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**IN THE MATTER OF** an application submitted by Gun Hill Square, LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4a, changing from an M1-1 District to a C4-3 District property bounded by East Gun Hill Road, a line 320 feet southeasterly of Allerton Avenue and its southwesterly prolongation, a line 490 feet southwesterly of Edson Avenue, a line 465 feet southeasterly of Allerton Avenue and its northeasterly prolongation, and Edson Avenue, Borough of the Bronx, Community District 12, as shown on a diagram (for illustrative purposes only) dated January 17, 2017.

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This application (C 170218 ZMX) for a zoning map amendment was filed by Gun Hill Square, LLC on January 3, 2017. The proposed zoning map amendment, in conjunction with several related actions, would facilitate the development of a new pedestrian-oriented open-air urban shopping complex and a single residential building containing approximately 180 units of affordable senior housing within a large-scale general development located at 1769-1771 and 1825 East Gun Hill Road (Block 4804, p/o Lot 100) in the Baychester neighborhood of Bronx, Community District 12.

**RELATED ACTIONS**

In addition to the application for a zoning map amendment (C 170218 ZMX) that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

- C 170217 PPX      Disposition of City-owned property;
  
- C 170221 ZSX      Special permit to allow the location of buildings without regard for height, setback, and rear yard requirements within a large-scale general development;
  
- C 170222 ZSX      Special permit to modify signage requirements within a large-scale general development;

C 170223 ZSX Special permit to allow an accessory group parking facility and to allow some off-street parking spaces to be located on the roof of a building within a large-scale general development; and

N 170219 ZRX Zoning text amendment to allow a physical culture or health establishment and to designate a Mandatory Inclusionary Housing (MIH) area.

### **BACKGROUND**

A full background discussion and description of this application appears in the report for the related application for disposition of City-owned property (C 170217 PPX).

### **ENVIRONMENTAL REVIEW**

This application (C 170218 ZMX), in conjunction with the related actions (C 170217 PPX, N 170219 ZRX, C 170221 ZSX, C 170222 ZSX, and C 170223 ZSX), 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 designated CEQR number is 14DME010X. The lead is the Deputy Mayor for Housing and Economic Development.

A summary of the environmental review, including the Final Environmental Impact Statement (FEIS), issued on June 9, 2017, appears in the report on the related application for the related disposition action (C 170217 PPX).

### **UNIFORM LAND USE REVIEW**

This application (C 170218 ZMX), in conjunction with the applications for the related actions (C 170217 PPX, C 170221 ZSX, C 170222 ZSX, and C 170223 ZSX), was certified as complete by the Department of City Planning on January 17, 2017, and was duly referred to Community Board 12 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 a zoning text amendment (N 170219

ZRX), which was referred for information and review in accordance with the procedures for non-ULURP matters.

### **Community Board Public Hearing**

Community Board 12 held a public hearing on this application (C 170218 ZMX) on March 20, 2017. On March 23, 2017, by a vote of 29 in favor, five opposed, and with two abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application (C 170218 ZMX) was considered by the Bronx Borough President, who held a public hearing on April 4, 2017 and issued a recommendation on April 26, 2017 for approval of this application with conditions. A summary of the Borough President's recommendation appears in the report for the related disposition action (C 170217 PPX).

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

On April 26, 2017 (Calendar No. 2), the City Planning Commission scheduled May 10, 2017 for a public hearing on this application (C 170218 ZMX) and the applications for the related actions. The hearing was duly held on May 10, 2017 (Calendar No. 35).

There were a total of 14 speakers at the hearing, seven in favor of the application and seven in opposition, as described in the report for the related disposition action (C 170217 PPX), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the proposed zoning map amendment (C 170218 ZMX), in conjunction with the related actions, is appropriate. A full consideration and analysis of issues and the reasons for approving this application appear in the related report for the disposition action (C 170217 PPX).

## **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the actions described herein having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on June 9, 2017, with respect to this application (CEQR No. 14DME010X) the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those project components related to the environment and mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Section 197-c and 201 of the New York City Charter, that based on the environmental determination and 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 hereby amended by changing the Zoning Map, Section No. 4a, changing from an M1-1 District to a C4-3 District property bounded by East Gun Hill Road, a line 320 feet southeasterly of Allerton Avenue and its southwesterly prolongation, a line 490 feet southwesterly of Edson Avenue, a line 465 feet southeasterly of Allerton Avenue and its northeasterly prolongation, and Edson Avenue, Borough of the Bronx, Community District 12, as shown on a diagram (for illustrative purposes only) dated January 17, 2017.

The above resolution (C 170218 ZMX), duly adopted by the City Planning Commission on June 21, 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*

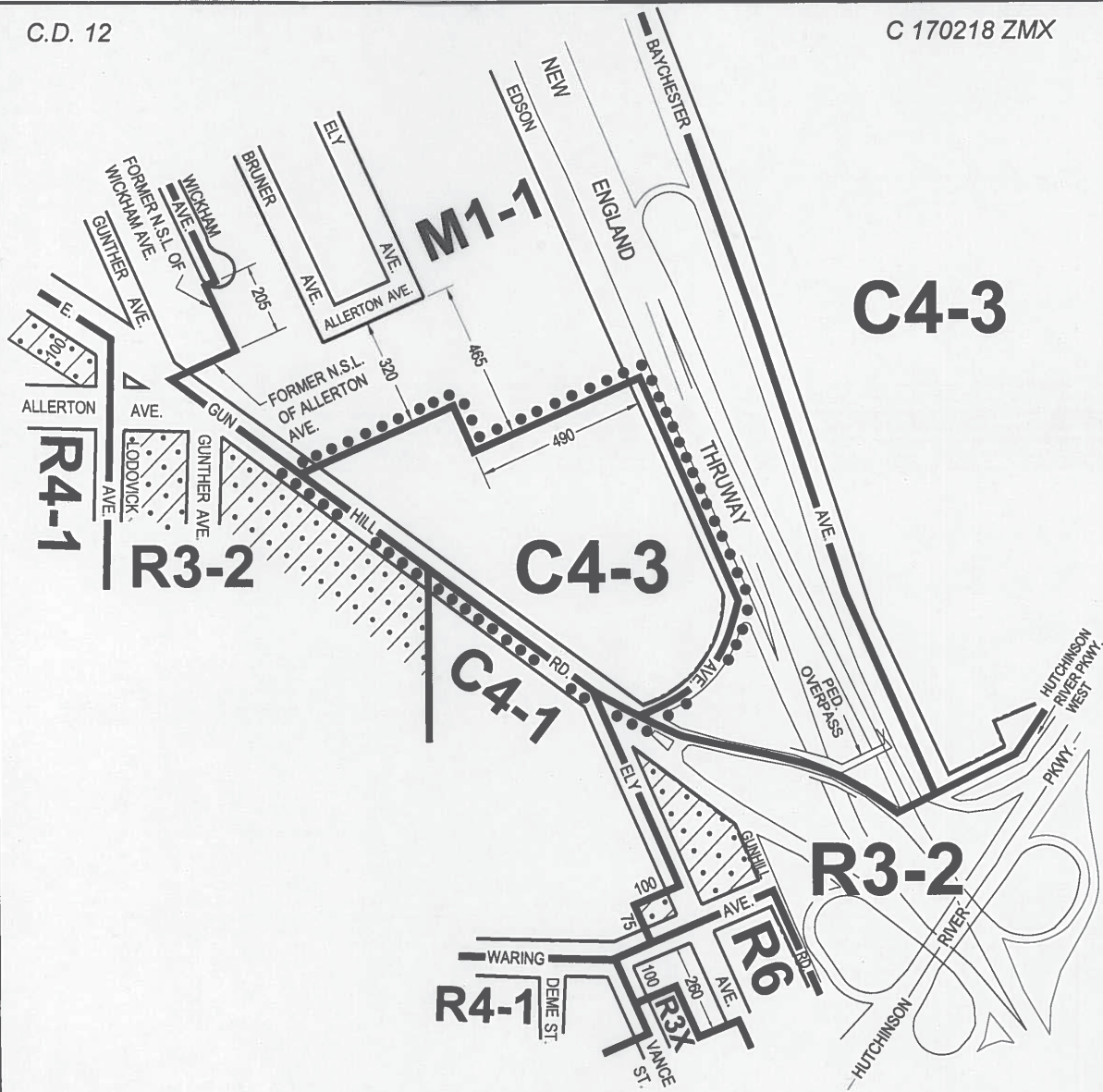
**KENNETH J. KNUCKLES, Esq.**, Vice Chair

**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**

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

**CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,**

**ORLANDO MARIN, LARISA ORTIZ**, *Commissioners*



CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
 DIAGRAM SHOWING PROPOSED

**ZONING CHANGE**

ON SECTIONAL MAP

**4a**

BOROUGH OF  
**BRONX**

*S. Lenard*  
 S. Lenard, Director  
 Technical Review Division

New York, Certification Date  
 JANUARY 17, 2017

SCALE IN FEET



NOTE:

- Indicates Zoning District Boundary.
- The area enclosed by the dotted line is proposed to be rezoned by changing from an M1-1 District to a C4-3 District.
- Indicates a C2-1 District.