THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1124

Resolution approving the decision of the City Planning Commission on ULURP No. C 250292 ZSX, for the grant of a special permit (L.U. No. 391).

By Council Members Salamanca and Hanks

WHEREAS, NYC Economic Development Corporation ("NYCEDC") and 8th Regiment Partners LLC, filed an application pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-182(b) of the Zoning Resolution ("ZR") to allow an indoor arena with a maximum seating capacity of 17,000 within 200 feet of a Residence District, and in conjunction therewith, to modify the sign regulations of ZR Sections 123-40 and 32-60, which in conjunction with the related actions would facilitate the adaptive reuse of the Kingsbridge Armory, the development of a new mixed-use residential building and public open space located at 25 West Kingsbridge Road (Block 3247, Lots 2 and 10) in the Kingsbridge Heights neighborhood of the Bronx, Community District 7 (ULURP No. C 250292 ZSX) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on September 19, 2025, its decision dated September 17, 2025 (the "Decision") on the Application;

WHEREAS, the Application is related to applications C 250293 PPX (L.U. No. 387) for the disposition of City-owned property (Block 3247, Lots 2 and 10); C 250294 ZMX (L.U. No. 388), a zoning map amendment to change a C4-4 zoning district to an R7-2/M1-4A (MX) zoning district; N 250296 ZRX (L.U. No. 389), a zoning text amendment to modify ZR Section 74-182(b) to increase permitted indoor arena capacity and ZR Section 123-90 to establish a new MX district; and C 250295 ZSX (L.U. No. 390), a special permit pursuant to ZR Section 74-195 to allow a public parking garage with a maximum capacity of 248 spaces;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, the City Planning Commission has made the findings required pursuant to ZR Section 74-182(b);

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on September 30, 2025;

WHEREAS, the Council has considered the land use and environmental implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Positive Declaration issued January 10, 2025 (CEQR No. 25DME006X) and a Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on September 5, 2025. The FEIS determined that approval of the proposed actions would result in significant adverse impacts to construction (noise), transportation, and noise. The proposed mitigation measures are summarized in Chapter 22 "Mitigation" of the FEIS. Significant adverse

impacts related to hazardous materials would be avoided through the placement of (E) designation (E-850) on the Project Site (Block 3247, Lots 2 and 10), and significant adverse impacts related to air quality would be avoided through measures provided as part of the proposed project and required through a Lease Agreement between NYCEDC and the applicant lessee.

RESOLVED:

Having considered the FEIS with respect to the Decision and Application, the Council finds that:

1. The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;

2. The environmental impacts disclosed in the FEIS were evaluated in relation to the social, economic, and other considerations associated with the action(s) that is set forth in the Decision; and

3. Consistent with social, economic, and other essential considerations, from among the reasonable alternatives provided in the application, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable by incorporating the mitigation measures that were identified in the FEIS.

The Decision, together with the FEIS issued September 5, 2025, constitutes the written statement of facts, and of social, economic, and other factors and standards that form the bases of this determination, pursuant to 6 N.Y.C.R.R. Part 617;

Pursuant to Sections 197-d and 200 of the New York City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in this report, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

1. The property that is the subject of this application (C 250292 ZSX) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following approved plans, prepared by FXCollaborative Architects LLP, filed with this application and incorporated in this resolution:

Dwg No.	**Title**	**Last Date Revised**
Z-002	Zoning Analysis	05/16/2025
Z-003	Zoning Lot Site Plan	05/16/2025
Z-010	Level 1 (Drill Hall) Level Plan	05/16/2023
Z-012	Basement Level Plan	05/16/2025
Z-013	Level 2 Plan	05/16/2025

Z-014	Level 3 Plan	05/16/2025
Z-020	Zoning Sections	05/16/2025
Z-021	Signage Waiver – Elevations & Calculations	08/27/2025
Z-022	Signage Waiver – Elevations & Calculations	08/27/2025
Z-026	Open Space Plan	05/16/2025

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.

3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.

4. In the event the property that is the subject of the application is developed as, sold as, or converted to condominium units, a homeowners' association, or cooperative ownership, a copy of this report and resolution and any subsequent modifications shall be provided to the Attorney General of the State of New York at the time of application for any such condominium, homeowners' or cooperative offering plan and, if the Attorney General so directs, shall be incorporated in full in any offering documents relating to the property.

5. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee or occupant.

6. Upon the failure of any party having any right, title, or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit herby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.

7. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the City or such employees or agents failure to act in accordance

with the provisions of this special permit.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on October 29, 2025, on file in this office.

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City Clerk, Clerk of The Council