



CITY PLANNING COMMISSION

April 7, 2021 / Calendar No. 9

N 210028 ZRX

IN THE MATTER OF an application submitted by 2461 Hughes Associates 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 6.

This application for a zoning text amendment was filed by 2461 Hughes Associates LLC on July 16, 2020. This application, in conjunction with the related action (C 210027 ZMX), would facilitate the development of two new buildings comprised of a seven-story residential building and a 13-story hotel fronting East 188th Street in the Belmont neighborhood of The Bronx, Community District 6.

RELATED ACTIONS

In addition to the zoning text amendment (N 210028 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:

C 210027 ZMX Zoning map amendment to change an R6 and R6/C2-4 zoning districts to a C6-1 zoning district and a R6 zoning district to a R6/C1-4 zoning district.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 210027 ZMX).

ENVIRONMENTAL REVIEW

This application (N 210028 ZRX), in conjunction with the application for the related action (C 210027 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 21DCP079X.

A summary of the environmental review appears in the report for the related zoning map amendment (C 210027 ZMX).

PUBLIC REVIEW

This application (N 210028 ZRX) was duly referred to Bronx Community District 6 and the Bronx Borough President on January 4, 2021 in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 210027 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

On January 19, 2021, Bronx Community Board 6 held a public hearing on this application (N 210028 ZRX) and on that date, by a vote of 17 in favor, none in opposition and six in abstention, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (N 210028 ZRX) and the related action (C 210027 ZMX), and on February 25, 2021 issued a recommendation to approve.

City Planning Commission Public Hearing

On February 27, 2021 (Calendar No. 4), the City Planning Commission scheduled a public hearing on this application (N 210028 ZRX) and the application for the related action (C 210027 ZMX). The hearing was duly held on March 3, 2021 (Calendar No. 25). There were 12 speakers in favor of the application and none in opposition, as described in the report for the related action (C 210027 ZMX).

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 210028 ZRX), in conjunction with the related action (C 210027 ZMX), is appropriate. A full consideration and analysis of issues and the reasons for approving this application appear in the report for the related zoning map amendment (C 210028 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 the consideration described in this report, the Zoning Resolution of the City of New York, effective 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

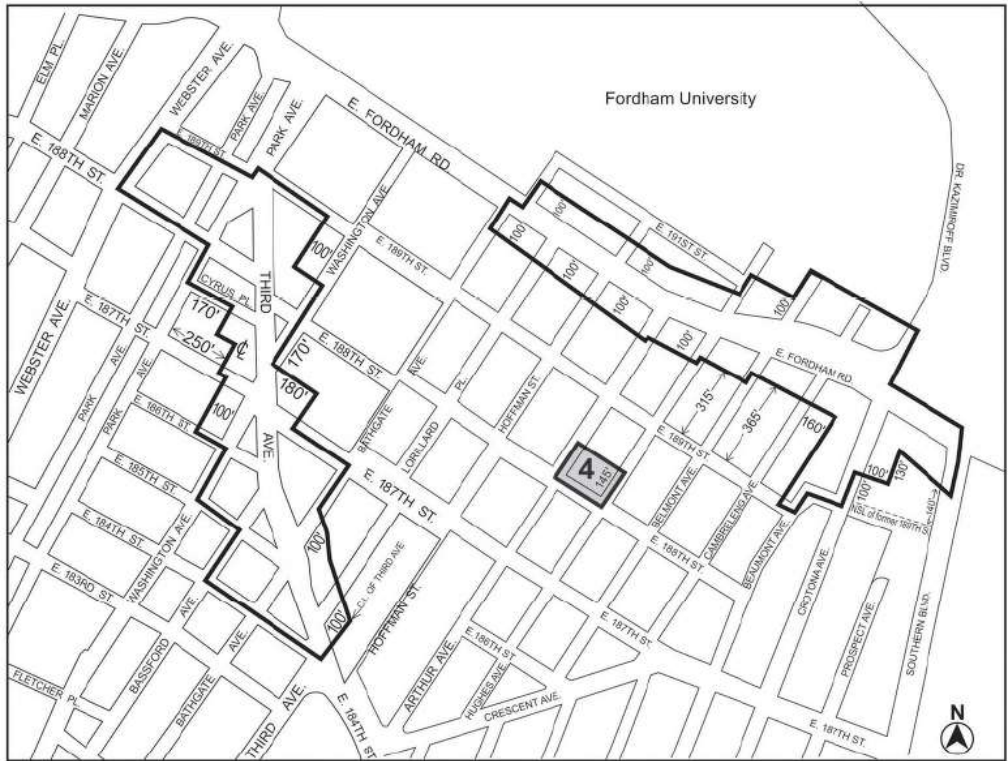
* * *

THE BRONX

* * *

The Bronx Community District 6

[EXISTING]



Inclusionary Housing designated area
 Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*
 Area 4 — [date of adoption] — MIH Program Option 2 and Option 4

Portion of Community District 6, The Bronx

* * *

The above resolution (N 210028 ZRX), duly adopted by the City Planning Commission on April 7, 2021 (Calendar No. 9), 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. KNUCKLES, Esq., *Vice Chair*
DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,
JOSEPH DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD *Commissioners*