

CITY PLANNING COMMISSION

July 24, 2023 / Calendar No. 2



N 220335 ZRX

IN THE MATTER OF an application submitted by Housing Options and Geriatric Association Resources, Inc., 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 3.

This application for an amendment to the Zoning Resolution was filed on February 25, 2022, by Housing Options and Geriatric Association Resources, Inc. (H.O.G.A.R., Inc.). This application, in conjunction with the related actions, would facilitate the development of a new community facility building containing approximately 83 affordable and supportive housing units and community facility space at 893 Eagle Avenue in the Morrisania section of the Bronx, Community District 3.

RELATED ACTIONS

In addition to the zoning text amendment (N 220335 ZRX) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following applications, which are being considered concurrently with this application:

- C 220334 ZMX** Zoning map amendment to change an R6 zoning district to an R7-2 zoning district.
- C 220336 ZSX** Special permit pursuant to Zoning Resolution (ZR) Section 74-903.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 220334 ZMX).

ENVIRONMENTAL REVIEW

This application (N 220335 ZRX), in conjunction with the application for the related actions (C 220334 ZMX and C 220336 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 20DCP076X. The lead is the City Planning Commission.

A summary of the environmental review appears in the report for the related zoning map amendment (C 220334 ZMX).

PUBLIC REVIEW

This application (N 220335 ZRX) was duly referred to Bronx Community Board 3 and the Bronx Borough President on February 13, 2023 in accordance with the procedures for non-ULURP matters, along with the related applications for a zoning map amendment (C 220334 ZMX) and a special permit (C 220336 ZRX), which were certified as complete by the Department of City Planning in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

On April 11, 2023, Bronx Community Board 3 held a public hearing on this application (N 220335 ZRX) and the related zoning map amendment (C 220334 ZMX) and special permit (C 220336 ZSX), and on April 11, 2023, by a vote of 14 in favor, six opposed, and five abstaining, adopted a motion to approve the application.

Borough President Recommendation

This application (N 220335 ZRX), along with the related applications for a zoning map amendment (C 220334 ZMX) and a special permit (C 220336 ZRX), was considered by the Bronx Borough President, who issued a favorable recommendation on May 24, 2023.

City Planning Commission Public Hearing

On June 7, 2023 (Calendar No. 2), the City Planning Commission scheduled June 28, 2023, for a public hearing on this application (N 220335 ZRX) and the applications for the related actions (C 220334 ZMX and C 220336 ZSX). The hearing was duly held on June 28, 2023 (Calendar No. 29). There were three appearances, as described in the report for the related zoning map amendment (C 220334 ZMX), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 220335 ZRX), in conjunction with the related applications for a zoning map amendment (C 220334 ZMX) and a special permit (C 220336 ZSX), 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 220334 ZMX).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impacts on the environment; 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 the consideration described in the related report (C 220334 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

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APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

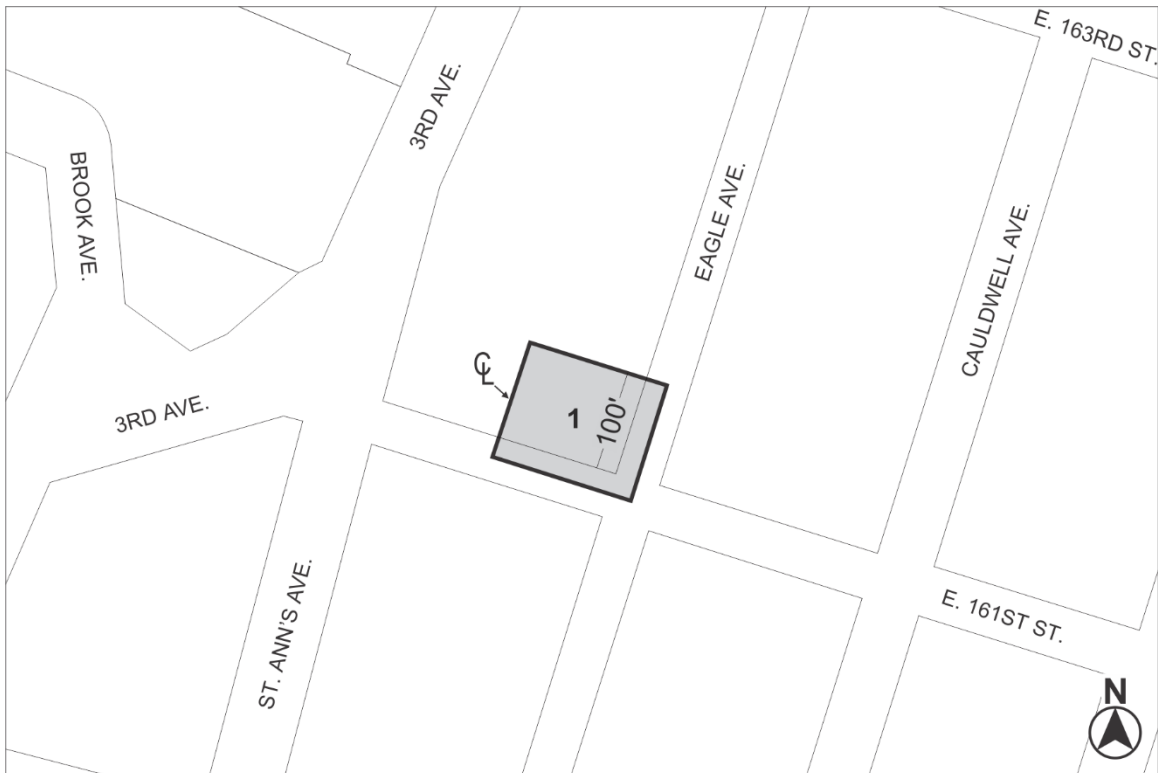
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THE BRONX

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The Bronx Community District 3

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 Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))

Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 3, The Bronx

* * *

The above resolution (N 220335 ZRX), duly adopted by the City Planning Commission on July 24, 2023 (Calendar No. 2), 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*

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

GAIL BENJAMIN, ALFRED C. CERULLO, III, ANTHONY CROWELL, Esq.,

JOSEPH I. DOUEK, DAVID GOLD, Esq., RASMIA KIRMANI-FRYE, ORLANDO

MARÍN, JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*

LEAH GOODRIDGE, Esq., *Commissioner, ABSTAINING*