THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1122

Resolution approving the decision of the City Planning Commission on Application No. N 250296 ZRX, for an amendment of the text of the Zoning Resolution (L.U. No. 389).

By Council Members Salamanca and Hanks

WHEREAS, 8th Regiment Partners LLC and New York City Economic Development Corporation, filed an application pursuant to Section 201 of the New York City Charter, for an amendment of the text of the Zoning Resolution of the City of New York ("ZR"), amending Article VII, Chapter 4 (Special Permits by the City Planning Commission) and Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District, 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. N 250296 ZRX) (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; 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; and C250292 ZSX (L.U. No. 391), a special permit pursuant to ZR Section 74-182(b) to allow an indoor arena and modify signage regulations;

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

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 implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the land use 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.

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 basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d);

Pursuant to Section 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 the report, N 250296 ZRX, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

Matter <u>underlined</u> 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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ARTICLE VII
ADMINISTRATION

Chapter 4
Special Permits by the City Planning Commission

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74-10
SPECIAL PERMIT USES

* * *

74-18
Recreation, Entertainment and Assembly Spaces

* * *

74-182
Arenas, auditoriums, stadiums or trade expositions

C4 C6 C7 C8 M1 M2 M3

(a) The City Planning Commission may permit arenas, auditoriums or stadiums, or trade expositions, as listed in Use Group VIII, with a capacity in excess of 2,500 seats for arenas, auditoriums or stadiums, or with a rated capacity in excess of 2,500 persons for trade expositions, provided that the following findings are made:

(1) that the principal vehicular access for such #use# is not located on a local #street# but is located on an arterial highway, a major #street# or a secondary #street# within one-quarter mile of an arterial highway or major #street#;

(2) that such #use# is so located as to draw a minimum of vehicular traffic to and through local #streets# in nearby residential areas;

(3) that such #use# is not located within 200 feet of a #Residence District#;

(4) that adequate reservoir space at the vehicular entrance, and sufficient vehicular entrances and exits, are provided to prevent traffic congestion;

(5) that vehicular entrances and exits for such #use# are provided separately and are located not less than 100 feet apart; and

(6) that due consideration has been given to the proximity of bus and rapid transit facilities to serve such #use#.

(b) In Community District 7 in the Borough of the Bronx, the Commission may permit an indoor arena with a maximum seating capacity of ~~6,000~~ 17,000 within 200 feet of a #Residence District# and, in conjunction with such arena, permit modifications ~~of the provisions of Sections 32-64 (Surface Area and Illumination Provisions), 32-655 (Height of signs in all other Commercial Districts), and 36-62 (Required Accessory Off-street Loading Berths),~~ to #sign# regulations and parking or loading regulations, provided that:

(1) the provisions of paragraphs (a)(1), (a)(2), (a)(4), (a)(5) and (a)(6) of this Section are met;

(2) open space surrounding such arena will be located and arranged to provide adequate pedestrian gathering areas to minimize disruption to the surrounding areas;

(3) the arena includes noise attenuation features and measures which serve to reduce arena-related noise in the surrounding area, including at nearby #residences#;

(4) where ~~Sections 32-64 and 32-655~~ the #sign# regulations are modified, a #signage# plan has been submitted showing the location, size, height and illumination of all #signs# on the #zoning lot#, and the Commission finds that all such #signs#, and any illumination from or directed upon such #signs#, are located and arranged so as to minimize any negative effects from the arena #use# on nearby #residences#; and

(5) where ~~Section 36-62 is~~ the parking or loading regulations are modified, a loading plan has been submitted that addresses the operational needs of all servicers of the arena and shows the number, location and arrangement of all loading berths on the #zoning lot#, and the Commission finds that such loading plan is adequate to address the loading demand generated by the arena #use# and has received assurances that the arena operator will implement such plan in accordance with its terms.

* * *

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs#, requirements for soundproofing of arenas or auditoriums, shielding of floodlights, screening of open #uses# or surfacing all access roads or driveways. The Commission may also prescribe requirements for pedestrian-accessible open areas surrounding the arena, auditorium or stadium, including #accessory# directional or building identification #signs# located therein.

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ARTICLE XII
SPECIAL PURPOSE DISTRICTS

Chapter 3
Special Mixed Use District

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123-90
SPECIAL MIXED USE DISTRICTS SPECIFIED

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#Special Mixed Use District# - 30 [date of adoption]
Kingsbridge Heights, The Bronx

The #Special Mixed Use District# - 30 is established in Kingsbridge Heights in The Bronx as indicated on the #zoning maps#.

* * *

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