



## CITY PLANNING COMMISSION

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April 7, 2021 / Calendar No. 8

C 210027 ZMX

**IN THE MATTER OF** an application submitted by 2461 Hughes Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c:

1. eliminating from within an existing R6 District a C2-4 District bounded by a line 145 feet northeasterly of East 188th Street, a line midway between Arthur Avenue and Hughes Avenue, East 188th Street, and Arthur Avenue;
2. changing from an R6 District to a C6-1 District property bounded by a line 145 feet northeasterly of East 188th Street, Hughes Avenue, East 188th Street, and Arthur Avenue; and
3. establishing within an existing R6 District a C1-4 District bounded by the southwesterly boundary line of Vincent Ciccarone Playground and its northwesterly and southeasterly prolongations, Hughes Avenue, a line 100 feet northeasterly of East 188th Street, and Arthur Avenue;

Borough of the Bronx, Community District 6, as shown on a diagram (for illustrative purposes only) dated January 4, 2021, and subject to the conditions of CEQR Declaration E-599.

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This application for a zoning map amendment was filed by 2461 Hughes Associates LLC on July 16, 2020 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. This application, in conjunction with the related action (N 210028 ZRX), 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 map amendment (C 210027 ZMX) 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:

<b>N 210028 ZRX</b>	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.
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## **BACKGROUND**

The applicant proposes a zoning map amendment to change R6 and R6/C2-4 zoning districts to a C6-1 zoning district, and an R6 zoning district to an R6/C1-4 zoning district, and a zoning text amendment to designate a new MIH area coterminous with the proposed C6-1 portion of the project area. The proposed rezoning area consists of nine lots and two partial lots (Block 3077, Lots part of 4, part of 6, 29, 31, 33, 34, 53, 54, 55, 56, 58).

In 2013, an approximately 12-block area along East Fordham Road and Arthur Avenue, including portions of the proposed rezoning area (Block 3077, Lots 29, 31, 33, and 34) located along Arthur Avenue, were rezoned as part of the East Fordham Road Rezoning (C 130273 ZMX). The rezoning permitted mid-density mixed-use development along Fordham Road and established a C2-4 commercial overlay along Arthur Avenue to reinforce the existing commercial character and create retail continuity along Arthur Avenue between the commercial core of Belmont and East Fordham Road.

The surrounding area is generally characterized by a mix of multi-family, one- to two-family residential buildings, institutions, retail, office buildings, and open space.

The neighborhood to the west of the project area is characterized by three- to six-story residential and mixed residential/commercial buildings. To the south, the Arthur Avenue commercial corridor and several blocks surrounding it contain numerous historic Italian American cultural institutions, restaurants, and bakeries. This area is known as the Bronx's Little Italy. The commercial uses are generally on the ground floor of buildings with residential uses above and range from two- to six-stories in height. The areas to the north and east consist primarily of two- to six-story residential and mixed-use buildings.

The primary zoning districts in the surrounding area include R6, R6/C1-4, R6/C2-4, and C4-5D. R6 is mapped throughout most of the surrounding area, with C1-4 overlays mapped along East 187th Street and portions of Arthur and Hughes avenues south of East 187th Street, and C2-4

overlays mapped along Arthur Avenue north of East 187th Street. C4-5D is mapped along East Fordham Road to the north of the proposed project area.

The existing R6 zoning district is a non-contextual medium-density district that allows a wide variety of building types. R6 districts generally allow residential (Use Group 1 and 2) uses and community facility (Use Group 3 and 4) uses. No industrial/manufacturing uses are permitted within R6 districts. Developments in R6 districts can be constructed pursuant to height factor or Quality Housing regulations. Under height factor regulations, a maximum residential Floor Area Ratio (FAR) of 2.43 is permitted. There are no height limits for height factor buildings, and building height and setback are governed by a sky exposure plane, which begins 60 feet above the street line. Accessory parking is required for 70 percent of dwelling units and for 25 percent of income-restricted housing units. The optional Quality Housing regulations produce high lot coverage buildings set at or near the street line. For buildings within 100 feet of a wide street, the maximum residential FAR is 3.0, the maximum base height before setback is 65 feet, and the maximum permitted building height is 70 feet. On a narrow street, the maximum residential FAR is 2.2, the maximum base height before setback is 45 feet, and the maximum permitted building height is 55 feet. Accessory parking is required for 50 percent of dwelling units and for 25 percent of income-restricted housing units.

C1-4 and C2-4 commercial overlays are typically mapped within residential districts and have low off-street parking requirements. These commercial overlays permit retail and service establishments. Within the R6/C1-4 and R6/C2-4 zoning districts, the maximum FAR for commercial uses is 2.0.

There are several notable public facilities and institutional uses nearby, which include St. Barnabas Hospital, Montefiore Medical Center, MedAlliance Medical Center, Fordham University, PS 205 Fiorello LaGuardia, and Bronx Academy for Software Engineering. Other notable institutions nearby include the Bronx Zoo and New York Botanical Gardens.

The surrounding area is served by public transportation including local and express bus service along Fordham Road (Bx9, Bx12 SBS, Bx19, Bx22), Crotona Avenue (Bx17), and Third Avenue (Bx15). Additionally, the Fordham Metro-North Railroad station is located approximately 0.4 miles west and the Fordham Road Station on the B and D subway line is located approximately 0.6 miles west.

The project area includes two rezoning areas, Rezoning Area 1, which includes the applicant-owned development sites, has frontage on East 188th Street, Arthur Avenue, and Hughes Avenue. Rezoning Area 2 has frontage on Arthur Avenue and Hughes Avenue and is separated from Rezoning Area 1 by Ciccarone Park, an approximately 0.55-acre public open space.

Rezoning Area 1 is comprised of all or portions of nine tax lots on Block 3077 including Lots 29, 31, 33, 34, 53, 54, 55, 56, and 58. Rezoning Area 1 is an approximately 24,650 square foot area that is generally bounded by Arthur Avenue to the west, East 189th Street to the north, Hughes Avenue to the east, and East 188th Street to the south. Rezoning Area 1 has approximately 145 feet of frontage on Arthur Avenue, a 70-foot-wide one-way street, 170 feet of frontage on East 188th Street, a 60-foot-wide one-way street, and 145 feet of frontage on Hughes Avenue, a 50-foot-wide one-way street. Rezoning Area 1 is zoned R6 with a C2-4 mapped to the centerline of the block along the Arthur Avenue frontage.

The applicant owns seven of the nine lots, known as the development site (Block 3077, Lots 29, 31, 53, 54, 55, 56, and 58), which when combined would create an irregularly shaped lot that has a total area of approximately 20,462 square feet. The development site has approximately 95 feet of frontage on Arthur Avenue, 170 feet of frontage on East 188th Street, and 145 feet of frontage on Hughes Avenue. The development site is currently occupied by a mix of commercial and residential uses described in detail below totaling approximately 27,337 square feet (1.3 FAR). Buildings on the development sites range from one- to four-stories in height.

2450 Arthur Avenue (Block 3077, Lot 29) is a corner lot with an area of approximately 3,279 square feet that is improved with a three-story approximately 7,510 square foot mixed

commercial/residential building containing four dwelling units and a funeral home (2.29 FAR). 2452 Arthur Avenue (Block 3077, Lot 31) is an interior lot with an area of approximately 4,492 square feet that is improved with a two-story approximately 3,398 square foot residential walk-up building containing four dwelling units (0.76 FAR). 2461 Hughes Avenue (Block 3077, Lot 53) is an interior lot with an area of approximately 2,185 square feet that is improved with a two-story approximately 1,428 square foot single-family building (0.65 FAR). 2459 Hughes Avenue (Block 3077, Lot 54) is an interior lot with an area of approximately 2,185 square feet that is improved with a two-story approximately 1,890 square foot residential building with two dwelling units (0.8 FAR). 2457 Hughes Avenue (Block 3077, Lot 55) is an interior lot with an area of approximately 2,185 square feet that is improved with a two-story approximately 2,835 square foot residential building with two dwelling units (1.3 FAR). 617 East 188th Street (Block 3077, Lot 56) is a corner lot with an area of approximately 3,080 square feet that is improved with a three-story approximately 5,580 square foot mixed commercial/residential building containing ground-floor retail and office space and two dwelling units (1.8 FAR). 609 East 188th Street (Block 3077, Lot 58) is an interior lot with an area of approximately 3,039 square feet that is improved with a three-story approximately 4,696 square foot mixed commercial/residential building containing ground-floor retail space and six dwelling units (1.5 FAR).

There are two non-applicant owned sites within Rezoning Area 1. 2456 Arthur Avenue (Block 3077, Lot 33) is an interior lot with an area of approximately 2,038 square feet that is improved with a four-story approximately 5,640 square foot residential walk-up building containing nine dwelling units (2.7 FAR). 2458 Arthur Avenue (Block 3077, Lot 34) is an interior lot with an area of approximately 6,081 square feet, of which only the approximately 2,030 square foot southern portion is within Rezoning Area 1. The lot is improved with one two-story residential building with five dwelling units and two single-story commercial buildings, with a combined floor area of approximately 4,312 square feet (0.7 FAR). Portions of the residential building and southernmost commercial building are located within Rezoning Area 1.

Rezoning Area 2 is comprised of portions of Lots 4 and 6 on Block 3077. Rezoning Area 2 is generally bounded by Arthur Avenue to the west, East 188th Street to the north, Hughes Avenue

to the east, and East 187th Street to the south. Rezoning Area 2 has approximately 20 feet of frontage on Arthur Avenue, 20 feet of frontage on Hughes Avenue, and approximately 171 feet of frontage on Ciccarone Park. Rezoning Area 2 is zoned R6.

2402 Arthur Avenue (Block 3077, Lot 4) is a through lot with an area of approximately 7,509 square feet, of which only an approximately 1,750 square foot eastern portion is within Rezoning Area 2. The lot is improved with a one-story commercial building (currently occupied as a bank) along the Arthur Avenue frontage (0.4 FAR). A curb cut along the Hughes Avenue frontage provides vehicular access to a parking lot with approximately nine spaces. 2410 Arthur Avenue (Block 3077, Lot 6) is an interior lot with an area of approximately 3,121 square feet, of which only an approximately 1,664 square foot northern portion is within Rezoning Area 2. Lot 6 has approximately 37.5 feet of frontage along Arthur Avenue. The lot is improved with a one-story commercial building (0.78 FAR), currently occupied by an eating and drinking establishment.

The proposed development, located in Rezoning Area 1, would include approximately 122,700 square feet of floor area (6.0 FAR) between two buildings on the development site, including approximately 70,000 square feet of hotel floor area and 52,700 square feet of residential floor area. The proposed development would contain a total of approximately 146 hotel rooms, 56 dwelling units, and 156 parking spaces.

The 145-room hotel building would be located along the proposed development's Arthur Avenue and East 188th Street frontages. The building would be set at the street line and rise to a height of approximately 75 feet (seven stories). At a height of 75 feet, the building would set back 15 feet before rising to a final height of 135 feet (13 stories). Entrances to the proposed hotel would be located on both Arthur Avenue and East 188th Street. An existing curb cut on Arthur Avenue would provide access to parking on the cellar floor, including 128 permitted spaces for the hotel use and 28 required residential accessory spaces. The area on top of the building's first floor would serve as a private outdoor recreation area for hotel guests.

The 56-unit residential building would be located along the Hughes Avenue and East 188th Street frontages. The building would be set at the street line and rise to a height of approximately 45 feet (four stories). At a height of 45 feet, the building would set back 15 feet before rising to a final height of 75 feet (seven stories). The residential entrance would be located on East 188th Street.

The applicant is requesting approval of two land use actions to facilitate the proposed development, including a zoning map amendment to rezone Rezoning Area 1 from R6 and R6/C2-4 zoning districts to a C6-1 zoning district, and to rezone Rezoning Area 2 from an R6 zoning district to an R6/C1-4 zoning district; and a zoning text amendment to Appendix F of the Zoning Resolution to establish an MIH Area coterminous with Rezoning Area 1.

C-1 zoning districts are commercial districts typically mapped in areas outside central business districts. C6-1 has an R7-2 residential district equivalent and allows residential (Use Group 1 and 2), community facility (Use Group 3 and 4), and commercial (Use Groups 5-12) uses. No manufacturing uses are permitted. The maximum permitted FAR is 6.0 for commercial uses, 4.8 FAR for residential uses, and 6.5 FAR for community facility uses. C6-1 zoning permits a maximum base height of 75 feet and a maximum building height of 135 feet. Accessory parking is not required.

The proposed C6-1 zoning district, which would be bounded by Arthur Avenue, East 187th Street, Hughes Avenue and a line drawn 145 feet north of East 187th Street, would allow for new development along the block that is immediately north of Ciccarone Park. The C6-1 zoning district would allow new, higher-density commercial uses along a key corridor linking the heart of Little Italy's commercial activity south of East 187th Street with East Fordham Road to the north. The C6-1 would permit the proposed hotel use (Use Group 5).

The proposed zoning map amendment would also extend an existing C1-4 commercial overlay 20 feet north along Arthur and Hughes Avenue to include Rezoning Area 2. The commercial overlay would be mapped to a depth of 120 feet from East 187th Street and the existing R6

zoning district would remain. The C1-4 commercial overlay would bring the existing non-complying use of the restaurant into compliance and would facilitate the establishment of a sidewalk café.

The applicant is requesting a zoning text amendment to Appendix F to designate the C6-1 portion of Rezoning Area 1 as an MIH Area. The MIH program requires that permanently affordable housing be provided within new residential developments, enlargements, and conversions from non-residential to residential use within the mapped MIH Areas. The applicant proposes to map Rezoning Area 1 with both MIH Option 2 and the Workforce Option and intends to develop housing in accordance with the Workforce Option.

Option 2 requires 30 percent of the residential floor area to be provided as housing affordable to households at an average of 80 percent of the Area Median Income (AMI), with no unit targeted at a level exceeding 130 percent of AMI. The Workforce Option requires 30 percent of the total residential floor area to be for housing units for residents with incomes averaging 115 percent of AMI; no units could go to residents with incomes above 135 percent of AMI. No direct subsidies could be used for any Workforce Option affordable housing units and this option would expire 10 years after the effective date of the amendment establishing the option in an MIH Area.

In order to comply with the requirements of the proposed Workforce Option, 30 percent of residential floor area (approximately 17 units) would be permanently affordable at an average of 115 percent of AMI, with five percent of the residential floor area restricted at 70 percent of AMI and five percent of the residential floor area restricted at 90 percent of AMI.

## **ENVIRONMENTAL REVIEW**

This application (C 210027 ZMX), in conjunction with the related application for a zoning text amendment (N 210028 ZRX), 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.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on January 4, 2021. The Negative Declaration includes an (E) designation to avoid the potential for significant adverse impacts related to air quality and hazardous materials impacts (E-599). The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

### **UNIFORM LAND USE REVIEW**

This application (C 210027 ZMX) was certified as complete by the Department of City Planning on January 4, 2021, and was 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), along with the related application for an authorization (N 210028 ZRX), which was referred for information and review on January 4, 2021 in accordance with the procedures for non-ULURP matters.

### **Community Board Public Hearing**

Bronx Community Board 6 held a public hearing on this application (C 210027 ZMX) and the related action for a zoning text amendment (N 210028 ZRX) on January 19, 2021, and on January 19, 2021, 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 (C 210027 ZMX) and the related action (N 210028 ZRX), and on February 25, 2021 issued a recommendation to approve.

### **City Planning Commission Public Hearing**

On February 27, 2021 (Calendar No. 3), the City Planning Commission scheduled a public hearing on this application (C 210027 ZMX) and the related application for a zoning text

amendment (N 210028 ZRX). The hearing was duly held on March 3, 2021 (Calendar No. 24). There were 12 speakers in favor of the application and none in opposition.

The applicant team, consisting of eight representatives, testified in support of the application. The applicant's representatives presented an overview of the application, describing the surrounding neighborhood and proposed development. The applicant team stated that there is a need for a hotel in the area, which has several institutions and cultural destinations. They stated that there are no rent stabilized units located within the rezoning area and that the existing businesses would be relocated. The applicant team noted that they have not selected an operator due to the COVID-19 pandemic, but that they are currently seeking a three- or four-star quality hotel provider. The applicant team stated that the entrance to the parking garage would be located along Arthur Avenue due to it being the widest street and being located where there is an existing curb cut. They also noted that the parking area would be screened along Hughes Avenue. The applicant team noted that the proposed open space for the hotel would be passive space for hotel guests with landscaping and screening, but that there would not be food or beverages served. The applicant team stated that they are seeking MIH Option 2 and Workforce Option, and noted that the proposal would create 17 permanently affordable units. The applicant team discussed how the proposed Workforce Option would target AMI ranges between 70 percent to 130 percent, and described how a working family that would not qualify for rent stabilized housing could qualify at the 70 percent, 90 percent, and 130 percent income bands. The applicant team noted that the proposal would create 231 construction jobs and 58 permanent jobs.

Representatives of the New York Botanical Gardens, Belmont Business Improvement District (BID), Wildlife Conservancy/Bronx Zoo, and Fordham University all spoke in support of the proposed development. All four speakers testified that there is a significant need for a quality hotel in the area. The speakers noted that the area has four million visitors a year, which includes thousands of local, regional, and international shoppers, and that the proposed location of the hotel was within walking distance to many of these regional destinations. The presence of a quality hotel would enhance the area as a regional destination.

There were no other speakers and the hearing was closed.

In addition to the speakers that attended the March 3, 2021 public hearing, there were 10 letters of support received by the City Planning Commission, which included the Belmont BID, Montefiore, New York Botanical Gardens, Wildlife Conservancy/Bronx Zoo, and Fordham University, as well as a number of local merchants.

## **CONSIDERATION**

The Commission believes that this amendment to the zoning map (C 210027 ZMX), in conjunction with the related application for a zoning text amendment (N 210028 ZRX), is appropriate.

Together, these actions will facilitate the development of a 13-story, 146-room hotel located at the northeast corner of Arthur Avenue and East 188<sup>th</sup> Street, and a seven-story, 56-unit residential building located at the northwest corner of Hughes Avenue and East 188<sup>th</sup> Street. Within the development, the ground floor will provide space for approximately 1,400 square feet of retail and 900 square feet of community facility use along East 188<sup>th</sup> Street.

The Commission recognizes the Belmont/Little Italy neighborhood of the Bronx as a regional destination for dining and shopping, and one that provides major cultural attractions that are unique to New York City. The area is also a major employment center at nearby institutions such as Fordham University, the Botanical Garden, the Bronx Zoo, St. Barnabas Hospital, and Montefiore Medical Center, and is proximate to a regional transportation hub at Fordham Plaza.

The Commission believes that the density, height, and uses permitted by the C6-1 district are appropriate. The Commission recognizes that the existing R6 district permits a height-factor building that could rise to a height of 180-feet on the site. The Commission believes that the proposed C6-1 zoning district, which has a maximum building height of 135 feet, provides a predictable building envelop and facilitates a building that will serve as the gateway into the

Arthur Avenue/Little Italy neighborhood. The Commission notes that Ciccarone Park is located immediately south of the development site and allows for adequate light and air. The proposed extent of the C6-1 district, covering the block front of East 188<sup>th</sup> Street and 145 feet of the block fronts of Arthur Avenue and Hughes Avenue north of East 188<sup>th</sup> Street, constitutes a sound land use plan.

The proposed zoning text amendment (N 210028 ZRX) seeking Option 2 and the Workforce Option designates a new MIH Area that will support the creation of new permanently affordable housing. The Commission recognizes that Community District 6 has a low median household income across the District compared to the rest of the city, but also recognizes that the Belmont neighborhood has a mix of income ranges due to the proximity of nearby institutions such as Fordham University. The Commission further recognizes the need for a mix of income ranges and the need to support various levels of affordable housing throughout the city.

The Commission acknowledges the support for the proposed hotel. The Commission recognizes that the Community Board and Borough President both sent in positive recommendations. The Commission further recognizes the testimony and letters of support from institutions and merchants in the area that emphasized the real need for a quality hotel in the area that will allow visitors to stay in the area longer, which would facilitate additional economic activity. The Commission notes that the proposed development is located within the Belmont BID and that the Belmont BID testified in support of the proposal.

The Commission remains concerned that a hotel operator has not been selected but acknowledges that the COVID-19 pandemic has slowed conversations with potential operators. The Commission urges the applicant to continue to seek a quality hotel operator.

The Commission believes that the zoning map amendment extending the existing C1-4 commercial overlay along East 187<sup>th</sup> Street approximately 20 feet north to cover an existing restaurant is appropriate. The commercial overlay will bring the currently non-conforming use into conformance and allow the owner to seek a license for a sidewalk café.

## **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 Sections 197-c and 201 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 amended, is further amended by changing the Zoning Map, Section No. 3c:

1. eliminating from within an existing R6 District a C2-4 District bounded by a line 145 feet northeasterly of East 188th Street, a line midway between Arthur Avenue and Hughes Avenue, East 188th Street, and Arthur Avenue;
2. changing from an R6 District to a C6-1 District property bounded by a line 145 feet northeasterly of East 188th Street, Hughes Avenue, East 188th Street, and Arthur Avenue; and
3. establishing within an existing R6 District a C1-4 District bounded by the southwesterly boundary line of Vincent Ciccarone Playground and its northwesterly and southeasterly prolongations, Hughes Avenue, a line 100 feet northeasterly of East 188th Street, and Arthur Avenue;

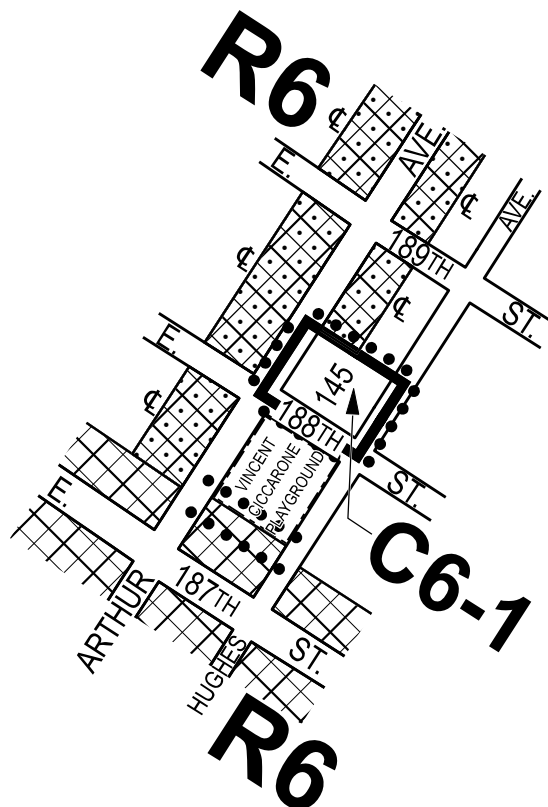
Borough of the Bronx, Community District 6, as shown on a diagram (for illustrative purposes only) dated January 4, 2021, and subject to the conditions of CEQR Declaration E-599.

The above resolution (C 210027 ZMX), duly adopted by the City Planning Commission on April 7, 2021 (Calendar No. 8), 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*



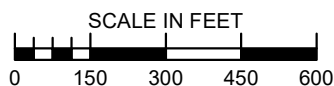
CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
ON SECTIONAL MAP

**3c**  
BOROUGH OF  
**BRONX**



New York, Certification Date:  
January 4, 2020

S. Lenard, Director  
Technical Review Division



**NOTE:**

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by eliminating a C2-4 District within an existing R6 District, changing an existing R6 District to a C6-1 District, and by establishing a C1-4 District within the existing R6 District.



Indicates a C1-4 District



Indicates a C2-4 District



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> Arthur Avenue Hotel			
<b>Applicant:</b>	Harry Bajraktari	<b>Applicant's Primary Contact:</b>	Eleanore Martins
<b>Application #</b>	210027ZMX	<b>Borough:</b>	
<b>CEQR Number:</b>	77DCP734X	<b>Validated Community Districts:</b>	X06

## Docket Description:

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

<b>RECOMMENDATION: Favorable</b>			
<b># In Favor:</b> 17	<b># Against:</b> 0	<b># Abstaining:</b> 6	<b>Total members appointed to the board:</b> 23
<b>Date of Vote:</b> 1/19/2021 12:00 AM		<b>Vote Location:</b> Zoom Video Conference	

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

<b>Date of Public Hearing:</b> 1/19/2021 6:30 PM	
<b>Was a quorum present?</b> Yes	<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>
<b>Public Hearing Location:</b>	Zoom Video Conference <a href="https://zoom.us/j/99993837408">https://zoom.us/j/99993837408</a>

## CONSIDERATION:

Recommendation submitted by	BX CB6	Date: 1/20/2021 11:24 AM
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**THE CITY OF NEW YORK  
BRONX COMMUNITY BOARD 6**

**1932 Arthur Avenue, Room 403-A, Bronx, NY 10457**

**Telephone: (718) 579-6990 Fax: (718) 579-6875 Email: [bronxcb6@bronxcb6.org](mailto:bronxcb6@bronxcb6.org)**

***Honorable Ruben Diaz Jr., Bronx Borough President***

**MS. EVONNE CAPERS  
Board Chairperson**

**MR. JOHN SANCHEZ  
District Manager**

**January 20, 2021**

**Marisa Lago, Chair  
New York City Department of City Planning  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor  
New York, New York 10271**

**Re: Arthur Avenue Hotel Rezoning  
ULURP Application#: 210027ZMX, 210028ZRX**

**Dear Chair Lago:**


**Pursuant to a motion adopted by a vote of seventeen in favor, zero opposed, and six abstentions by the members of Bronx Community Board #6 at their Uniform Land Use Review Public Hearing of January 19, 2021, we are pleased to inform you that the members of Bronx Community Board #6 supports the Arthur Avenue Hotel Rezoning project on East 188th Street, Arthur Avenue and Hughes Avenue.**


**Bronx Community Board #6 recognizes that there is limited hotel options in the district. The development of the Arthur Avenue Hotel project will provide quality full-service hotel services. It will also have a significant impact on the local economic development by supporting neighboring businesses and creating employment opportunities in the district.**

**In addition, the need for additional residential housing is growing dramatically through the City of New York, but particularly within the boundaries of Bronx Community Board #6. This project would undoubtedly benefit the community board's district.**

**Bronx Community Board #6 looks forward to the development of the Arthur Avenue Hotel project coming to fruition.**

**Sincerely,**

  
Evonne Capers,  
Board Chairperson

  
John Sanchez  
District Manager

***Vacant,  
City Council Member, 15<sup>th</sup> Council District***

***Honorable Rafael Salamanca Jr.,  
City Council Member, 17<sup>th</sup> Council District***





# BOROUGH PRESIDENT RECOMMENDATION

<b>Project Name:</b> Arthur Avenue Hotel	
<b>Applicant:</b> Harry Bajraktari	<b>Applicant's Administrator:</b> Eleanore Martins
<b>Application #</b> 210027ZMX	<b>Borough:</b> Bronx
<b>CEQR Number:</b> 77DCP734X	<b>Validated Community Districts:</b> X06

**Docket Description:**

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

**RECOMMENDATION:** Favorable

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

**CONSIDERATION:**

Recommendation submitted by	BX BP	Date: 2/25/2021 11:39 AM
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**BOROUGH PRESIDENT  
RECOMMENDATION**

**CITY PLANNING COMMISSION**  
22 Reade Street, New York, NY 10007  
Fax # (212)720-3356

**INSTRUCTIONS**

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

**APPLICATION # C 210027 ZMX - Arthur Avenue Hotel Rezoning**

**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 BOROUGH PRESIDENT'S RECOMMENDATION**



\_\_\_\_\_  
**BOROUGH PRESIDENT**

2/24/21  
**DATE**

**CD #6-ULURP APPLICATION NO: C 210027 ZMX - Arthur Avenue Hotel Rezoning:**

**IN THE MATTER OF AN APPLICATION** submitted by 2461 Hughes Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No.3C:

1. Eliminating from within an existing R6 District a C2-4 District bounded by a line 145 feet northeasterly of East 188<sup>th</sup> Street, a line midway between Arthur Avenue and Hughes Avenue, East 188<sup>th</sup> Street, and Arthur Avenue;
2. Changing from an R6 District to a C6-1 District property bounded by a line 145 feet northeasterly of East 188<sup>th</sup> Street, Hughes Avenue, East 188<sup>th</sup> Street, and Arthur Avenue; and
3. Establishing within an existing R6 District a C1-4 District bounded by the southwesterly boundary line of Vincent Ciccarone Playground and its northwesterly and southeasterly prolongations, Hughes Avenue, a line 100 feet northeasterly of East 188<sup>th</sup> Street, and Arthur Avenue;

Borough of The Bronx, Community District #6, as shown on a diagram (for illustrative purposes only) dated January 4, 2021, and subject to the conditions of CEQR Declaration, E-599.

**BACKGROUND**

The site of this location is at the northern intersection of East 188<sup>th</sup> Street encompassing the full width of the block bound between Arthur Avenue to the West and Hughes Avenue to the East. The full width of the proposed development encompassing this block would be 169 feet, 6 and  $\frac{3}{4}$  inches while the length of the “L-shape” proposed development would be 95 feet heading along Arthur Avenue and 145 feet heading along Hughes Avenue. The proposed land use actions would involve a Zoning Map Amendment and Zoning Text Amendment.

- *Zoning Map Amendment* to rezone Bronx Block 3077, Lots 29, 31, 33, p/o 34, 53, 54, 55, 56, 58 (“Rezoning Area 1”) from R6 and R6/C2-4 zoning districts to a C6-1 zoning district and to rezone Bronx Block 3077, Lots p/o 4, p/o 6 (“Rezoning Area 2”) from an R6 zoning district to an R6/C1-4 zoning district.
- *Zoning Text Amendment* to Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing (“MIH”) Areas for Community District 6, Bronx to establish Rezoning Area 1 as an MIH Area (Option 2 and the Workforce Option).

Approval of this application will facilitate the proposed mixed-use development featuring two newly construction buildings. The building flanked by Arthur Avenue to the West will be a 13-story hotel while the building flanked by Hughes Avenue to the East will be a 7-story residential building. Combined, both buildings will encompass 122,694 square feet of floor area (6.0 FAR).

The proposed hotel will include:

- 13-story building with 72,027 square feet of hotel floor area
- 146 rooms
- Active ground-floor uses along Arthur Avenue and East 188<sup>th</sup> Street
- Outdoor amenity space
- 128 accessory parking spaces
- An entrance along both Arthur Avenue and 188<sup>th</sup> Street

The proposed residential building will include:

- 7-story building with 52,667 square feet of residential floor area
- 56 dwelling units with 17 permanently affordable units pursuant to MIH Workforce Option (Option 4)
- 28 accessory parking spaces
- An entrance along 188<sup>th</sup> Street, adjacent to the hotel

Residential unit counts are anticipated to include:

- Studio Units: 6
- 1 Bedroom Units: 24
- 2 Bedroom Units: 20
- 3 Bedroom Units: 6
- Total Unit Count: 56

Concrete benefits that this project will yield include:

- New employment
  - 231 direct construction jobs
  - 127 indirect jobs
  - 58 permanent jobs
- New housing
  - 56 new quality housing units in Belmont neighborhood
  - Including approximately 17 permanently affordable MIH units

There are numerous destinations and institutions within the development site and its broader Belmont neighborhood that would allow for reasonable demand for a hotel. Visitors to Fordham University, Montefiore Medical Center and St. Barnabas Hospital would allow for year-round attraction. Furthermore, the New York Botanical Garden, The Bronx Zoo and the many cultural and culinary institutions along Arthur Avenue are well-established attractions that draw both local and global visitors. As it currently stands however, The Bronx represents only 7% (64 total) of New York City's entire hotel inventory (906 total). Further, there are only 10 hotels within an immediate one-mile radius of the project area, though most are still in pre-development or mid-construction phases and none of which will exist directly on Arthur Avenue.

This proposed development has garnered letters of support from:

- D'Bari Funeral Home
- Wildlife Conservation Society of Bronx Zoo
- Montefiore Medicine
- Tinos Delicatessen
- Mike's Deli
- Albanian Yellow Pages, Inc.
- New York Botanical Garden
- Dea an Authentic Eatery, LLC
- Belmont Business Improvement District
- Fordham University

This proposed rezoning is modestly served by public transportation. Although, the closest subway service is the IND B and D Fordham Road station, slightly more than 2/3 mile west, the area is well-served by public bus routes. The BX9, 12, 12 SBS, 17, and 22, and the Westchester Bee Line 60 and 61, run two blocks north along East Fordham Road, the BX17 can also be accessed along Crotona Avenue four blocks east, and the BX9 can also be accessed, along with the BX19, on Southern Boulevard, six blocks east. The BX15 runs along Third Avenue four blocks west. The BX41 and 41 SBS run along Webster Avenue 7 blocks west. The BX36 also runs nine blocks south along East 180<sup>th</sup> Street. The area is also served by the Fordham Metro-North station, six blocks to the Northeast. Highway access is easily accessible to the Bronx River Parkway, under ¾ miles east.

#### **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

A CEQR review was completed and a Negative Declaration was issued on January 4, 2021.

#### **BRONX COMMUNITY BOARD PUBLIC HEARING**

A virtual public hearing was conducted by Bronx Community Board #6 on January 19, 2021. A vote to recommend approval of this application was 17 in favor, 0 against, and 6 abstentions.

#### **BOROUGH PRESIDENT'S PUBLIC HEARING**

A virtual public hearing was convened by the Bronx Borough President on February 16, 2021. Representatives of the applicant participated in this hearing and spoke in favor of this application. No members of the public participated and the hearing was closed.

#### **BOROUGH PRESIDENT'S RECOMMENDATION**

Arthur Avenue has been one of the borough's prime tourist destinations for many decades. The historical Italian flavor of the neighborhood still remains strong, even as the Italian immigrant and Italian-American resident population has dwindled in recent years. The investment and dedication in the area has kept it as New York City's true Little Italy. While resident changes have happened, other cultural groups have made it their home, including one of the largest Albanian populations in the United States, as well as members of the Mexican, Central and South American, Puerto Rican, Dominican and African-American communities. Despite its continued popularity, Belmont and Arthur Avenue have not had a proper hotel to serve the tens of thousands of visitors the area gets each year. Additionally, Belmont's location adjacent to Fordham University, Bronx Zoo, New York Botanical Garden and New York City's third busiest shopping district along Fordham Road, makes it a perfect destination for a quality, multi-star hotel. The neighborhood and surrounding institutions have been gravely underserved by the hotel industry. While a number of hotels have popped up around The Bronx, including along nearby Third Avenue, they have been either small in scale, of questionable reputation or both. The addition of a quality brand-name hotel to Belmont will help the neighborhood, surrounding institutions and surrounding Fordham community thrive at a level it has strived to for decades. With some minor aesthetic tweaks, this building can serve as a beacon to the community. The addition of a residential structure with affordable, Mandatory Inclusionary Housing units is also notable. The only thing I implore the developer to do is to make all the units affordable to the community.

I recommend approval of this application.