



CITY PLANNING COMMISSION

August 23, 2023 / Calendar No. 3

N 230292 ZRX

IN THE MATTER OF an application submitted by Simone Companies, for the grant of an authorization 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 9.

This application for an amendment to the Zoning Resolution was filed by Simone Realty Companies on March 24, 2023. This application, in conjunction with the related application for a zoning map amendment (C 230291 ZMX), would facilitate the development of three new buildings with a max height of 24 stories totaling approximately 960,000 square feet of floor area, including approximately 139,300 square feet of commercial space, 970 dwelling units and 100 parking spaces in cellar, at 1460 –1480 Sheridan Boulevard in the Crotona Park East neighborhood of the Bronx, Community District 9.

RELATED ACTION

In addition to the zoning text amendment (N 230292 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 this application:

C 230291 ZMX Zoning Map Amendment

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment, C 230291 ZMX.

ENVIRONMENTAL REVIEW

This application (N 230292 ZRX), in conjunction with the related action (C 230291 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 is the City Planning Commission. The designated CEQR number is 22DCP178X.

A summary of the environmental review appears in the report for the related zoning map amendment, C 230291 ZMX.

WATERFRONT REVITALIZATION PROGRAM

This application (C 230292 ZRX) was reviewed by the City Coastal Commission 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 20-147. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

PUBLIC REVIEW

This application (N 230292 ZRX) was duly referred to Community Board 9 and the Borough President for information and review in accordance with non-ULURP matters. The related application (C 230291 ZMX) was certified as complete by the Department of City Planning on April 10, 2023, and duly referred to Community Board 9 and the 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 9 held a public hearing on this application (N 230292 ZRX) and the related action for a zoning map amendment (C 230291 ZMX) on June 6, 2023, and by vote of 27 in favor, 2 opposed and none abstaining, adopted a resolution recommending the approval with conditions.

A summary of the conditions appears in the report for the related zoning map amendment, C 230291 ZMX.

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (N 230292 ZRX) and the related action (C 230291 ZMX) on June 15, 2023, and, on July 6, 2023, issued a recommendation to approve the application with modifications/ conditions.

City Planning Commission Public Hearing

On June 28, 2023 (Calendar No. 2), the City Planning Commission scheduled a public hearing on this application (N 230292 ZRX) and the related action (C 230291 ZMX). The hearing was duly held on July 12, 2023 (Calendar No. 22). Four speakers testified in favor of the application and two in opposition.

A summary of the public hearing appears in the report for the related zoning map amendment, C 230291 ZMX.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 230292 ZRX), in conjunction with the related action for a zoning map amendment (C 230291 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 230291 ZMX.

RESOLUTION

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 WRP policy and hereby determines

that this 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 the consideration described in this report, 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

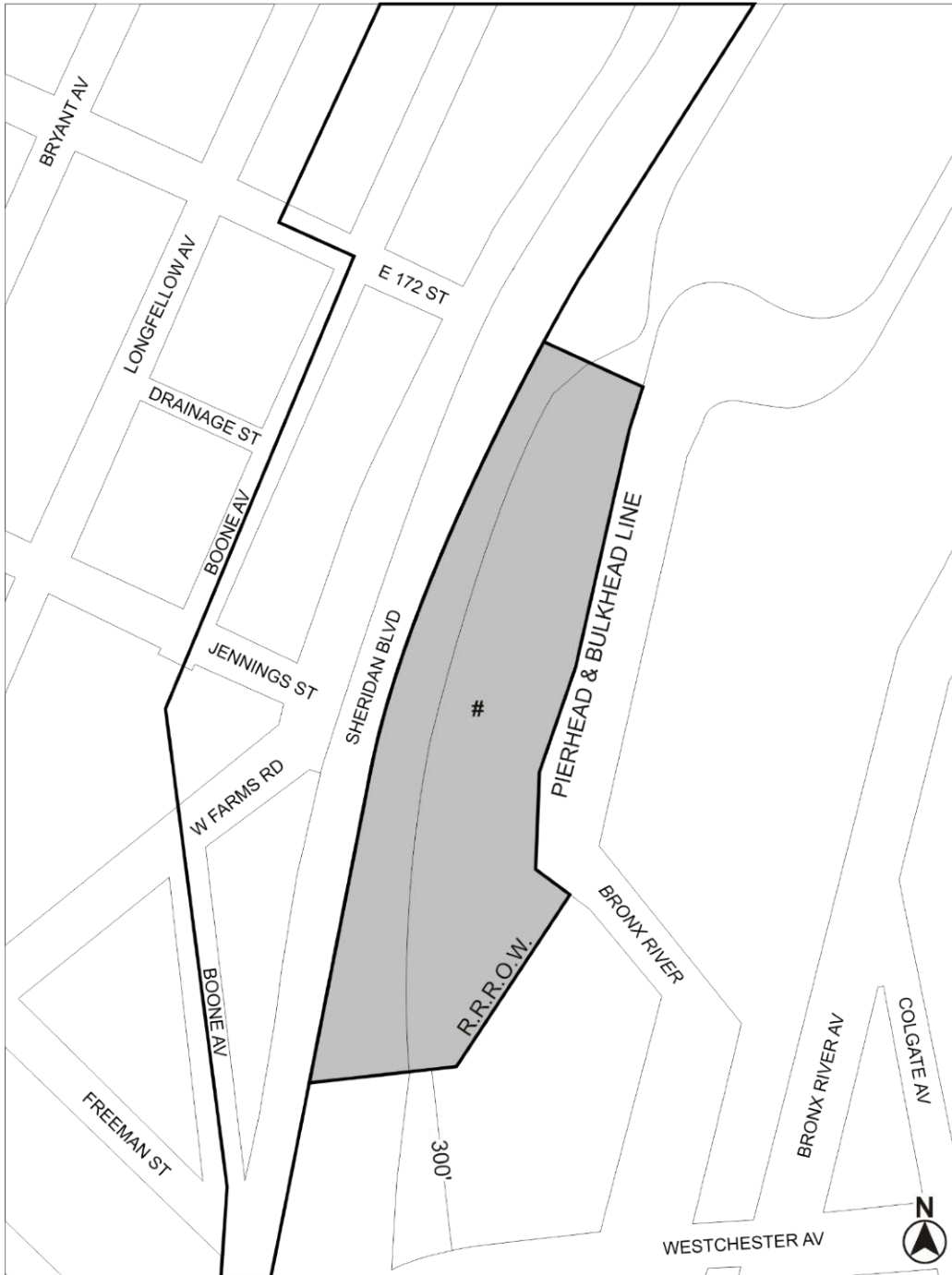
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THE BRONX

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The Bronx Community District 9

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

Portion of Community District 9, The Bronx

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The above resolution is duly adopted by the City Planning Commission on August 23, 2023 (Calendar No. 3) and 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 DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq., ORLANDO
MARIN, JUAN CAMILO OSORIO, RAJ RAMPERSHAD,** *Commissioners*