



IN THE MATTER OF an application submitted by Blondell Equities LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 11.

This application for an amendment of the Zoning Resolution of the City of New York concerning modifications to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Area) was filed by Blondell Equities, LLC on May 26, 2017 to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the proposed rezoning area (Block 4133, Lots 1, 2, 8, 10, 61, 62, and 62 and Block 4134, Lots 1 and 14). This application would facilitate the development of a nine-story mixed-use building with approximately 228 units of affordable housing in the Westchester Square neighborhood of the Bronx, Community District 11.

RELATED ACTIONS

In addition to the zoning text amendment (N 170439 ZRX) that is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

- C 170438 ZMX** Zoning map amendment to change the project area from an M1-1 zoning district to an R7A/C2-4 district.

- C 170353 MMX** City map amendment to eliminate, discontinue and close Fink Avenue between Blondell and Waters avenues.

BACKGROUND

A full background discussion and description of this application, the surrounding area and the proposed project is included in the report for the related zoning map amendment action (C 170438 ZMX).

ENVIRONMENTAL REVIEW

This application (N 170439 ZRX), in conjunction with the applications for the related actions (C 170438 ZMX and C 170353 MMX) 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order 91 of 1977. The lead agency is HPD. The designated CEQR number is 17DCP194X.

After a study of the potential environmental impacts of the proposed actions, a Negative Declaration was issued on October 12, 2018. A full description of the environmental review is included in the report for the related zoning map amendment action (C 170438 ZMX).

PUBLIC REVIEW

This application (N 170439 ZRX) was duly referred to Bronx Community Board 11 and the Bronx Borough President on October 24, 2018, in accordance with the procedures for non-ULURP matters, along with the applications for the related actions (C 170438 ZMX and C 170353 MMX), which were certified as complete by the Department of City Planning and were duly referred to Bronx Community Board 11 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 11 held a public hearing on this application (C 170438 ZMX) on December 10, 2018, and on December 20, 2018, by a vote of 16 in favor, seven opposed and two abstentions, adopted a resolution recommending disapproval of this application.

Community District 10, which lies across Blondell Avenue from the proposed rezoning, also held

a public hearing on this application (C 170438 ZMX) on January 17, 2019 and, on that date disapproved the application by a vote of 12 in favor, 18 opposed and one abstention.

Borough President Recommendation

This application (N 170439 ZRX), was considered by the Bronx Borough President, who held a public hearing on December 27, 2018 and issued a recommendation approving the application with conditions on January 16, 2019. Those conditions included requests that the applicant provide secondary access to the parking garage from Cooper Avenue; the City of New York take over ownership of Cooper Ave & Fink (formerly Grant) avenues and maintain the roadbeds; that the remainder of Blondell Avenue not be rezoned; and that the applicant explore ground floor commercial space for a charter school.

City Planning Commission Public Hearing

On, January 9, 2019 (Calendar No. 2), the Commission scheduled January 30, 2019, for a public hearing on this application (N 170439 ZRX). The hearing was duly held on January 30, 2019 (Calendar No. 24).

13 speakers testified in favor of the application and six testified in opposition, as described in the report for the related action (C 170438 ZMX), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 170439 ZRX), in conjunction with the related actions (C 170438 ZMX and C 170353 MMX), is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related zoning map amendment (C 170438 ZMX).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant adverse impact on the environment, 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, is further amended as follows:

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

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

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

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

THE BRONX

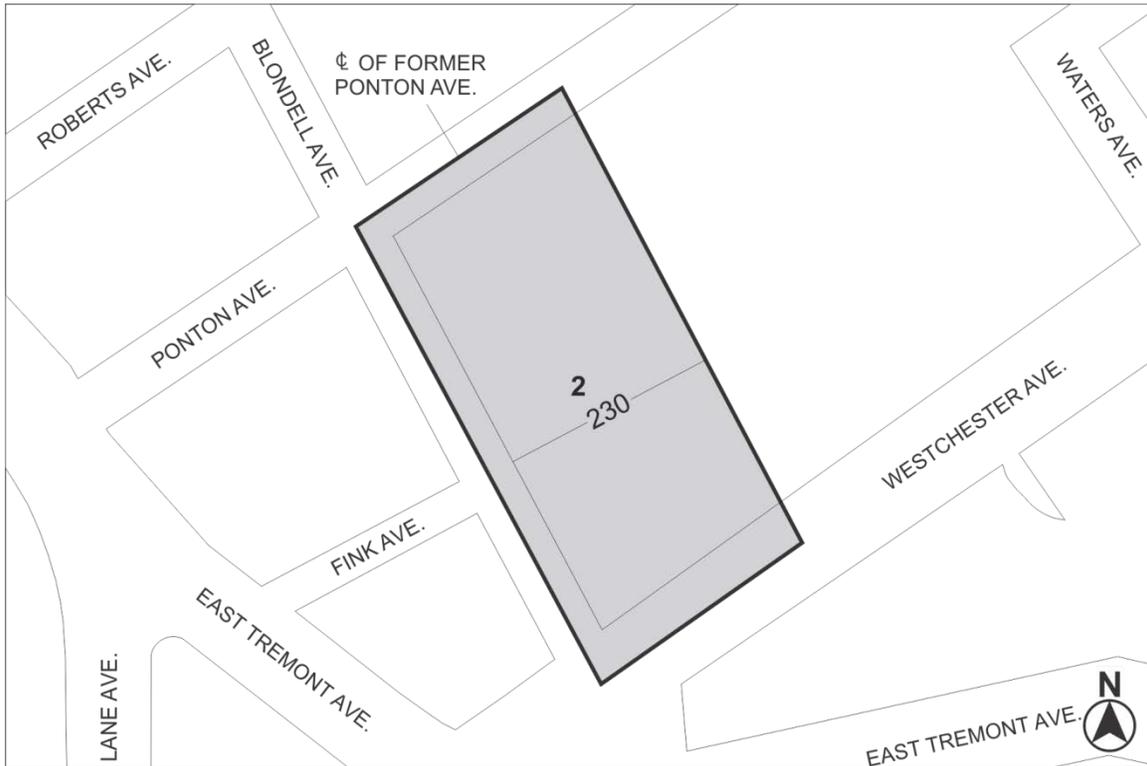
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Community District 11

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Map 2 - [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*
Area 2 [date of adoption] – MIH Program Option 2
Portion of Community District 11, The Bronx

* * *

The above resolution (N 170439 ZRX), duly adopted by the City Planning Commission on February 27, 2019 (Calendar No. 11), 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. KNUCKES, Esq., *Vice Chairman*
ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III, MICHELLE de la UZ,
HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARÍN, LARISA ORTIZ,
RAJ RAMPERSHAD, *Commissioners*