



CITY PLANNING COMMISSION

September 11, 2013 / Calendar No. 2

N 130274 ZRX

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Appendix F (Inclusionary Housing Designated Areas) in Community District 6, in the Borough of the Bronx.

The application for an amendment to the Zoning Resolution was filed by the Department of City Planning on April 24, 2013. The proposed text amendment in conjunction with the related application for the proposed zoning map amendment would facilitate the East Fordham Road Rezoning and area-wide 12-block rezoning in the Belmont neighborhood in the Borough of the Bronx, Community District 6.

RELATED ACTIONS

In addition to the amendment to the Zoning Resolution, which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 130273 ZMX Amendment to Zoning Map Section No. 3C
affecting all or part of a 12-block area in the Belmont neighborhood of the
Borough of the Bronx Community District 6.

BACKGROUND

A full background discussion and description of the proposal appears in the report on the related Zoning Map amendment (C 130273 ZMX).

ENVIRONMENTAL REVIEW

This application (N 130274 ZRX) in conjunction with the related application (C 130273 ZMX) 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 designated CEQR number is 13DCP0107X. The lead is the City Planning Commission (CPC).

A full summary of the environmental review including the Final Environmental Impact Statement (FEIS) appears in the report on the related application for the zoning map amendment (C 130273 ZMX).

PUBLIC REVIEW

On May 20, 2013 this application (N 130273 ZRX) was duly referred to Bronx Community Board 6 and the Bronx Borough President in accordance with the procedures for non-ULURP matters, in conjunction with the application for the related action (C 130273 ZMX) which was certified as complete by the Department of City Planning on May 20, 2013 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).

Community Board Public Hearing

Community Board 6 held a public hearing on this application (N 130274 ZRX) on June 12, 2013, and on June 14, 2013, by a vote of 18 in favor and 0 in opposition with 0 abstentions, adopted a resolution recommending approval of the application.

A summary of the recommendation of Community Board 6 appears in the report on the related application for the proposed zoning map amendment (C 130273 ZMX).

Borough President Recommendation

This application (N 130274 ZRX) was considered by the Bronx Borough President, who issued a recommendation approving this application on July 15, 2013.

A summary of the Borough President's recommendation appears in the report on the related

application for the proposed zoning map amendment (C 130273 ZMX).

City Planning Commission Public Hearing

On July 10, 2013, (Calendar No. 2), the City Planning Commission scheduled July 24, 2013, for a public hearing on this application (N 130274 ZRX). The hearing was duly held on July 24, 2013, (Calendar No. 24) in conjunction with the related application for a zoning map amendment (C 130273 ZMX). There was one speaker, as described in the report on the related application for the proposed Zoning Map amendment (C 130273 ZMX) and the hearing was closed.

CONSIDERATION

The Commission believes that this application for an amendment of the Zoning Resolution, in conjunction with the related application, is appropriate.

A full consideration and analysis of the issues and reasons for approving this application appears in the related report for the proposed Zoning Map amendment (C 130273 ZMX).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on August 30, 2013, with respect to this application (CEQR No. 13DCP107X) the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action to be approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and

2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS , constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 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,:

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter with # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

APPENDIX F

Inclusionary Housing Designated Areas

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

* * *

The Bronx Community District 6

In the R7A, R7D, R7X, R8A and R8X Districts within the areas shown on the following Map 1:

