Option 2 (19 units)
- Commercial uses
  - Approx. 13,500 sf of professional office space on the ground floor
- 29 parking spaces



Surrounding Area



Site D - Project Area



85. View of Development Site D facing northwest from Bruckner Boulevard.



86. View of Development Site D facing north from Bruckner Boulevard.



87. View of Development Site D facing west from Bruckner Boulevard.



Site D - Proposed Development

- Residential building
  - Three Stories
  - Approx. 16,800 square feet
  - 22 dwelling units
  - 9 parking spaces



Zoning Map Amendment



Current Zoning Map (4b)



Proposed Zoning Map (4b) - Area being rezoned is outlined with dotted lines

Changing a R4-1 district to a R5B/C2-4 district
Changing a R4A district to a R6A/C2-4 district
Changing a R4A district to a R6A district
Changing a R4-1 district to a R6A/C2-4 district
Changing a R4-1/C1-2 district to a R6A/C2-4 district
Changing a R4A/C1-2 district to a R6A/C2-4 district

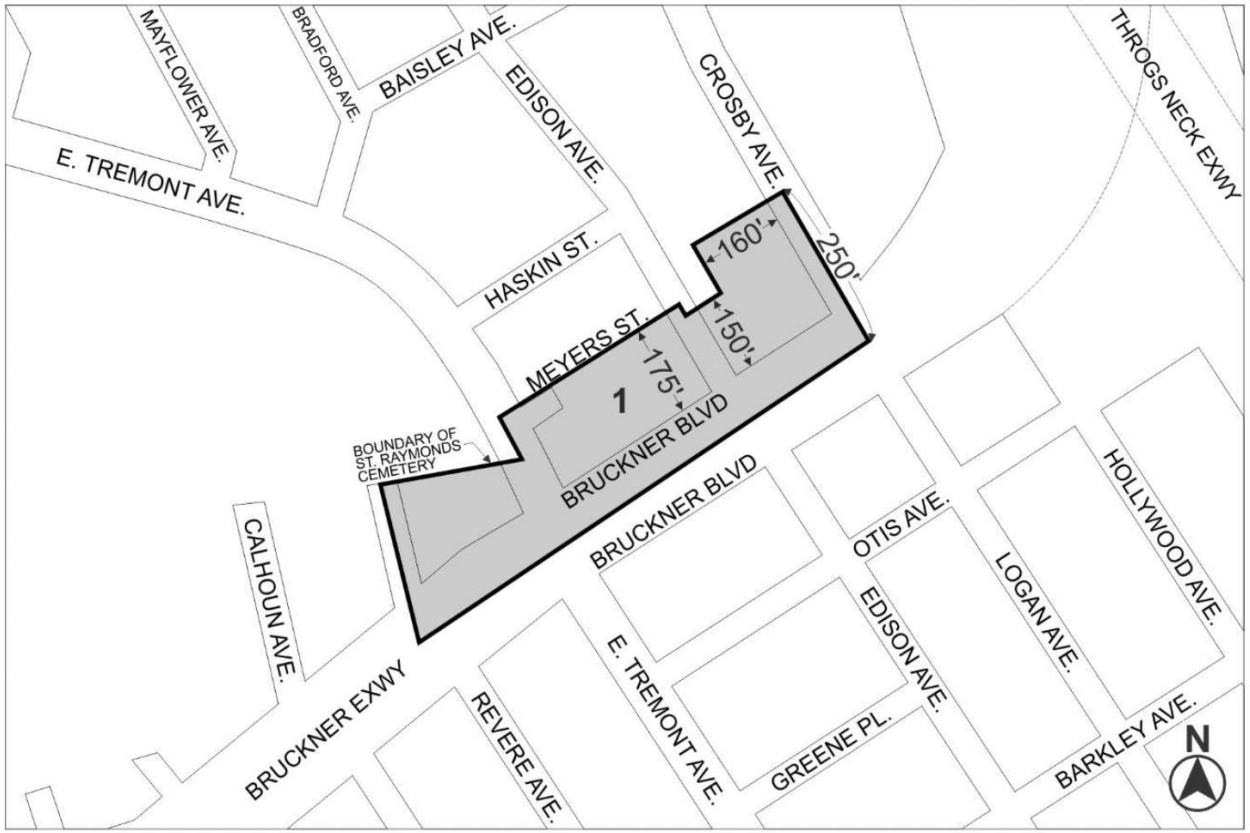
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NYC PLANNING

Zoning Text Amendment to establish MIH Area

Map 1 – [date of adoption]

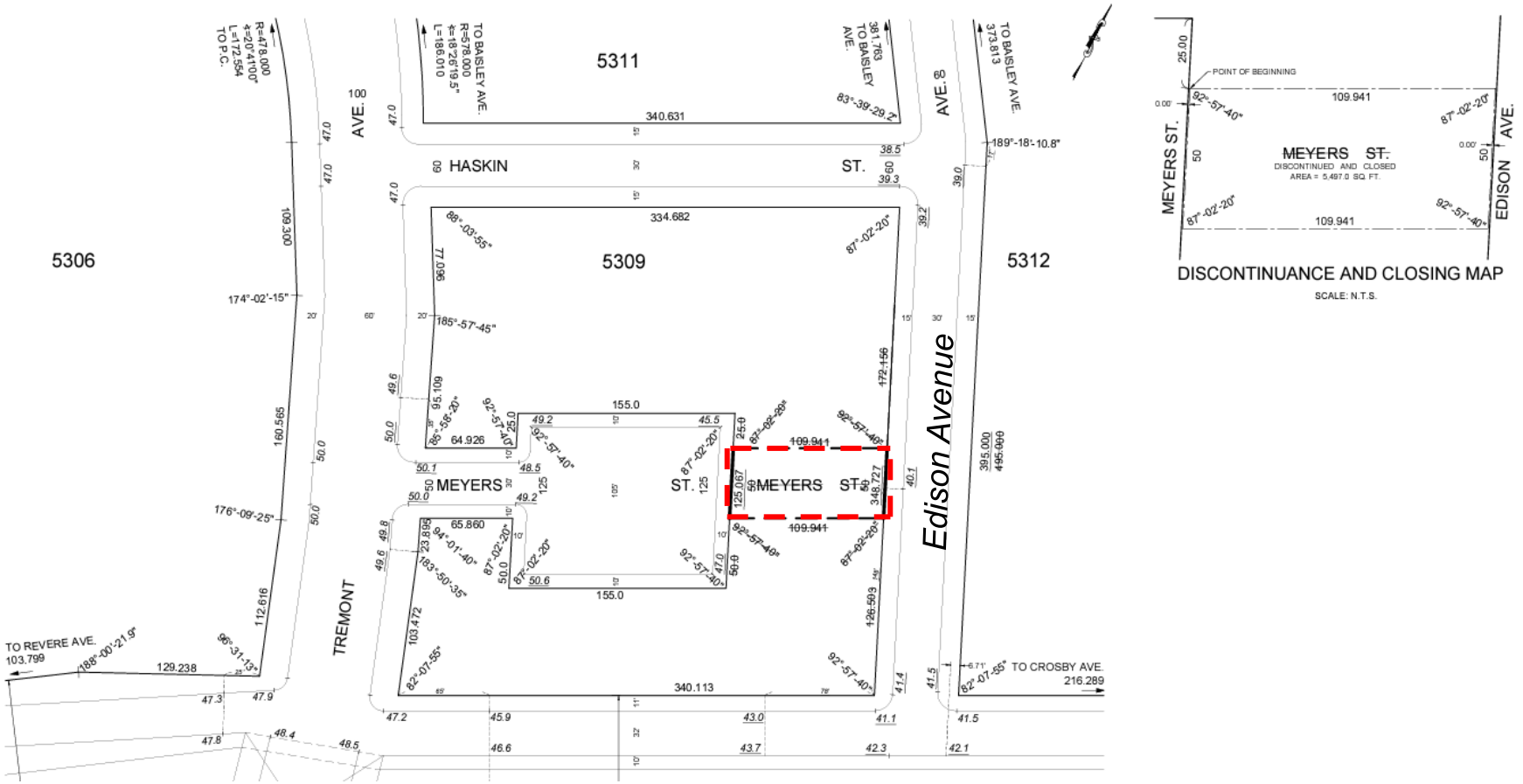


Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

Area **1** — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 10, The Bronx

Related Action: Change in the City Map



Bruckner Boulevard









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