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**IN THE MATTER OF** an application submitted by NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

1. changing an M2-1 District to an R7-2 District property bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street;
2. establishing within the proposed R7-2 District a C2-5 District bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street; and
3. establishing a Special Harlem River Waterfront District bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street;

Borough of the Bronx, Community District 4, as shown on a diagram (for illustrative purposes only) dated March 20, 2017.

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This application (C 170311 ZMX) for a zoning map amendment was filed by the New York City Economic Development Corporation (NYCEDC) on March 15, 2017, in conjunction with several related actions. The proposed actions would facilitate a mixed-use development anticipated to include affordable housing, ground-floor retail space, office space, community facility space, and publicly-accessible open space along the Harlem River waterfront in Bronx Community District 4.

### **RELATED ACTIONS**

In addition to the zoning map amendment (C 170311 ZMX) that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

N 170312 ZRX	Zoning text amendment to modify use, bulk, parking, streetscape, open space, and waterfront access regulations and to designate a Mandatory Inclusionary Housing (MIH) area
C 170314 PPX	Disposition of City-owned property
C 170315 ZSR	Special Permit to reduce parking requirements

## **BACKGROUND**

A full background discussion and description of this application appears in the report for the related disposition action (C 170314 PPX).

## **ENVIRONMENTAL REVIEW**

This application (C 170311 ZMX), in conjunction with the applications for the related actions (N 170312 ZRX, C 170315 ZSX, and C 170314 PPX), 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 16DME012X. The lead is the Office of the Deputy Mayor for Housing and Economic Development.

A summary of the environmental review appears in the report for the related disposition action (C 170314 PPX).

## **UNIFORM LAND USE REVIEW**

This application (C 170311 ZMX) and the applications for the related actions (C 170315 ZSX and C 170314 PPX) were certified as complete by the Department of City Planning on March 20, 2017 and duly referred to Bronx Community Board 4 and the Bronx Borough President in accordance with Title 62 of the rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 170312 ZRX), which was referred for information and review in accordance with the procedures for non-ULURP actions.

### **Community Board Public Hearing**

Bronx Community Board 4 adopted a resolution recommending approval of the application (C 170311 ZMX) with conditions on May 30, 2017 by a vote of 19 in favor, seven opposed, and with five abstentions.

A summary of the vote and recommendations of Community Board 4 appears in the report for the related disposition action (C 170314 PPX).

### **Borough President Recommendation**

This application (C 170311 ZMX) was considered by the Bronx Borough President, who issued a recommendation approving the application with conditions on June 29, 2017. A summary of the Borough President's recommendation appears in the report of the related disposition action (C 170314 PPX).

### **City Planning Commission Public Hearing**

On June 21, 2017 (Calendar No. 6), the City Planning Commission scheduled July 12, 2017 for a public hearing on this application (C 170311 ZMX), and the applications for the related actions. The hearing was duly held on July 12, 2017 (Calendar No. 23). There were a total of nine speakers at the hearing, six in favor of the application and three in opposition, as described in the report for the related disposition action (C 1702314 PPX).

## **WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW**

This application (C 170311 ZMX), in conjunction with the applications for the related actions, was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 et seq.) The designated WRP number is WRP 16-094.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

### **CONSIDERATION**

The Commission believes that this application for a zoning map amendment (C 170311 ZMX), in conjunction with the applications for the related actions (C 170315 ZSX, N 170312 ZRX and C 170314 PPX), is appropriate.

A full consideration and analysis of issues and the reasons for approving this application appear in the report for the related disposition action (C 170314 PPX).

### **RESOLUTION**

**RESOLVED**, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on August 11, 2017, with respect to this application (CEQR No. 16DME012X) and the Technical Memorandum, 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 available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and

2. The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, 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, constitutes 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**, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy and hereby determines that this proposed action is consistent with WRP policies; 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 consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 6a:

1. changing an M2-1 District to an R7-2 District property bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street;
2. establishing within the proposed R7-2 District a C2-5 District bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street; and
3. establishing a Special Harlem River Waterfront District bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated March 20, 2017.

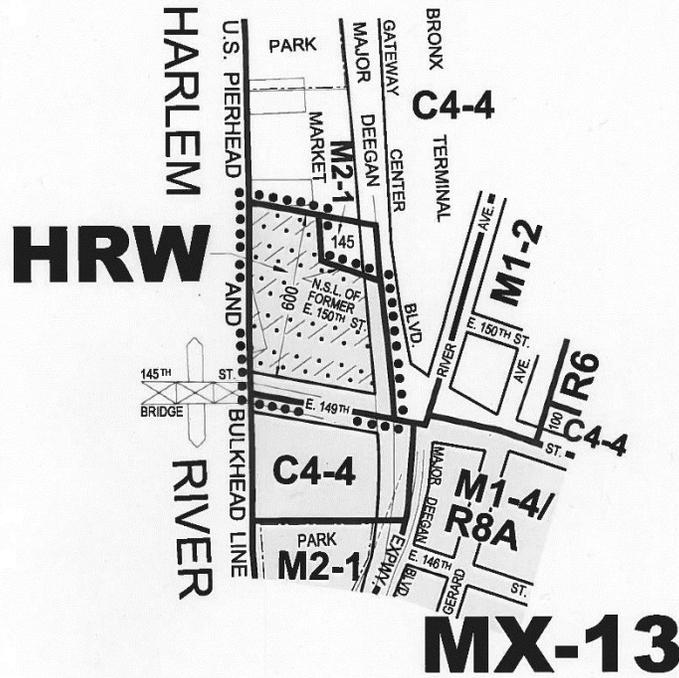
The above resolution (C 170311 ZMX), duly adopted by the City Planning Commission on August 23, 2017 (Calendar No. 6), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

**MARISA LAGO**, *Chair*

**KENNETH J. KNUCKLES, Esq.**, *Vice Chair*

**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,  
MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, CHERYL COHEN EFFRON,  
HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN**, *Commissioners*

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CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING PROPOSED

**ZONING CHANGE**

ON SECTIONAL MAP

**6a**

BOROUGH OF  
**BRONX**

S. Lenard, Director  
Technical Review Division

New York, Certification Date  
MARCH 20, 2017



**NOTE:**

- Indicates Zoning District Boundary.
- The area enclosed by the dotted line is proposed to be rezoned by changing an M1-2 District to an R7-2 District, by establishing a C2-5 District within the proposed R7-2 District, and by establishing a Special Harlem River Waterfront District.
- Indicates a C1-3 District.
- Indicates a C2-5 District.
- Indicates a Special Harlem River Waterfont District.
- Indicates a Special Mixed Use District (**MX-13**).

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.