



IN THE MATTER OF an application submitted by Park Lane Residence Co., 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 (N 170393 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 Park Lane Residence Co. (the applicant) on May 3, 2017 to establish a Mandatory Inclusionary Housing (MIH) area at 1965 Lafayette Avenue (Block 3672, Lot 1). This application, in conjunction with the related action (C 170392 ZMX), would facilitate the development of two new mixed-use buildings containing approximately 425 affordable dwelling units in the Soundview neighborhood of Community District 9 in the Bronx.

RELATED ACTION

In addition to the zoning text amendment (N 170393 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 170392 ZMX	Zoning map amendment to change an R6 zoning district to R8 and R8/C2-4 districts.
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BACKGROUND

A full background discussion and description of this application appears in the report for the related action for a zoning map amendment (C 170392 ZMX).

ENVIRONMENTAL REVIEW

This application (N 170393 ZRX), in conjunction with the application for the related action (C 170392 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 17DCP172X.

A summary of the environmental review appears in the report for the related zoning map amendment (C 170392 ZMX).

PUBLIC REVIEW

This application (N 170393 ZRX) was duly referred to Bronx Community Board 9 and the Bronx Borough President on June 5, 2017, in accordance with the procedures for non-ULURP matters, along with the application for the related action, (C 170392 ZMX), which was certified as complete by the Department of City Planning on June 5, 2017, and was duly referred to Bronx Community Board 9 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 held a public hearing on this application (N 170393 ZRX) on August 7, 2017. On August 7, 2017, by a vote of eight in favor, none opposed, and with no abstentions, the Community Board adopted a recommendation to approve the application with conditions. 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 170392 ZMX).

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (N 170393 ZRX) on August 24, 2017, and on September 13, 2017 issued a recommendation to approve the application with

conditions. A summary of the Borough President's recommendation appears in the report of the related action for a zoning map amendment (C 170392 ZMX).

City Planning Commission Public Hearing

On September 6, 2017 (Calendar No. 2), the Commission scheduled September 19, 2017 for a public hearing on this application (N 170393 ZRX), in conjunction with the application for the related action (C 170392 ZMX). The hearing was duly held on September 19, 2017 (Calendar No. 24). Four speakers from the applicant team testified in favor of the application, as described in the report for the related application for a zoning map amendment (C 170392 ZMX), and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (N 170393 ZRX), in conjunction with the applications for the related application (C 170392 ZMX), 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 16-119.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 170393 ZRX), in conjunction with the related application for a zoning map amendment (C 170392 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 170392 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, the City Coastal Commission finds that the 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 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 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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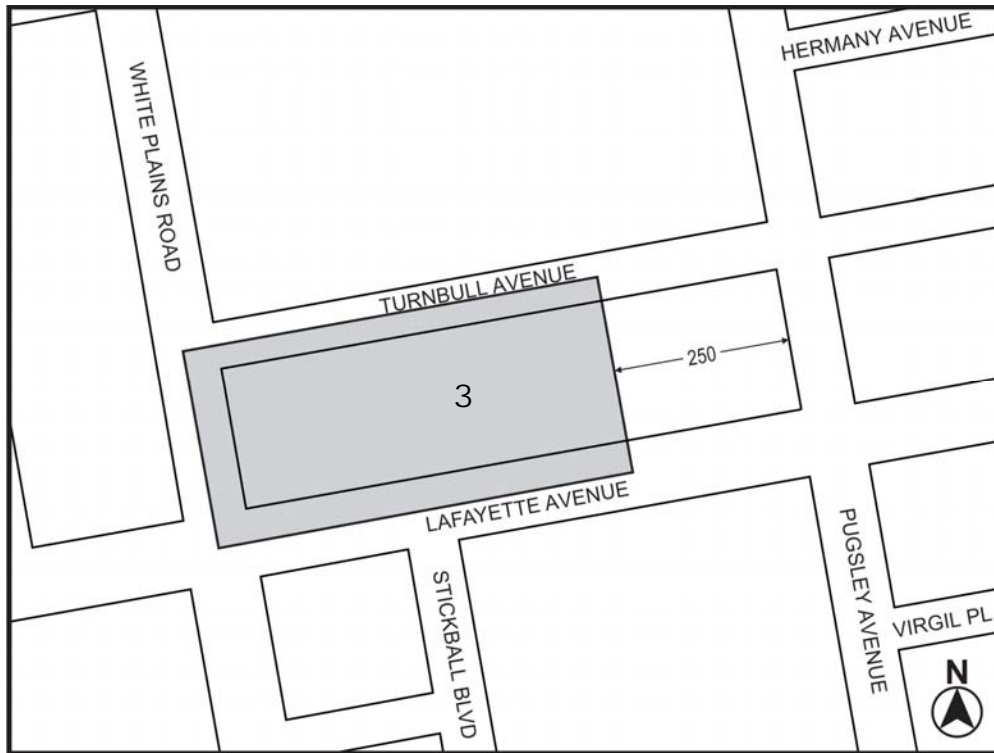
The Bronx Community District 9

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In the R8 District within the area shown on the following Map 3:

Map 3 - [date of adoption]

[PROPOSED MAP]



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

Area 3 - [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 9, The Bronx

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The above resolution (N 170393 ZRX), duly adopted by the City Planning Commission on October 18, 2017 (Calendar No. 13), 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, ALFRED C. CERULLO, III,

MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,

CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISA ORTIZ, *Commissioners*