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**IN THE MATTER OF** an application submitted by 1675 JV 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 9.

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This application (N 170378 ZRX) for an amendment of the Zoning Resolution of the City of New York concerning modifications to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) was filed by 1675 JV Associates, LLC (the applicant) on April 24, 2017 to establish a Mandatory Inclusionary Housing (MIH) area on Block 3780, Lot 51 and a portion of Lot 1 at the end of a block bound by Westchester Avenue, Metcalf Avenue, and Fteley Avenue in the Bronx Community District 9.

This application, in conjunction with the application for the related action (C 170377 ZMX), would facilitate the development of a 13-story mixed-use building containing approximately 220 affordable dwelling units in the Bronx River neighborhood of Community District 9 in the Bronx.

**RELATED ACTION**

In addition to the zoning text amendment (N 170378 ZRX) that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 170377 ZMX            Zoning Map Amendment to change a R6 zoning district on a portion of a block to an R8A/C2-4 district.

**BACKGROUND**

A full background discussion and description of this application appears in the report for the related action for a zoning map amendment (C 170377 ZMX).

## **ENVIRONMENTAL REVIEW**

This application (N 170378 ZRX), in conjunction with the application for the related action (C 170377 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 17DCP154X.

A summary of the environmental review appears in the report for the related zoning map amendment (C 170377 ZMX).

## **PUBLIC REVIEW**

This application (N 170378 ZRX) was duly referred to Bronx Community Board 9 and the Bronx Borough President on May 22, 2017, in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 170377 ZMX), which was certified as complete by the Department of City Planning on May 22, 2017 and was duly referred to Bronx Community Board 2 and the Bronx 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 adopted a resolution recommending approval of the application (N 170378 ZRX) with conditions on June 15, 2017 by a vote of 13 in favor, one opposed, and with three abstentions. A summary of the vote and recommendations of Community Board 9 appears in the report for the related action for a zoning map amendment (C 170377 ZMX).

### **Borough President Recommendation**

This application (N 170378 ZRX) was considered by the Bronx Borough President, who issued a recommendation approving the application on July 18, 2017. A summary of the Borough President's recommendation appears in the report of the related action for a zoning map amendment (C 170377 ZMX).

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

On, July 12, 2017 (Calendar No. 2), the Commission scheduled July 26, 2017 for a public hearing on this application (N 170378 ZRX), in conjunction with the application for the related action (C 170377 ZMX). The hearing was duly held on July 26, 2017 (Calendar No. 34). There were three speakers from the applicant team in favor of the application and two speakers in opposition, as described in the report for the related application for a zoning map amendment (C 170377 ZMX), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this application for a zoning text amendment (N 170378 ZRX), in conjunction with the related application for a zoning map amendment (C 170377 ZMX), is appropriate.

A full consideration and analysis of issues and the reasons for approving this application appear in the related report for the zoning map amendment (C 170377 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 as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter in underline is new, to be added;

Matter in ~~strikeout~~ 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**

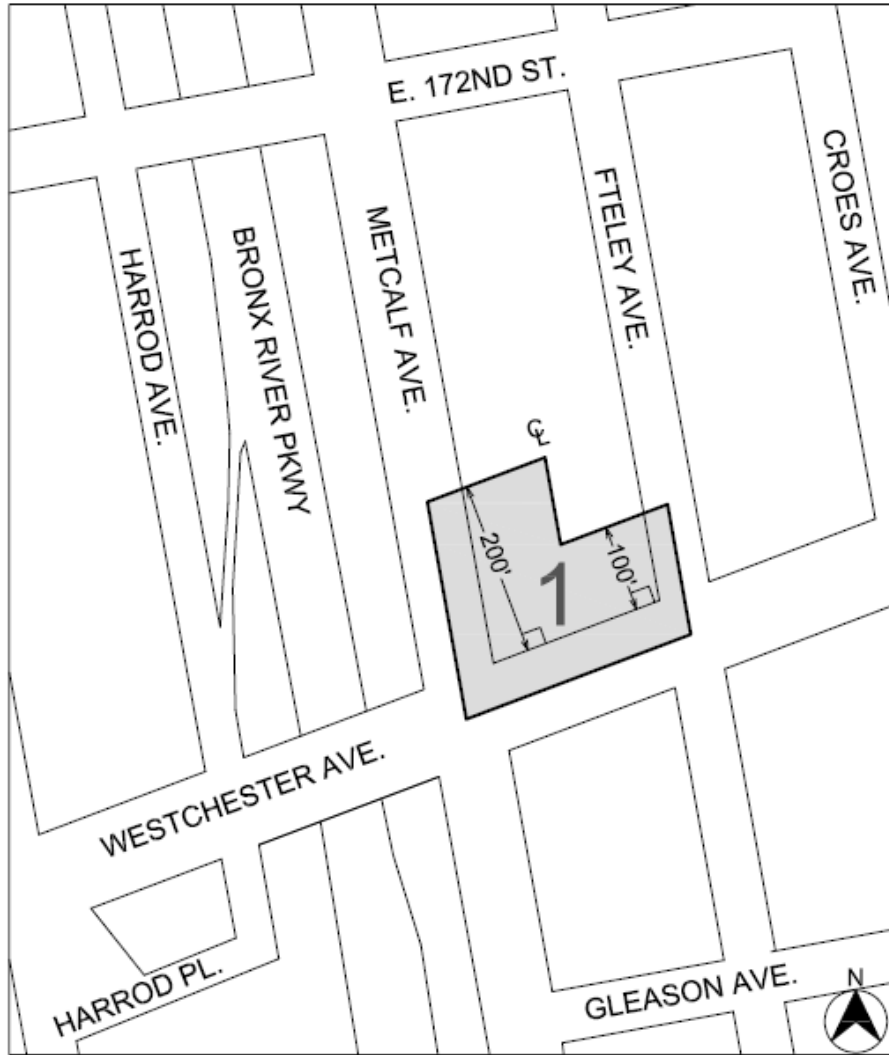
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### **The Bronx Community District 9**

In the R8A District within the area shown on the following Map 1:

Map 1 – [date of adoption]

[PROPOSED MAP]



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

Area 1 [date of adoption] – MIH Program Option 2

Portion of Community District 9, The Bronx

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The above resolution (N 170378 ZRX), duly adopted by the City Planning Commission on August 23, 2017 (Calendar No. 11), 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*

**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,  
MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, CHERYL COHEN EFFRON,  
HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN**, *Commissioners*