



CITY PLANNING COMMISSION

March 3, 2021 / Calendar No. 15

N 210104 ZRX

IN THE MATTER OF an application submitted by WEBSTER 1099 REALTY 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 in the Borough of the Bronx, Community District 4.

This application for an amendment of the Zoning Resolution of the City of New York was filed by 1099 Webster Realty LLC on September 15, 2020. This application, in conjunction with the related zoning map amendment (C 210103 ZMX), would facilitate a mixed-used development consisting of one nine-story and one 11-story building, totaling 280,000-square-feet with residential and 30,000 square feet of ground-floor commercial uses at 1099 Webster Avenue in the East Concourse neighborhood of Bronx, Community District 4.

RELATED ACTIONS

In addition to the zoning text amendment (N 210104 ZRX) that is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

C 210103 ZMX	Zoning map amendment to rezone an M1-1, R7-1 and R7-1/C1-4 district to an R7X/C2-4 district
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BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 210103 ZMX).

ENVIRONMENTAL REVIEW

This application (N 210104 ZRX), in conjunction with the application for the related action (C 210103 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 1978. The lead is the City Planning Commission. The designated CEQR number is 19DCP115X.

A summary of the environmental review appears in the report for the related zoning map amendment (C 210103 ZMX).

PUBLIC REVIEW

This application (N 210104 ZRX) was duly referred to Bronx Community Board 4 and the Bronx Borough President on October 19, 2020 in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 210103 ZMX), which was certified as complete by the Department of City Planning on October 19, 2020 and was duly referred to Bronx Community Board 4 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

Community Board 4 held a public hearing on this application (N 210104 ZRX) on November 24, 2020 and, on November 24, 2020, by a vote of 29 in favor, one opposed and none abstaining, recommended approval with conditions. A summary of the Community Board's recommendation appears in the report for the related zoning map amendment (C 210103 ZMX).

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (N 210104 ZRX) on January 7, 2021, and on January 18, 2021, recommended approval with conditions. A summary of the Borough President's recommendation appears in the report for the related zoning map amendment (C 210103 ZMX).

City Planning Commission Public Hearing

On January 20, 2021 (Calendar No. 7), the CPC scheduled February 3, 2021 for a public hearing on this application (N 210104 ZRX) and the related action (C 210103 ZMX). The hearing was duly held on February 3, 2021 (Calendar No. 20).

Four speakers testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment (C 210103 ZMX), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 210104 ZRX), in conjunction with the application for the related action (C 210103 ZMX), is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related zoning map amendment action (C 210103 ZMX).

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which Negative Declaration was issued on October 19, 2020 with respect to this application (CEQR No. 19DCP115X), the City Planning Commission finds that the actions 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 200 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 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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BRONX

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Bronx Community District 4

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Map 3- March 3, 2021



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

Area **3** — [date of adoption] — MIH Program Option 1

Portion of Community District 4, The Bronx

The above resolution (N 210104 ZRX), duly adopted by the City Planning Commission on March 3, 2021 (Calendar No. 15), 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 Chairman*

DAVID J. BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO III,

JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT,

ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ, RAJ RAMPERSHAD *Commissioners*