



IN THE MATTER OF an application submitted by Markland 4551 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 and Appendix I for the purpose of modifying the existing Transit Zone, Borough of the Bronx, Community District 12.

This application for a zoning text amendment was filed by Markland 4551 LLC on December 23, 2019. This application, in conjunction with the related action (C 200228 ZMX), would facilitate a mixed-use development with approximately 148 units of affordable housing, approximately 7,150 square feet of retail use on the ground floor and approximately 11,100 square feet of community facility space located at 4541 Furman Avenue in the Wakefield neighborhood of the Bronx, Community District 12.

RELATED ACTION

In addition to the zoning text amendment (N 200229 ZRX) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with the application:

C 200228 ZMX Zoning Map amendment to change an M1-1 zoning district to an R7D/C2-4 zoning district.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 200228 ZMX).

ENVIRONMENTAL REVIEW

This application (N 200229 ZRX), in conjunction with the related application for a zoning map amendment (C 200228 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 lead agency is the City Planning Commission. The designated CEQR number is 20DCP159X. A summary of the environmental review appears in the report for the related zoning map amendment (C 200228 ZMX).

PUBLIC REVIEW

On January 3, 2022, this application (N 200229 ZRX) was duly referred to Bronx Community Board 12 and the Bronx Borough President in accordance with the procedures for non-ULURP matters, along with the related application for a zoning map amendment (C 200228 ZMX), which was certified as complete by the Department of City Planning and duly referred in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Bronx Community Board 12 held a public hearing on this application (N 200229 ZRX) and the related application for a zoning map amendment (C 200228 ZMX) on January 27, 2022, and on February 18, 2022, by a vote seven in favor, 21 opposed, and five abstaining, adopted a resolution recommending disapproval of the application.

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (N 200229 ZRX) and the related application for a zoning map amendment (C 200228 ZMX) on February 23, 2022, and on March 21, 2022, issued a recommendation to approve the application.

City Planning Commission Public Hearing

On March 30, 2022 (Calendar No. 2), the City Planning Commission scheduled April 13, 2022, for a public hearing on this application (N 200229 ZRX) and the related application for a zoning map amendment (C 200228 ZMX). The hearing was duly held on April 13, 2022 (Calendar No.

29). Three speakers testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment, (N 200229 ZRX), in conjunction with the related application for a zoning map amendment (C 200228 ZMX), is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the report for the related zoning map amendment (C 200228 ZMX).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant 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 consideration described in the related report for a zoning map amendment (C 200228 ZMX), the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently modified, 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
* * *

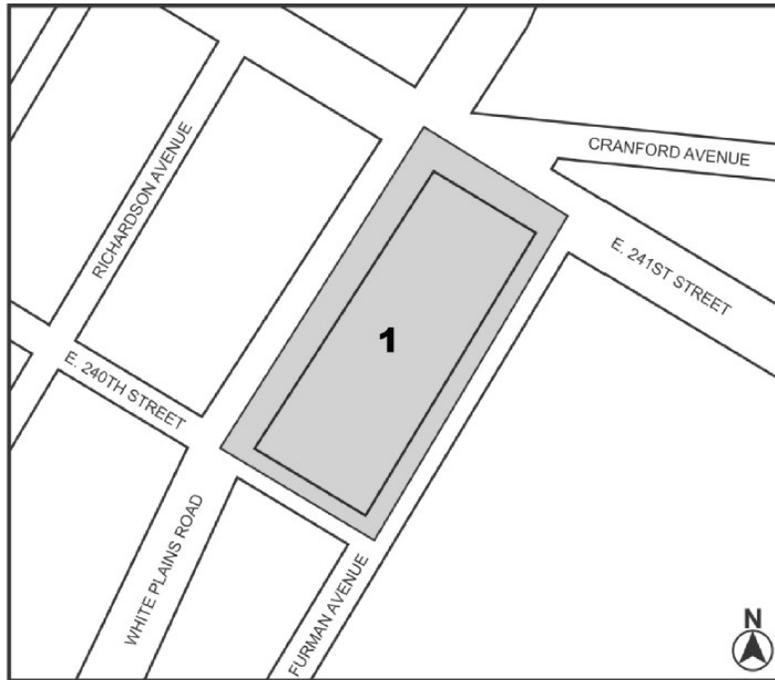
APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas
* * *

The Bronx
* * *

The Bronx Community District 12
* * *

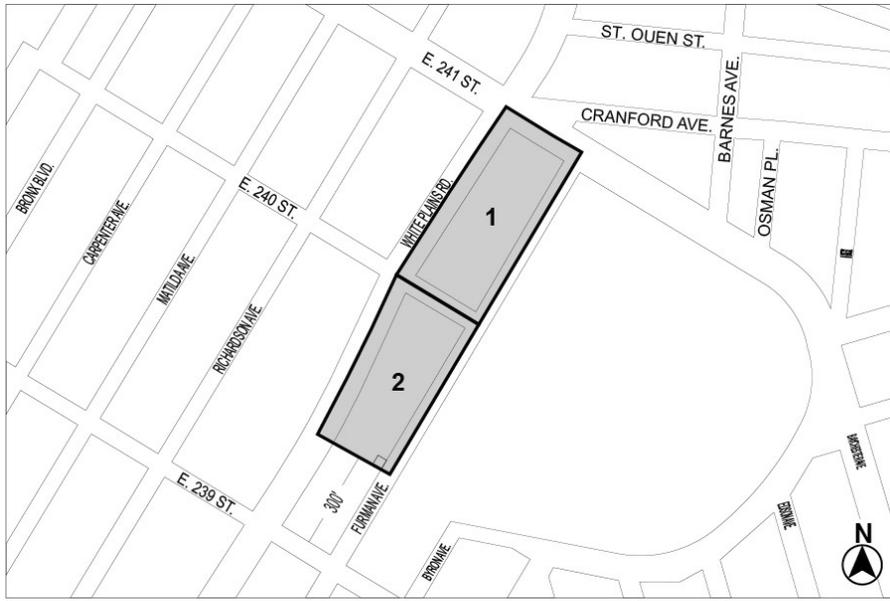
Map 1 – [date of adoption]

[EXISTING MAP]



■ Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area 1 — 2/13/19 MIH Program Option 1 and Option 2

[PROPOSED MAP]



- Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*
- Area 1 — 2/13/19 MIH Program Option 1 and Option 2
- Area 2 — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 12, The Bronx

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APPENDIX I

TRANSIT ZONE

[EXISTING MAP]

Existing Transit Zone Map 1



[PROPOSED MAP]

Proposed Transit Zone Map 1



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The above resolution (N 200229 ZRX), duly adopted by the City Planning Commission on May 11, 2022 (Calendar No. 3), 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.

DANIEL R. GARODNICK, Esq. *Chair*
DAVID J. BURNEY, ALFRED C. CERULLO, III,
JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN,
LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*