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**IN THE MATTER OF** an application submitted by St. Joseph Apartments 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.

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This application for a zoning text amendment was filed by St. Joseph Apartments LLC on August 7, 2020. This application, in conjunction with the related action (C 210063 ZMX), would facilitate the construction of an 11-story residential development containing 287 affordable units and supportive services at 1949 Bathgate Avenue in the Tremont neighborhood of Bronx, Community District 6.

### **RELATED ACTIONS**

In addition to the zoning text amendment (N 210062 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 210063 ZMX**      Zoning map amendment to change an R6A zoning district to an R7D zoning district.

### **BACKGROUND**

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 210063 ZMX).

### **ENVIRONMENTAL REVIEW**

This application (N 210062 ZRX), in conjunction with the application for the related action (C 210063 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 21DCP081X.

A summary of the environmental review appears in the report for the related zoning map amendment (C 210063 ZMX).

## **PUBLIC REVIEW**

This application (N 210062 ZRX) was duly referred to Bronx Community District 6 and the Bronx Borough President on March 1, 2021 in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 210063 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 March 10, 2021, Bronx Community Board 6 held a public hearing on this application (N 210062 ZRX) and on that date, by a vote of 22 in favor, none in opposition, and none abstaining, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

The Bronx Borough President held a public hearing on this application (N 210062 ZRX) and the related action (C 210063 ZMX), and on April 15, 2021 issued a recommendation to approve the application.

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

On April 7, 2021 (Calendar No. 2), the City Planning Commission scheduled a public hearing on this application (N 210062 ZRX) and the application for the related action (C 210063 ZMX). The hearing was duly held on April 21, 2021 (Calendar No. 21). There were three speakers in favor of the application and none in opposition, as described in the report for the related action (C 210063 ZMX).

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that this application for a zoning text amendment (N 210062 ZRX), in conjunction with the related action (C 210063 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 210063 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**

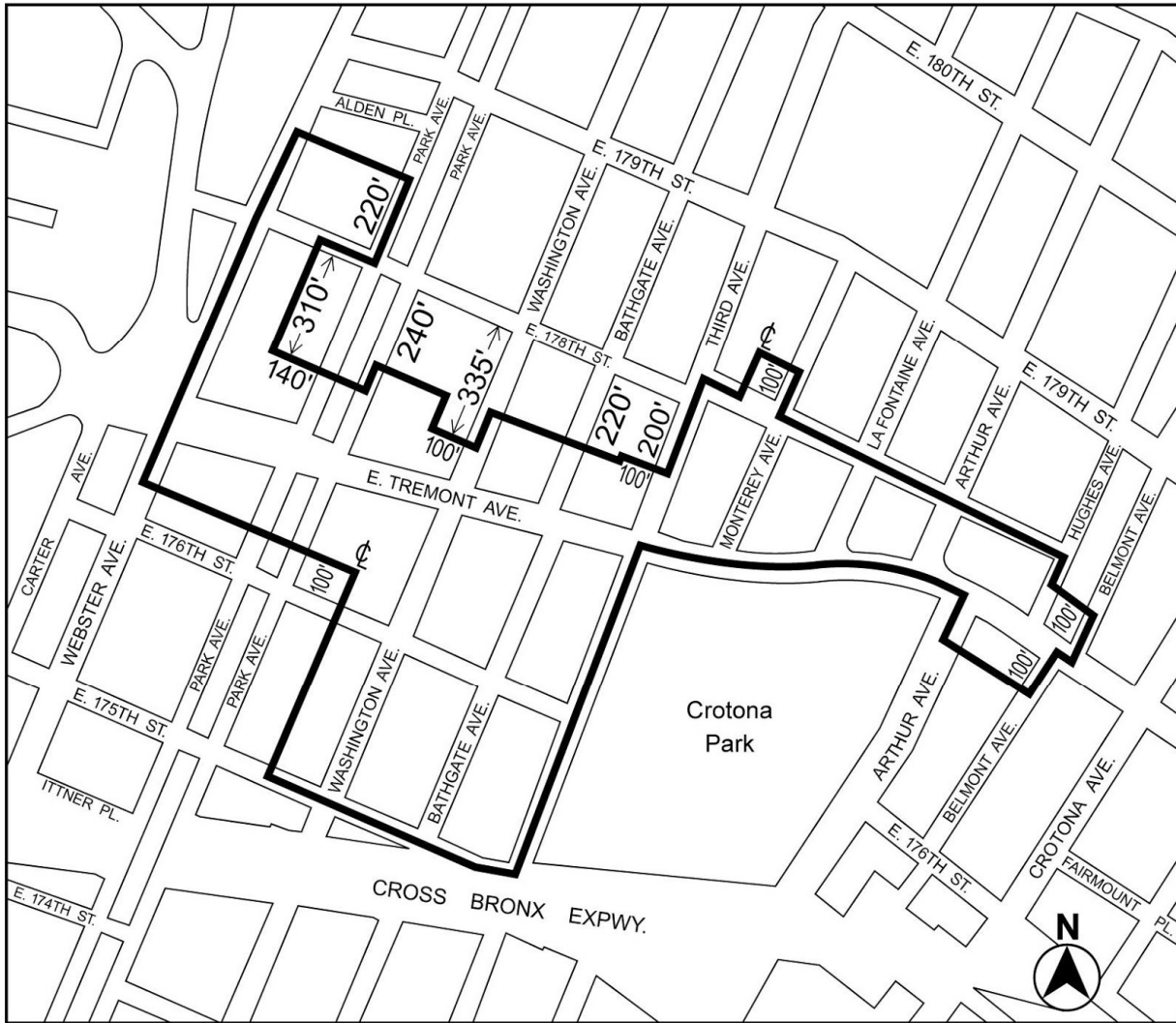
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#### **THE BRONX**

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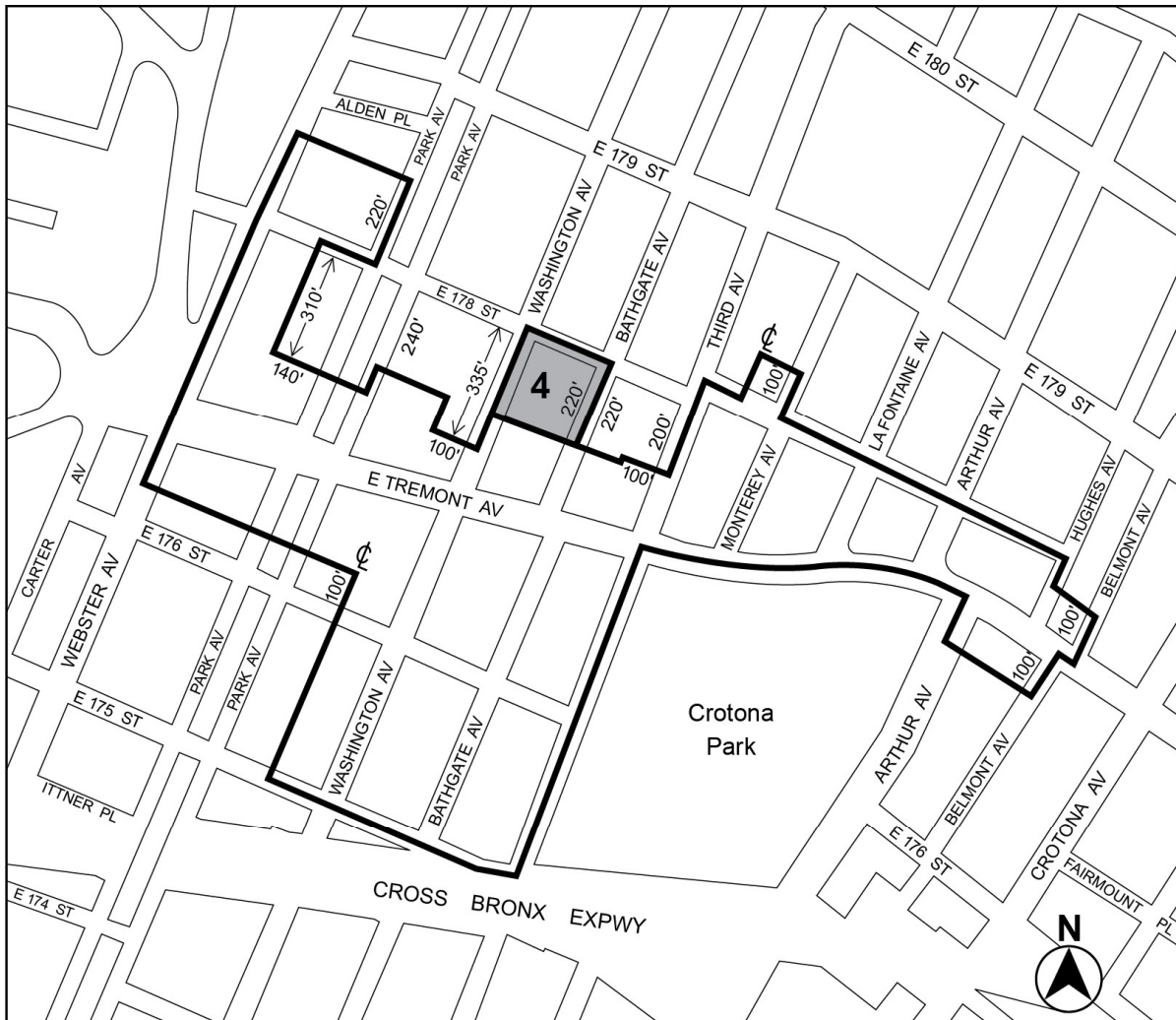
#### **The Bronx Community District 6**

[EXISTING MAP]



 Inclusionary Housing designated area

[PROPOSED MAP]



*Inclusionary Housing designated area*



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

**Area 4** – [date of adoption] – MIH Program Option 1 and Option 2  
Portion of Community District 6, The Bronx

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The above resolution (N 210062 ZRX), duly adopted by the City Planning Commission on May

19, 2021 (Calendar No. 4), 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*