



CITY PLANNING COMMISSION

November 6, 2013, Calendar No. 20

C 140036 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at 29 West Kingsbridge Road (Block 3247, Lots 10 and p/o Lot 2), restricted to the conditions pursuant to NYC Zoning Resolution (ZR) Section 74-41(b) Special Permit, Community District 7, Borough of the Bronx.

This application for disposition of two city owned properties located at 29 West Kingsbridge Road (Block 3247, Lots 10 and p/o Lot 2), restricted to the conditions pursuant to NYC Zoning Resolution (ZR) Section 74-41(b) Special Permit in the Kingsbridge Heights neighborhood in Bronx Community District 7 was filed by KNIC Partners LLC on July 17, 2013.

RELATED ACTIONS

In addition to the proposed disposition 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 140033 ZMX A proposed amendment to the Zoning Map, Section No. 3c, changing from an R6 to a C4-4 District.

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.

BACKGROUND

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

ENVIRONMENTAL REVIEW

This application (C 140036 PPX), in conjunction with the related applications (C 140033 ZMX, N 140034 ZRX, C 140035 ZSX), 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 130034 ZRX).

UNIFORM LAND USE REVIEW

This application (C 140036 PPX) in conjunction with related applications (C 140033 ZMX, C 140035 ZSX, N 140034 ZRX) 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 140036 PPX) 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 140036 PPX) 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. 7, the City Planning Commission scheduled October 9, 2013, for a public hearing on this application (C 140036 PPX). The hearing was duly held on October 9, 2013 (Calendar No. 15). 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 disposition of city owned properties is appropriate. A full consideration and analysis of the issues appears in the report on the related 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.

This 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,

The above resolution (C 140036 PPX), duly adopted by the City Planning Commission on November 6, 2013 (Calendar No. 20), 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
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ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners