



CITY PLANNING COMMISSION

November 6, 2013, Calendar No. 18

C 140033 ZMX

IN THE MATTER OF an application submitted by KNIC Partners, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3c, changing from an R6 District to a C4-4 District property bounded by West 195th Street, Jerome Avenue, West Kingsbridge Road, and Reservoir Avenue, Borough of the Bronx, Community District 7, as shown on a diagram (for illustrative purposes only) dated July 22, 2013.

This application for an amendment to the Zoning Map, Section No. 3c, changing from an R6 District to a C4-4 District property bounded by West 195th Street, Jerome Avenue, West Kingsbridge Road, and Reservoir Avenue, was filed by KNIC Partners LLC on July 17, 2013. The proposed zoning map amendment would facilitate the development of an indoor ice arena in the Kingsbridge Heights neighborhood in Bronx Community District 7.

RELATED ACTIONS

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

- | | |
|--------------|--|
| N 140034 ZRX | A zoning text amendment which would allow by Special Permit, an arena with a capacity greater than 2,500 but no greater than 6,000 to be located within 200 feet of a residential district, and allow modifications of certain signage and loading berth requirements. |
| C 140035 ZSX | Special Permit pursuant to ZR 74-41 (b) to allow an indoor arena with a maximum capacity of 5,800 seats and to modify the sign provisions of Sections 32-64 and 32-655 and the loading requirements of Section 36-62. |
| C 140036 PPX | The disposition of two (2) City-owned properties (Block 3247, Lot 10 and p/o Lot 2) restricted to the approval of the Special Permit. |

BACKGROUND

A full background discussion and project description appears in the report on the related zoning text amendment application (N 140034 ZRX).

ENVIRONMENTAL REVIEW

This application (C 140033 ZMX), in conjunction with the related applications (N 140034 ZRX, C 140035 ZSX, C 140036 PPX), were 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 agency is the Office of the Deputy Mayor for Economic Development (ODMED). The designated CEQR number is 13DME013X.

A summary of the environmental review appears in the report on the related application for a zoning text amendment (N 140034 ZRX).

UNIFORM LAND USE REVIEW

This application (C 140033 ZMX) in conjunction with related applications (N 140034 ZRX, C 140035 ZSX, C 140036 PPX) were certified as complete by the Department of City Planning on July 22, 2013, and were duly referred to Community Board 7 and the 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 7 held a public hearing on this application (C 140033 ZMX) on September 17, 2013 and, on that day, by a vote of 20 in favor, 5 against, and 0 abstentions, adopted a resolution recommending approval of this application.

Borough President Recommendation

This application (C 140033 ZMX) was considered by the Borough President, who issued a recommendation approving this application on September 24, 2013.

City Planning Commission Public Hearing

On September 23, 2013, Cal. No. 5, the City Planning Commission scheduled October 9, 2013, for a public hearing on this application (C 140033 ZMX). The hearing was duly held on October 9, 2013 (Calendar No. 13). There were 7 speakers in favor of the application and 1 in opposition as described in the report on the related zoning text amendment application (N 140034 ZRX), and the hearing was closed. A full discussion of the hearing appears in the report on the related zoning text amendment application (N 140034 ZRX)

CONSIDERATION

The Commission believes that the Zoning Map amendment (C 140033 ZMX) is appropriate.

A full consideration and analysis of the issues appears in the report on the related zoning text amendment application (N 140034 ZRX).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on October 25, 2013, with respect to this application (CEQR No. 13DME013X), 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 adopted herein 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, in accordance with the environmental commitment letter, dated October 29, 2013, from the Deputy Mayor for Economic Development, those project components related to the environment and mitigation 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 Sections 197-c and 200 of the New York City Charter that based on the environmental determination, and the consideration and findings described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is hereby further amended by changing the Zoning Map, Section No. 3c, changing from an R6 District to a C4-4 District property bounded

by West 195th Street, Jerome Avenue, West Kingsbridge Road, and Reservoir Avenue, Borough of the Bronx, Community District 7, as shown on a diagram (for illustrative purposes only) dated July 22, 2013.

The above resolution (C 140033 ZMX), duly adopted by the City Planning Commission on November 6, 2013 (Calendar No. 18), 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.

AMANDA M. BURDEN, FAICP, Chair

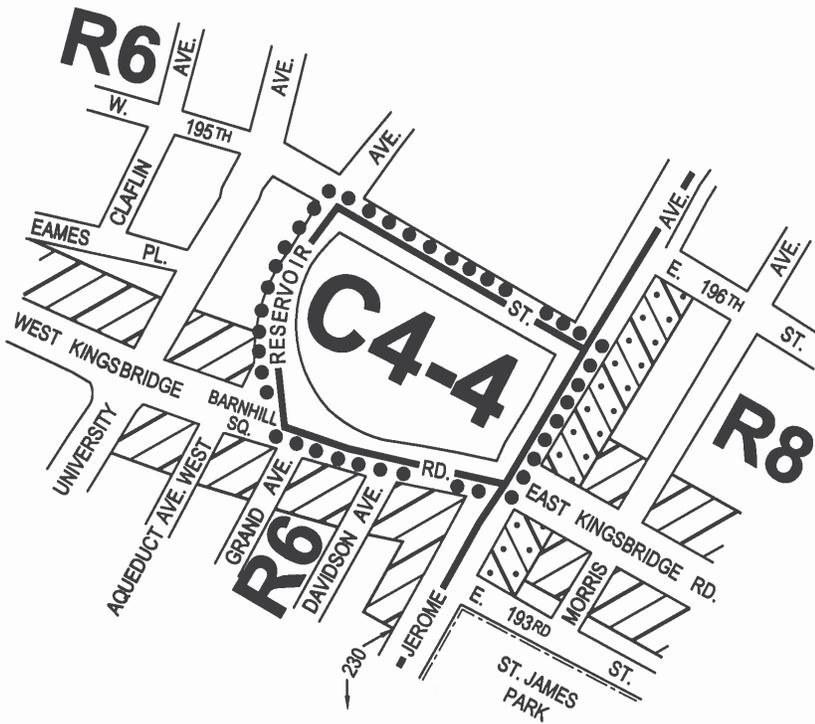
KENNETH J. KNUCKLES, Esq., Vice-Chairman

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,

ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,

MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,

ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED

ZONING CHANGE

ON SECTIONAL MAP

3c

BOROUGH OF

BRONX

J. Miraglia

J. Miraglia, Director
 Technical Review Division

New York, Certification Date
 JULY 22, 2013



NOTE:

-  Indicates Zoning District Boundary.
-  The area enclosed by the dotted line is proposed to be rezoned by changing an R6 District to a C4-4 District.
-  Indicates a C1-3 District.
-  Indicates a C2-3 District.