



IN THE MATTER OF an application submitted by Shadi Development, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property located at 660-668 East Fordham Road (Block 03091, Lots 20, 22, 24, 26 & 27), Borough of the Bronx, Community District 6.

This application for a special permit pursuant to Section 74-533 of the Zoning Resolution (ZR) was filed by Shadi Development, LLC on September 1, 2021. The proposed special permit would waive the required off-street accessory parking requirement at a new mixed-use development where at least 20 percent of the 145 dwelling units would be income-restricted located at 660-668 East Fordham Road (Block 3091, Lots 20, 22, 24 and 26) in the Belmont neighborhood of Bronx Community District 6.

BACKGROUND

The applicant, Shadi Development, LLC seeks a special permit to waive the required off-street parking at the project area, located at 660-668 East Fordham Road. The project area, coterminous with the development site, is an assemblage of four tax lots (Block 3091, Lots 20, 22, 24 and 26) totaling 17,698-square feet in lot area. The project area contains approximately 151 feet of frontage along East Fordham Road and approximately 114 feet of frontage along Cambreleng Avenue. East Fordham Road, with a width of approximately 100 feet, is considered a wide street, while Cambreleng Street, with a width of 50 feet, is considered a narrow street.

The project area contains three existing buildings, totaling 11,400-square feet, as well as an adjacent surface parking lot. Lot 20 is a 4,921-square foot-interior lot with approximately 50 feet of frontage on East Fordham Road. It contains two separate semi-detached buildings at 656 and 658 East Fordham Road. 656 East Fordham Road contains a two-story approximately 1,200-square-foot legal practice. 658 Fordham Road contains an approximately 340-square-foot

insurance/tax service center fronting East Fordham Road and an approximately 2,600-square-foot two-story residential structure located directly behind and abutting the commercial use. Lot 22 is a 6,591-square-foot interior lot with approximately 50 feet of frontage on East Fordham Road. It contains a 6,200-square-foot car showroom at 662 Fordham Road. Lot 24 is a 3,585-square-foot lot with approximately 25 feet of frontage on East Fordham Road and contains a surface parking lot located at 666 East Fordham Road. Lot 26 is a 2,775-square-foot corner lot with approximately 25 feet of frontage on East Fordham Road and contains a surface parking lot located at 668 East Fordham Road. The project area currently contains four curb cuts, three of which are located along East Fordham Road and one on Cambreleng Avenue.

Forty-seven off-street parking spaces are located between the parcels, as required by the 2011 Restrictive Declaration. In 2011, a deed restriction was filed against 662, 666 and 668 East Fordham Road (Block 3091, Lots 22, 24 and 26) requiring the provision of 47 parking spaces to satisfy the parking requirements for the ambulatory care facility at 625 Fordham Road. The parking is currently provided in open parking lots.

The project area is located in the Belmont neighborhood of the Bronx, in the proximity of several regional attractions. The Belmont neighborhood is characterized primarily by four- to six-story apartment buildings with some commercial uses. Arthur Avenue, located two blocks to the west of the project area, is known as the Little Italy of the Bronx and contains a thriving mixed-use corridor with numerous eating and drinking establishments and markets. Fordham University's Rose Hill Campus is an 85-acre private campus that serves approximately 10,000 undergraduate students, as well as several graduate programs and is located approximately two blocks north of the project area. The Bronx Zoo is located approximately 0.4 miles east and the New York Botanical Gardens is located approximately 0.25 miles north of the project area.

Fordham Road is a prominent east-west thoroughfare that serves as the gateway to the central Bronx. The section of Fordham Road that is adjacent to the project area is approximately 115 feet in width and contains two levels of vehicle traffic with seven lanes of traffic. There are four total eastbound lanes, with three lanes that provide access to local businesses and one lane that provides direct service by way of an underpass below the street level. There are three total

lanes of westbound traffic, with one lane providing access to local businesses and two lanes providing direct service by way of an underpass below the street level.

Historically, the section of East Fordham Road near the project area was characterized by auto-related uses including car dealerships, gas stations, and auto repair shops. East Fordham Road, west of the project area, is currently lined with thriving commercial businesses.

The immediate surrounding area is mixed-use in character. The properties along East Fordham Road are predominantly non-residential with commercial and community facility uses developed in a range of building types ranging from one- to five-stories. Immediately to the west of the project area is a bank with a surface parking lot and to the east is a private parking lot adjacent to a New York State DMV facility.

The project area is well served by mass transit. It is located approximately 0.5 miles east of the Fordham Road Plaza, a major transportation hub that provides access to several local and express bus lines, including Bx9, Bx12, Bx17, Bx22, Bx41, SBS Bx 12, and SBS Bx 41. Fordham Plaza has a Metro-North Railroad stop that provides access to the Harlem Line and New Haven lines, providing service south to Grand Central Station and north to Westchester and Connecticut, respectively. The project area is accessible by car from Fordham Road that provides access to other major thoroughfares, including the Bronx River Parkway, located approximately one mile east and the Cross Bronx Expressway, located approximately 1.5 miles south. The project area and surrounding area are located within the Transit Zone, which waives the parking requirement for affordable dwelling units.

The project area, as well as a 12-block area along East Fordham Road, was rezoned from R6 and C8-1 zoning districts to a C4-5D zoning district in 2013 as part of the East Fordham Road Rezoning (C 130273 ZMX). The rezoning was intended to create new opportunities for growth and investment while reinforcing the established commercial character and preserving the existing built residential context in targeted locations. The rezoning aimed to create a new gateway to the central Bronx, establish height and bulk limits, stimulate revitalization through private investment, incentivize permanently affordable housing to protect the neighborhood

character and ensure predictable future development, and reinforce existing commercial character. There is an R6 zoning district located in the area immediately to the south of the project area, which includes the Little Italy area, and the area to the north, which includes Fordham University, is also zoned R6.

The C4-5D zoning district is a contextual zoning district which permits residential, commercial, and community facility uses with a maximum commercial floor area ratio (FAR) of 4.2 and an R7D residential district equivalent. New developments must provide a street wall that aligns with the sidewalk. C4-5D zoning districts require active uses on the ground floor, such as retail, office, or community facility uses, as well as a glazing requirement for fifty-percent of the building frontage on the ground floor. Parking is required for fifty percent of the market-rate dwelling units and 25 percent for affordable units. The project site is located in an Inclusionary Housing (IH) designated area. The base FAR for a C4-5D zoning district is 4.2 and increases to 5.6 when the IH requirements are met.

In 2008, the area was included in the Food Retail Expansion to Support Health (FRESH) program. This program was developed in response to the citywide study *Going to Market*, conducted in 2008 by the Department of City Planning, which highlighted the widespread shortage of neighborhood grocery stores providing fresh food options in several communities of New York City, including Bronx Community District 6. The FRESH program is intended to encourage the development and retention of convenient, accessible stores that provide fresh meat, fruit and vegetables, and other perishable goods in addition to a full range of grocery products. The FRESH program offers a series of zoning incentives, including an FAR bonus of one square foot of residential floor area per qualifying FRESH square foot, up to 20,000 square feet, and reduced accessory parking requirements in certain zoning districts. The financial incentives include tax benefits for qualifying developments.

The proposed development would consist of an 11-story mixed-use building that would rise to a total height of 105 feet. In total, the proposed development would have approximately 99,108 square feet (5.6 FAR) of residential floor area with 14,482 square feet allocated for use as a grocery store on the ground floor and cellar pursuant to FRESH regulations. The proposed

development would consist of 145 dwelling units and 47 required parking spaces, as part of a Restrictive Declaration, for a total floor area of 112,591 and FAR of 6.36. The parking would be accessible via car elevator from Cambreleng Avenue and these spaces would be fully attended. The residential entrance would be from Cambreleng Avenue and ground floor would consist of lobby space for residential use, residential freight elevator and stairway. The ground floor grocery store would be accessed by entrances at the corner of Cambreleng Avenue and East Fordham Road. The cellar would contain an 11,574-square-foot community facility space for an ambulatory medical use that would be accessed from Fordham Road.

The proposed FRESH use and ambulatory medical use would not generate any required parking, per ZR section 36-21, as less than 40 parking spaces would be required. The proposed residential building would generate a requirement of 59 parking spaces. The proposed development would waive these 59 spaces through the proposed special permit by providing at least 20 percent of all units as income restricted housing, pursuant to 24-533. The 47 off-street spaces provided on the second floor would remain accessory to the medical office across the street, as required by the Restrictive Declaration.

In addition to the proposed special permit, the applicant is seeking a Chairperson Certification pursuant to ZR Section 63-30 for a FRESH food store. The proposed development would include 13,482 square feet of space dedicated to a FRESH food store on the ground floor and 999 square feet of storage space in the cellar. The remaining area on the ground floor of the building would consist of lobby space for the residential use and ambulatory medical use, as well as a residential freight elevator and stairway.

The FRESH certification would allow for the 13,482 square feet of floor area generated by the qualifying FRESH food store to be reallocated to the top two floors (10th and 11th floors) of the building. The 10th floor would contain 4,634 square feet and the 11th floor would include 8,848 square feet. The building would also contain a total of 145 residential dwelling units, comprised of 17 studios, 101 one-bedroom units, and 27 two-bedroom units. There would be 28 affordable units pursuant to IH regulations with an intended distribution of three studios, 20

one-bedroom units, and five two-bedroom units, each restricted at or below 80 percent of Area Median Income.

ENVIRONMENTAL REVIEW

This application (C 220091 ZSX) 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 22DCP042X. The lead agency is Department of City Planning.

This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 220091 ZSX) was certified as complete by the Department of City Planning on September 20, 2021, and duly referred to Bronx Community Board 6 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

Bronx Community Board 6 held a public hearing on this application (C 220091 ZSX) on November 10, 2021, and on that date, by a vote of 28 in favor, two opposed, and none abstaining, adopted a resolution recommending disapproval of the application.

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (C 220091 ZSX) on December 2, 2021, and, on December 16, 2021, issued a recommendation of disapproval of the application.

City Planning Commission Public Hearing

On December 15, 2021 (Calendar No. 1), the City Planning Commission scheduled January 5, 2022, for a public hearing on this application. The hearing was duly held on January 5, 2022, (Calendar No. 18). One speaker testified in favor of the application and none in opposition.

A representative of the applicant presented an overview of the application, including the feasibility of the project, proposed location, and development details. The representative described the findings of special permit, parking requirements and proposed residential unit mix.

There were no speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a special permit (C 200091 ZSX) is appropriate.

The application will waive the off-street parking requirement for a mixed-use development where at least 20 percent of all dwelling units are income restricted.

To address questions raised during public review the applicant provided a letter and parking study addressing the parking requirements, unit mix, and potential shadow impact on the Botanical Garden.

The parking study analyzed the existing parking in the neighborhood. The conclusions of the parking study supports the findings of the special permit revealing an overlap between peak demand and peak utilization times, and automobile ownership rates in the area lower than the citywide averages. The parking study shows that the project will not have adverse effects on residents, businesses, or community facilities in the surrounding area, including the availability of parking spaces for such uses. The applicant will be adding nine additional parking spaces built on-site for residences, bringing the total parking on the site to 56 total spaces, 47 of these spaces are dedicated to the neighboring medical building through a restrictive declaration.

In addition to the parking study, the Commission notes the project area has strong local and regional public transit options with the nearby Fordham Plaza being a regional transportation hub that will further reduce the need for local residents to own a personal automobile.

The applicant's letter states that the planned unit mix is intended to address a local demand for young professionals that work in the nearby medical buildings and at Fordham University. While the unit mix is not within the scope of the special permit, the Commission encourages the applicant to look at ways the proposal can provide more multi-bedroom apartments to house families in the Bronx.

The Commission acknowledges the material provided by the applicant shows there will not be a shadow impact on the Botanical Gardens by the proposed development.

The Commission notes the importance of having healthy food options in grocery stores that are accessible to all communities across the city and further notes the FRESH program helps local communities meet those goals. The Commission is pleased the proposed development will incorporate a FRESH grocery store into the project bringing additional healthy food options to the local community.

Affordable housing is a critical need in the neighborhood and within Community District 6. The Commission notes the proposed development will provide at least 28 new affordable housing units.

The Commission acknowledges the proposed development meets many of the goals of the 2013 East Fordham Road rezoning, including reinforcing the existing commercial character, incentivizing permanently affordable housing, and establishing a building form that will create a unified look along this major corridor as additional buildings are built in the future.

FINDINGS

The Commission finds, pursuant to Section 74-533 of the Zoning Resolution, that the waiver of the number of required accessory off-street parking spaces for dwelling units in a development

that includes at least 20 percent of all dwelling units as income-restricted housing units as defined in Section 12-10:

- (a) that such waiver or reduction will facilitate such #development or #enlargement. Such finding shall be made upon consultation with the Department of Housing Preservation and Development;
- (b) will not cause traffic congestion; and
- (c) will not have undue adverse effects on residents, businesses or #community facilities# in the surrounding area, as applicable, including the availability of parking spaces for such #uses#.

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 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 application submitted by Shadi Development, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property located at 660-668 East Fordham Road (Block 3091, Lots 20, 22, 24, 26 & 27), Borough of the Bronx, Community District 6, is approved, subject to the following terms and conditions:.

1. The property that is the subject of this application (C 220091 ZSX) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by J Frankl C Mallea Associates Architects & Engineers filed with this application and incorporated in this resolution:

<u>Drawing No.</u>	<u>Title</u>	<u>Last Date Revised</u>
C-001.00	Site Plan	08/30/2021

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.

3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.

4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.

5. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign or legal representative of such party to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any agency of government, or any private person or entity. Any such failure or breach of any of the conditions as stated above, may constitute grounds for the City Planning Commission or City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit.

6. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

The above resolution (C 220091 ZSX), duly adopted by the City Planning Commission on February 16, 2022 (Calendar No. 7) is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

KENNETH J. KNUCKLES, Esq., *Vice-Chairman*
DAVID J. BURNEY, ALLEN P. CAPPELLI, ALFRED C. CERULLO, III,
JOSEPH DOUEK, RICHARD W. EADDY,
LEAH GOODRIDGE, ANNA HAYES LEVIN,
LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*

DANIEL R. GARODNICK, Esq., *Chair,* ABSTAINING

ORLANDO MARIN, *Commissioner,* VOTING NO



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 660-668 East Fordham Road	
Applicant: Sean Daneshvar	Applicant's Primary Contact: Justin Jarboe
Application # C220091ZSX	Borough:
CEQR Number: 22DCP042X	Validated Community Districts: X06

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Unfavorable			
# In Favor: 28	# Against: 2	# Abstaining: 0	Total members appointed to the board: 30
Date of Vote: 11/10/2021 12:00 AM		Vote Location: Zoom Audio and Video https://zoom.us/j/92918090352	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing:	
Was a quorum present? No	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	

CONSIDERATION:

Recommendation submitted by	BX CB6	Date: 11/19/2021 1:01 PM
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**BRONX BOROUGH PRESIDENT'S
RECOMMENDATION**

**CITY PLANNING COMMISSION
120 Broadway, 31st Floor
New York, New York 10271-0001**

APPLICATION NO: C 220091 ZSX- 660-668 East Fordham Road

DOCKET DESCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 6 BOROUGH: BRONX

RECOMMENDATION

- APPROVE
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- DISAPPROVE

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary): PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT'S RECOMMENDATION



BOROUGH PRESIDENT

12/16/2021

DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 220091 ZXX
660-668 East Fordham Road
Related Applications N 220092 ZCX, N 220093 LDX

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Shadi Development, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property located at 660-668 East Fordham Road (Block 03091, Lots 20, 22, 24, 26 & 27), in a C4-5D District, Borough of The Bronx, Community District 6.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

BACKGROUND

The development site this application pertains to is located on the north side of East Fordham Road. It is bounded by East 189th Street to the north, Cambreleng Avenue on the east, and Hughes Avenue on the west. This site includes a total of approximately 17,749 square feet of property located on Block 3091, Lots 20, 22, 24, 26, & 27. It offers approximately 151 feet of frontage on East Fordham Road and approximately 114 feet along Cambreleng Avenue. Existing development on this property consists of three, one story, low rise buildings, which were previously occupied by a variety of retail office tenants and one residential unit. These three buildings include a total of 11,400 square feet of space. The residential unit composed of 2,600 square feet. All these locations are now vacant. These sites are in a C4-5D District.

An off street paved parking lot accommodating 47 spaces is located within the development site. It is located on the northeast corner of East Fordham Road at Cambreleng Avenue. This parking lot exists pursuant to a Restrictive Declaration against Lots 20, 22, 24 and 26, requiring that off-street parking be provided for 625 East Fordham Road (Block 3273, Lot 225). This property is located on the south side of East Fordham Road. It accommodates medical offices and related ambulatory services.

Approval of this application will facilitate the demolition of the vacant buildings located on Block 3091, Lots, 20, 22, 24, 26 and 27, (the development site) and construction of an 11-story mixed use building, composed of approximately 99,390 zoning square feet, or 5.6 FAR. It will rise approximately 105 feet. The proposed development includes construction of 145 residential units. From this total number of units, 28 will be permanently affordable at or below 80% of Area Median Income (AMI) pursuant to the Voluntary Inclusionary Housing Program (VIH). Entry to this residence will be via Cambreleng Avenue.

The specifics of the proposed development include:

VIH Units (All calculations are based on 80% of Area Median Income (AMI))

Studios:	3	Size: 449 Gross Square Feet (GSF)	Rent: \$1,314 per month
1 Bedrooms:	20	Size: 669 GSF	Rent: \$1,651 per month
2 Bedrooms:	5	Size: 994 GSF	Rent: \$1,974 per month
3 Bedrooms:	Zero		
Total:	28		

Market Rate

Studios:	14	Size: 528 Gross Square Feet (GSF)
1 Bedrooms:	81	Size: 565 GSF
2 Bedrooms:	22	Size: 854 GSF
3 Bedrooms:	Zero	
Total:	117	

(The applicant notes that the gross square foot size of the affordable 1 and 2 bedroom units are larger than those proposed for market rent leasing).

Grand Total: 145

Amenities to be provided include:

- An attended garage providing 47 spaces (pursuant to the Restrictive Declaration)
- A bike room providing space for 82 bicycles
- An accessible common area on the roof which will be “greened” for passive recreation
- A “cold” room for the storage of grocery deliveries
- A fitness room approximating 1,000 square feet
- A common area lounge on the 11th story approximating 1,000 square feet
- Approximately 90% of all units will offer hookups for a washer and dryer

Sustainable amenities include:

- A storm water detention tank to retain excess water
- High insulation values exceeding New York City Building Code requirements by 20%
- The installation of vegetation on the 2nd floor terrace areas and on the roof

The applicant is also proposing to include a FRESH use (Use Group 6) supermarket to be located on street level. This area will be approximate 14,482 square feet. The FRESH use would waive parking requirements. An additional 999 gross square feet will be located on the cellar level for accessory space. Entry to the supermarket will be located at the building’s west corner from either East Fordham Road or Cambreleng Avenue. Delivery and related utilitarian services for the supermarket will be accessible at the building’s eastern corner fronting on East Fordham Road. No loading dock area for deliveries to the supermarket is proposed.

Existing development in the surrounding community is defined by low-rise commercial buildings serving a wide range of venues, including a tattoo parlor, a bank, and a rental car facility and the office of the Department of Motor Vehicles. Opposite the site, on the south side of East Fordham Road are two, midrise office buildings serving professional tenants, most notably those associated with the medical profession. Of these two buildings, 625 East Fordham Road is associated with the applicant.

Within walking distance of the development site are Fordham University to the north and west and the Belmont community also known as “Little Italy of The Bronx,” to the south. Within approximately one-half mile to the east are the Bronx Zoo and New York Botanical Garden, while to the west is where Fordham Road is one of the city’s most active retail corridors. A vast majority of residential development is located on adjacent avenues and streets. It is typified by low and midrise buildings.

Railroad service via Metro North is found on Fordham Road, (Fordham Plaza) approximately ¼ mile to the west of the development site. This station is the third busiest station among all those served by Metro North. Fordham Plaza also serves as a major junction for numerous bus lines, including the Bx 9 which operates on Southern Boulevard, Bx 12, Bx 12-Select Bus Service which operates on Fordham Road and Pelham Parkway, the Bx 15 serves Third Avenue, the Bx22 serves White Plains Road, and Bx41 serving Fordham Road and Tremont Avenue. Fordham Plaza also is where Bee line buses serving Westchester County can be accessed. Subway access via the “D” train is found on the Grand Concourse approximately ½ mile to the west or via the #2 and #5 trains approximately ½ mile to the east on Pelham Parkway at White Plains Road.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on September 20, 2021.

BRONX COMMUNITY DISTRICT PUBLIC HEARING

A virtual public hearing was held by Bronx Community Board #6 on November 10, 2021. A vote recommending this application be denied was 28 in favor of denying this application, 2 in favor of approving this application, and zero abstaining.

BOROUGH PRESIDENT’S PUBLIC HEARING

The Borough President convened a virtual public hearing on this application. The hearing took place on December 2, 2021. Representatives of the applicant were present and spoke in favor of this application. No other attendees sought to comment and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

As Borough President I have consistently insisted that all residential development proposals that require my endorsement include a minimum unit distribution of 2 and 3 bedroom units be 40% of the total. I am therefore very displeased by the fact this this development entirely ignores the overwhelming demand families have for 3-bedroom flats, while offering a bare minimum of 2-bedroom units (18.6%). Studios cannot comfortably accommodate a family with any children, while one bedroom units are likely to be “outgrown” within a relatively short time frame. As such, this development is not likely to attract those who would want to remain members of this community, but rather it will be a “stop-over” for folks bound for another community at some point in the future. When asked if these smaller units would be marketed to neighboring Fordham University for potential graduate student housing, the answer was no. Who, then, will this building be marketed to?

I find this to be a shame, as the renderings provided at my public hearing shows a building that is unique in its design as it provides numerous units with terraces and rooftop amenities that offer space for passive recreation, and a storm water retention system included is an environmental asset that I believe should be part of all proposed buildings. The building will also contain a FRESH supermarket.

The applicant team had full opportunity to consider changes to the unit mix. My office met with them before the ULURP hearing and addressed these concerns, both then and during the hearing. The applicant was adamant they could and would not make any changes. It is extremely disappointing and unfortunate, as my office had worked favorably with the applicant in the past. Rationale of “the plan is too far along” or “we would lose money”, are not adequate responses to serve this community. The community board had issue with the loss of parking. While I feel sufficient parking will be provided, it appears that the applicant has a plethora of issues that need to be addressed, but is falling on deaf ears. It would be one thing if the applicant was working in good faith at addressing these issues, but to dig one’s heels into the ground does not get anyone anywhere. Unless the applicant is will to provide evidence that accommodations can and will be made, I cannot support this project..

I do not recommend approval of this application.