27 Bruckner Boulevard, Bronx

Area Map

Block: 2309, Lots: 23, 24, 25, 29, 30, 31, 33, 7501 & 7502

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

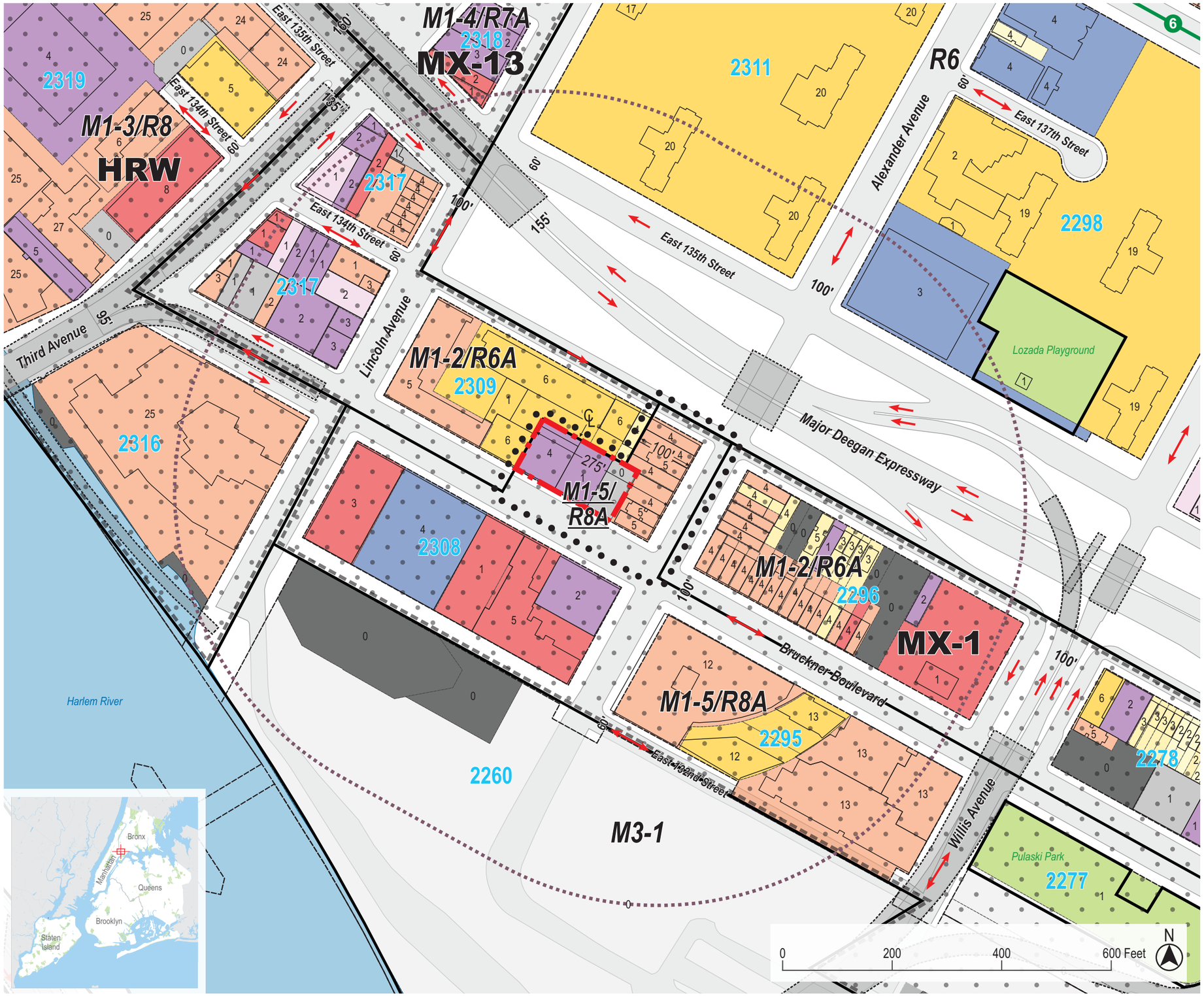
- Elevated Rail Structure / Roadway Overpass
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

July 2025

Urban Cartographics



27 Bruckner Boulevard, Bronx

NYC Finance

NYC Digital Tax Map

Effective Date : 03-01-2021 15:45:42
End Date : Current

Bronx Block: 2309

N W E S

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- Existing Special Purpose District
- M1-2/R6A Existing Zoning District
- M1-5/R8A Proposed Zoning District

R6

M1-2/R6A

MX-1

M1-5/R8A

M1-5/R8A

LINCOLN AVENUE

EAST 134 STREET

MAJOR DEEGAN EXPRESSWAY

MAJOR DEEGAN EXPRESSWAY

BRUCKNER BOULEVARD

ALEXANDER AVENUE

2317

2309

2308

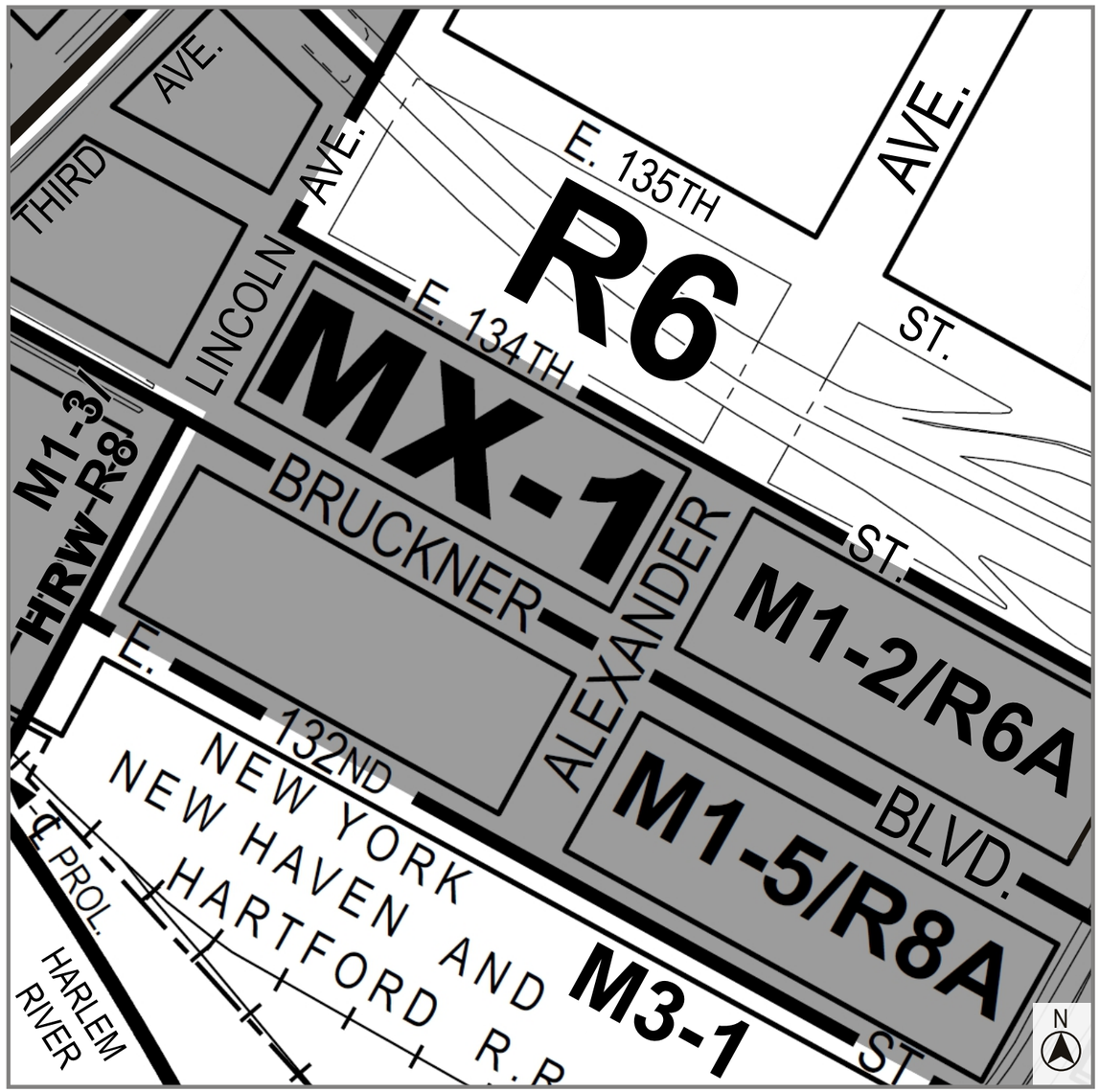
2296

CONDO #: 235

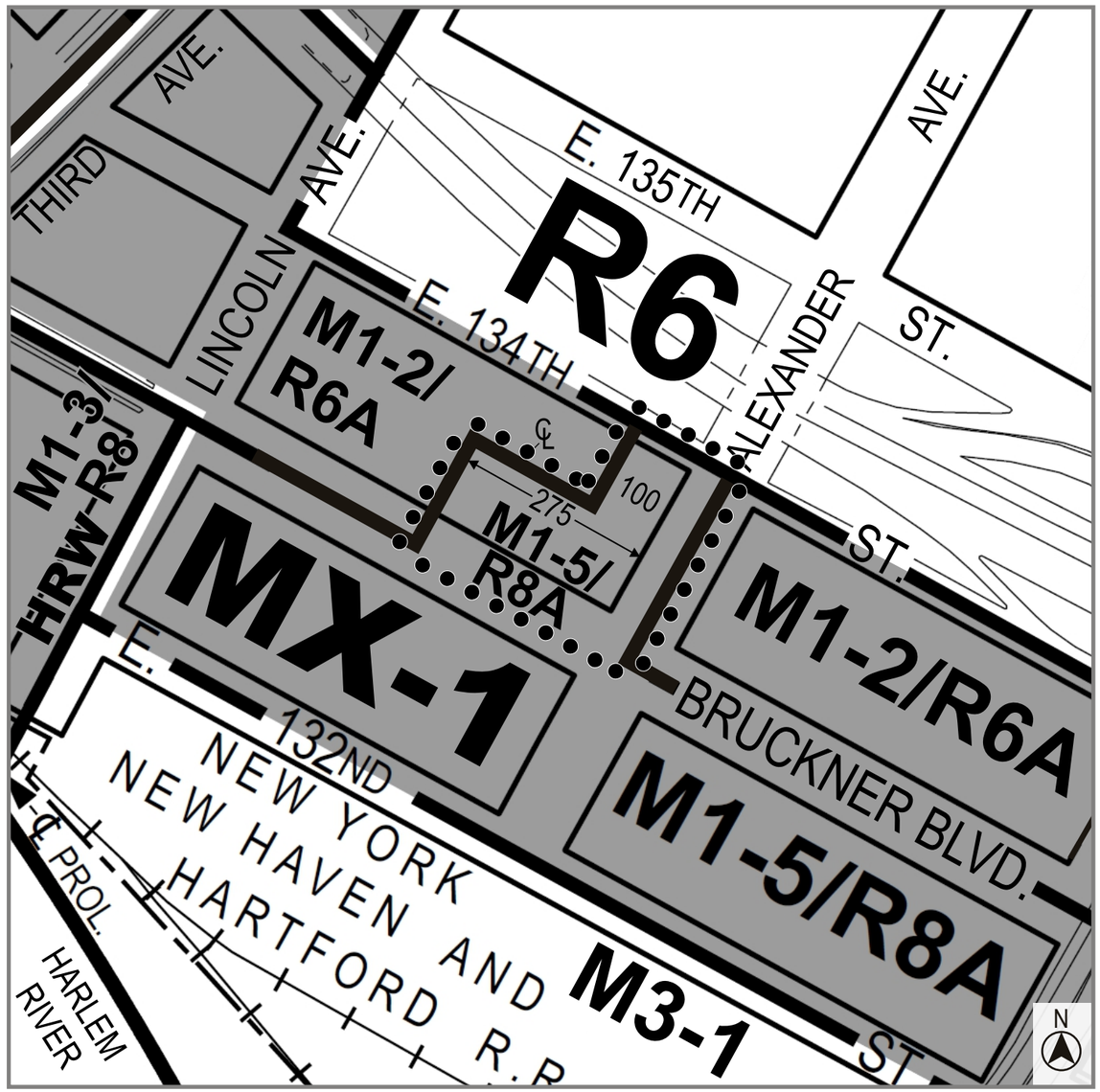
CONDO #: 236

Feet
0 5 10 20 30 40

Zoning Change Map



Current Zoning Map (6a)



Proposed Zoning Map (6a) - Area being rezoned is outlined with dotted lines

Rezoning from M1-2/R6A (MX-1) to M1-5/R8A (MX-1)

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

27 Bruckner Boulevard, Bronx

Zoning Comparison Table

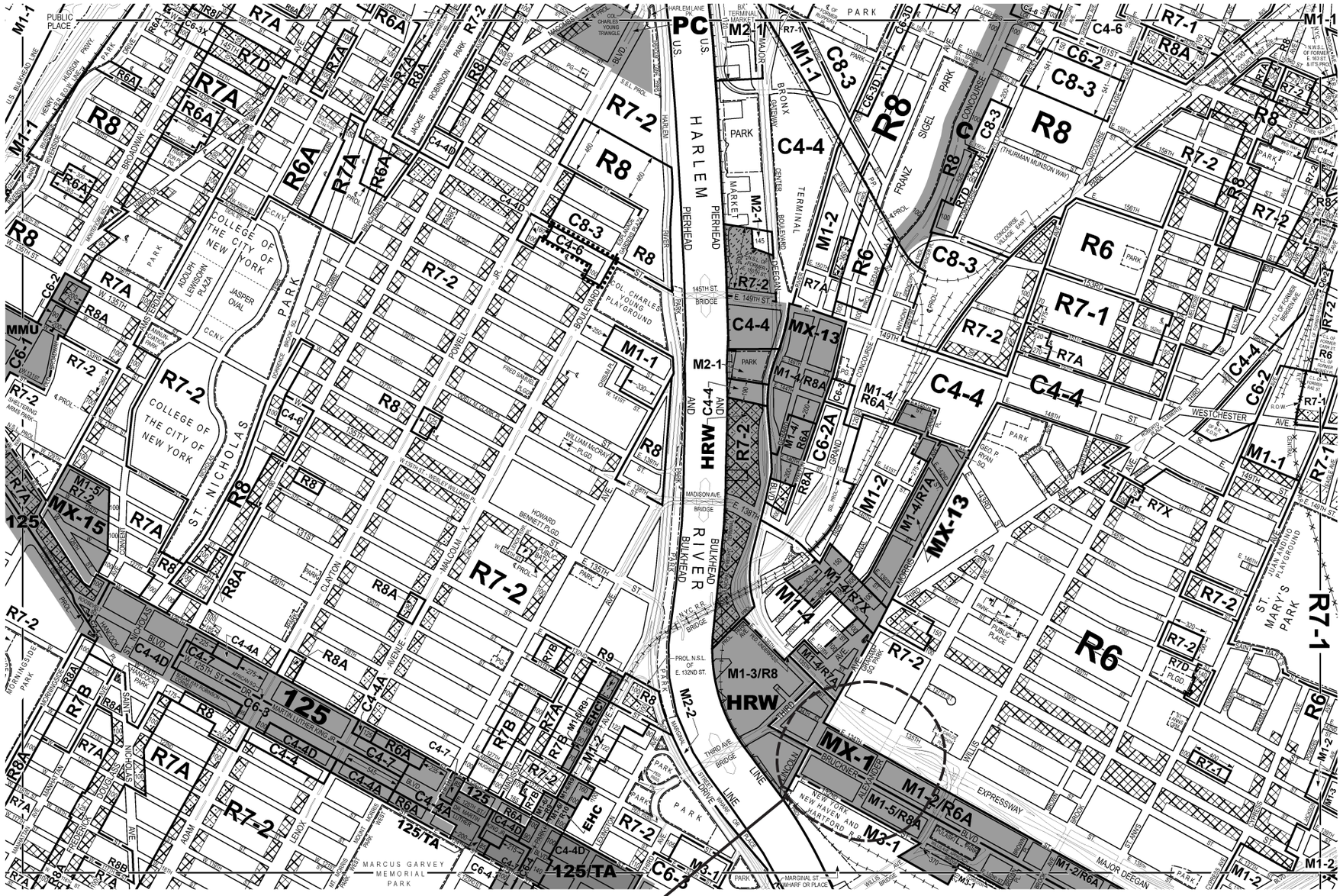
6/22/2026

	M1-2/R6A (MX-1) Existing Zoning		M1-5/R8A (MX-1) Proposed Zoning (MIH)	
	ZR Section #	M1-2/R6A (MX-1)	ZR Section #	M1-5/R8A (MX-1) (MIH)
USE GROUPS				
Permitted Use Groups	22-10 / 42-10 / 123-20	I-X	22-10 / 42-10 / 123-20	I-X
MAXIMUM FAR				
Residential	123-622 / 23-22	3.0	123-622 / 23-22	6.02
Qualifying Affordable / Senior Housing	123-622 / 23-22	3.9	123-622 / 23-22	7.2
Community Facility	123-621 / 24-11	3.0	123-621 / 24-11	6.5
Commercial	123-623(a) / 43-12	2.0	123-623(a) / 43-12	5.0
Manufacturing	123-623(a) / 43-12	2.0	123-623(a) / 43-12	5.0
YARDS				
Minimum Front Yard	123-631	n/a	123-631	n/a
Minimum Side Yard	123-631 / 43-25	None or 5' (Residential), None or 8' (Commercial/Manufacturing)	123-631 / 43-25	None or 5' (Residential), None or 8' (Commercial/Manufacturing)
Minimum Rear Yard	23-342 / 43-26	20' or 30' (Varies) (Residential), 20' (Commercial/Manufacturing)	23-342 / 43-26	20' or 30' (Varies) (Residential), 20' (Commercial/Manufacturing)
HEIGHT AND SETBACKS				
Minimum Base Height	23-432	40'	23-432	60'
Maximum Base Height	123-652(a) / 23-432	65'	123-652(a) / 23-432	105'*
Maximum Building Height	123-652(a) / 23-432	95'*	123-652(a) / 23-432	145'*
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	123-652(a) / 23-433	15'	123-652(a) / 23-433	15'
Setbacks from Wide Streets	123-652(a) / 23-433	10'	123-652(a) / 23-433	10'
LOT COVERAGE				
Interior/Through Lot	123-632 / 23-362	80%, n/a (Mixed-Use)	123-632 / 23-362	80%, n/a (Mixed-Use)
Corner Lot	123-632 / 23-362	100%, n/a (Mixed-Use)	123-632 / 23-362	100%, n/a (Mixed-Use)
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	n/a	23-52	n/a
PARKING				
Residential	123-72 / 25-222	25%	123-72 / 25-222	12%**
Commercial	123-71 / 44-21	By Use	123-71 / 44-21	By Use
Qualifying Affordable Housing	123-72 / 25-222	None (Outer Transit Zone)	123-72 / 25-222	None (Outer Transit Zone)
Qualifying Senior Housing	123-72 / 25-222	None (Outer Transit Zone)	123-72 / 25-222	None (Outer Transit Zone)
Bicycle Parking (Residential)	123-72 / 25-811	1 per 2 dwelling units (UG-2)	123-72 / 25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	123-72 / 25-811	1 per 10,000 sf	123-72 / 25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	123-71 / 44-60 / 36-711	By Use	123-71 / 44-60 / 36-711	By Use
LOADING				
Commercial	123-71 / 44-52	By Use	123-71 / 44-52	By Use

*When providing qualifying affordable housing or qualifying senior housing

**For zoning lots in R8A districts, the parking requirements shall be waived where the lot area is 10,000 square feet or less

27 Bruckner Boulevard, Bronx



C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
07-14-2025 C 250115 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

	3b	3d
5c	**6a**	6c
5d	6b	6d

© Copyrighted by the City of New York

ZONING MAP **6a**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Land Use Application

Project ID number
2025X0256

Package Submission Date
8/7/2026

Section 1. Project Summary

Project Name:	27 Bruckner Boulevard Rezoning

Contact Person for this Application:		
Name	Phone	Email
Richard Bass	**2122596406**	**richard.bass@akerman.com**

Applicant(s)		
Organization	First Name	Last Name
27 Bruckner Blvd, Inc.	**Israel**	**Carmel**

Site Data	
Street Address: **27 Bruckner Boulevard**	City Council District(s): **8**
Community District(s): **1**	Zoning Sectional Map Number(s): **6a**
Existing Zoning District(s): **M1-2/R6A**	Special District(s): **Special Mixed Use District MX-1**

LIST ALL ACTIONS BY THEIR ACTION CODE

For applications seeking more than one type of action, each action must be listed separately.

Action code*	If Follow-up action, indicate previous approval Action code	Is applicant solely a public agency?	Application number	Data to differentiate multiple actions of same type
ZM		**No**	**270087ZMX**	
ZR		**No**	**270088ZRX**	

**See instructions for list of all action types and their appropriate codes.*

Does this project require a legal instrument to be recorded against the subject property? **No**

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE: THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

Certain projects are subject to requirements to submit a Racial Equity Report on Housing and Opportunity under Local Law 78 of 2021. Does this apply to this project? **Yes**

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE: THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

Section 2. Applicants

APPLICANTS						
Organization	**First Name**	**Last Name**	**Address**	**City**	**State**	**Zip Code**
27 Bruckner Blvd, Inc.	Israel	Carmel	c/o Flatrate Moving Systems 27 Bruckner Boulevard	Bronx	NY	10454

APPLICANT REPRESENTATIVE(S)						
First Name	**Last Name**	**Organization**	**Address**	**City**	**State**	**Zip Code**
Lisa	Orrantia	Akerman LLP	1251 Avenue of the Americas, 37 Floor	New York	NY	10020

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE: THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

Section 3. Environmental Review

Discuss with CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) lead agency before completing.

1. Who is the LEAD AGENCY *(responsible for the CEQR)*? **DCP**
2. CEQR NUMBER
3. Indicate CEQR Process type: **Unlisted**

   Type II Category: Date of Determination:

Section 4. Project Area and Development Site Data & Geography

PROPOSED PROJECT AREA

*The **proposed Project Area** is the entirety of all land parcels that are affected by all actions being sought.*

Do **ALL** actions being sought apply to:

the whole City?	**No**
the entirety of one or more Borough(s)?	**No**
Borough(s):	
the entirety of one or more Community District(s)?	**No**
Community District(s)	
Land or land underwater that is not associated with a tax block or lot?	**No**

Description of the geographic boundaries (especially for non-tax lots or irregular sites) by cross streets, bounding streets, dimensions, etc.

Section 4. (continued)

Existing zoning districts/special district: **M1-2/R6A (Port Morris Bronx Special Mixed Use District MX-1)**

Select all that apply to any portion of the **proposed Project Area:**

Located within the State Designated Coastal Zone Management (CZM) Area **Yes**

Located within a Historic District **No**

Historic District Name:

DEVELOPMENT SITE

*The **Development Site** is the specific parcel(s) that the applicant is seeking to develop. The Project Area and Development Site can be the same parcels of land or different, depending on the actions being sought. For instance, a special district may be mapped over a portion of a neighborhood (project area), but only certain parcels within it may be proposed for immediate development by the applicant (development site).*

Does the application result in the development of 500,000+ zoning square feet of floor area? **No**

If yes, development size:

Is the **Development Site** a *(New York City or Other)* Landmark or within a Historic District? **No**

Indicate Landmark or Historic District Name:

Section 4. (continued)

Fill in the table below for all tax lots that are within the **proposed Project Area.**

User Input Borough	User Input Tax Block	User Input Tax Lot	Development Site?	Partial Lot?	Validated Borough	Validated Block	Validated Lot	BBL Validated	BBL Validated Date
Bronx	**2309**	**33**	**Yes**	**No**	**Bronx**	**02309**	**0033**	**Yes**	**11/14/2024**
Bronx	**2309**	**31**	**Yes**	**No**	**Bronx**	**02309**	**0031**	**Yes**	**11/14/2024**
Bronx	**2309**	**30**	**No**	**No**	**Bronx**	**02309**	**0030**	**Yes**	**11/14/2024**
Bronx	**2309**	**29**	**No**	**No**	**Bronx**	**02309**	**0029**	**Yes**	**11/14/2024**
Bronx	**2309**	**7501**	**No**	**No**	**Bronx**	**02309**	**7501**	**Yes**	**11/14/2024**
Bronx	**02309**	**7502**	**No**	**No**	**Bronx**	**02309**	**7502**	**Yes**	**1/20/2026**
Bronx	**02309**	**0025**	**No**	**No**	**Bronx**	**02309**	**0025**	**Yes**	**1/20/2026**
Bronx	**02309**	**0023**	**No**	**No**	**Bronx**	**02309**	**0023**	**Yes**	**1/20/2026**
Bronx	**02309**	**0024**	**No**	**No**	**Bronx**	**02309**	**0024**	**Yes**	**1/20/2026**

** Leave column blank if all actions apply to all sites. See Instructions for list of action codes.*

Section 4. (continued)

The below addresses are associated with tax lots on previous table.

Address Number	Street or Place Name	Concatenated Address (Validated)	Validated Community District	Validated City Council District	Validated Zoning Map Number	Address Validated	Validated Date
27	**BRUCKNER BOULEVARD**	**27 BRUCKNER BOULEVARD**	**X01**	**8**	**6A**	**Yes**	**11/14/2024**
33	**BRUCKNER BOULEVARD**	**33 BRUCKNER BOULEVARD**	**X01**	**8**	**6A**	**Yes**	**11/14/2024**
127	**ALEXANDER AVENUE**	**127 ALEXANDER AVENUE**	**X01**	**8**	**6A**	**Yes**	**11/14/2024**
129	**ALEXANDER AVENUE**	**129 ALEXANDER AVENUE**	**X01**	**8**	**6A**	**Yes**	**11/14/2024**
131	**ALEXANDER AVENUE**	**131 ALEXANDER AVENUE**	**X01**	**8**		**Yes**	**11/14/2024**
135	**ALEXANDER AVENUE**	**135 ALEXANDER AVENUE**	**X01**	**8**		**Yes**	**1/20/2026**
137	**ALEXANDER AVENUE**	**137 ALEXANDER AVENUE**	**X01**	**8**	**6A**	**Yes**	**1/20/2026**
139	**ALEXANDER AVENUE**	**139 ALEXANDER AVENUE**	**X01**	**8**	**6A**	**Yes**	**1/20/2026**
141	**ALEXANDER AVENUE**	**141 ALEXANDER AVENUE**	**X01**	**8**	**6A**	**Yes**	**1/20/2026**

Section 5. Related Actions

1. List all **prior** site-specific actions by the **City, State or Federal Government** within the project area and describe in more detail in the attached Project Description.

Reference/ Application Number*	Description	Disposition or Status**	Calendar Number*	Date*

**If applicable*

2. List all **future** site-specific actions by the City, State, or Federal Government within the project area, and describe in more detail in the attached Project Description:

Reference/ Application Number*	Description	Status	Calendar Number*	Date*

**If applicable*

Section 6. HOUSING PLANS; URBAN RENEWAL AREAS; URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP)

APPLIES TO: HA; HC; HD; HG; HN; HO; HP; HU

1. Select all that apply:
DESIGNATION: **No** PROJECT: **No** DISPOSITION: **No** *If disposition is sought, fill in Section 7.*

2. Fill in the table below for all the subject sites

Borough	Block	Lot	UR Site Number	Owner	Existing Number of Buildings	Existing Stories in each Building	Existing Uses	Existing Zoning	Community/Institutional facilities			Dwelling units	
									Number Occupied	Number Vacant	Number of Workers	Number Occupied	Number Vacant

3. Fill in the table below for all the subject sites (proposed conditions)

Borough	Block	Lot	UR Site Number	Address	Owner	PROPOSED	
						Uses	Is site to be disposed? (yes/no)

Section 7. DISPOSITION RELATED TO URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP) OR URBAN RENEWAL

APPLIES TO: HA, HD

1. Type of disposition:

HA (Urban Development Action Area – UDAAP)

HD (Disposition of Urban Renewal Site)

2. Manner of disposition:

If Direct Disposition, indicate:

From: *(Indicate city agency)*

To:

Indicate Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation)

If recipient has not been selected or disposition is not limited to a particular recipient, indicate "To be determined by agency"

3. Restrictions and conditions:

Section 8.
OFFICE SPACE LEASE, PUBLIC FACILITY SITE SELECTION OR ACQUISITION
APPLIES TO: PC, PQ, PS, PX

1. Action(s) requested:

   OFFICE SPACE LEASE _____

   ACQUISITION _____

   SITE SELECTION _____

2. Type of facility: _____

3. The Proposed facility is a(n):

   EXISTING FACILITY PROPOSED TO REMAIN _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY TO REMAIN AND EXPAND/ENLARGE _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY REPLACEMENT IN NEW LOCATION _____

   Where is the current facility located? _____

   NEW FACILITY _____

4. Is project listed in Citywide Statement of Needs? _____

   Indicate Fiscal Year(s) _____

   Indicate Page Number(s) _____

5. Did the Borough President propose an alternate site pursuant to charter section 204(f) or (g)? _____

   Identify Alternate Site _____

6. Capital budget line: _____

   For Fiscal Years: _____

Section 8. (continued)

Fill in the table below to describe proposed site(s).

PROPOSED SITE CHARACTERISTICS AND CONDITIONS

Borough	Block	Lot	Ownership	Uses on Site	Is the site Improved, Unimproved or Partly Improved?	Number of Dwelling Units*	Community Facility, Commercial or Industrial Uses		Describe any displacement or relocation*	If vacant for less than two years, describe previous uses*	Building(s) or site total square footage	Square footage to be acquired*	Number of floors in building*	Location on site/ in building
							Number of firms*	Number of employees*						

**If applicable*

Section 9. DISPOSITION

Applies to: PP

1. Type of disposition: _____

   From which City Agency? _____

   To Whom? _____

   Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation.

   If recipient has not been selected or disposition is not limited to a particular recipient, indicate: "To be determined by agency"

2. Restrictions and conditions:

Section 10. CHANGE IN CITY MAP

Applies to: MM, MY, ME

1. *Please select all requested map changes that apply:*

Establish/Delineate New:		**Eliminate/Remove Existing:**		**Change Existing:**	
STREET		STREET		STREET (Width)	
PARK		PARK		STREET (Alignment)	
PUBLIC PLACE		PUBLIC PLACE		STREET (Grade)	
GRADE		GRADE		EASEMENT	
EASEMENT		EASEMENT			

2. Is there a related Acquisition of Property?

No

3. Is there a related Disposition of Property?

4. Is the only proposed City Map Change the elimination of a mapped but unimproved street?

If yes, is the mapped but unimproved street being eliminated from the property of an owner-occupied, one- or two- family residence?

No

Section 11.
ZONING SPECIAL PERMITS, AUTHORIZATIONS AND CERTIFICATIONS

Applies to: ZS, ZA, ZC, CM, LD, RS, RA, RC

Use the following action codes to indicate action types in this section:

ZS new or modified zoning special permit

ZA new or modified zoning authorization

ZC new or modified zoning certification

CM renewal of a zoning special permit or authorization

LD Action pursuant to or modification of a legal document

South Richmond District

RS new or modified zoning special permit

RA new or modified zoning authorization

RC new or modified zoning certification

.

1. Is the Applicant *(Select all that apply)*

Owner of subject property	**No**
Lessee of subject property	**No**
Other (explain in attached project description)	**No**
In a contract to lease or buy the subject property	**No**

2. Are there other owners or long-term lessees of the subject property? **No**

Section 11. (continued)

5. In the table below, list all Special Permit, Authorization or Certification actions being sought *(including renewals, modifications, or legal document actions listed above)* and applicable information for each. Be sure to indicate previously approved application number for any follow-up actions. Leave blank if not applicable.

ALL ZONING CERTIFICATIONS, AUTHORIZATIONS, SPECIAL PERMITS AND RENEWALS BEING SOUGHT

Action Code	Previously Approved Application Number(s)*	Zoning Resolution Section Action Is Pursuant To	Name of Zoning Resolution Section	Zoning Sections To Be Modified*	Number of Zoning Lots Affected**	Square Footage of Zoning Lot(s) Affected	Square Footage of the Proposed Development	Square Footage Associated with Transfer of Development Rights or Floor Area Bonus*	Proposed Number of Dwelling Units	Is the action to authorize or permit an open use?	Is the action to authorize commercial or community facility use?

* *If applicable*

***For subdivision-related actions, please indicate the resulting number of lots **after** subdivision*

6. In the chart below, list all follow-up actions (**Modification/Renewal/Legal Document actions**) being sought and applicable information for each. Be sure to indicate previously approved application number to be renewed in chart below. Leave blank if not applicable.

FOLLOW-UP ACTIONS

Action Code	Previously Approved Application Number(s)	Date of Previous Approval	Lapse Date of Previous Approval*	Is this a modification subject to Section 197-c of the City Charter? (y/n)	Is action a modification to or an action pursuant to a legal instrument*	Type of legal Instrument*	CRFN number*	Recordation Date*

**If applicable*

Section 12. Applies to: ZR

ZONING TEXT AMENDMENT

Indicate below the affected Zoning Resolution Sections by title and number:

Zoning Section Name	Zoning Section Number
Mandatory Inclusionary Housing Areas	**Appendix F**

Section 13. Applies to: ZM

ZONING MAP AMENDMENT

1. What is the total area of all zoning lots in the area to the be rezoned? **20,000 to 39,999 square feet**

2. Please indicate all existing and proposed zoning districts in the table below:

Zoning Section Map(s) to be modified	EXISTING Zoning Districts	PROPOSED Zoning Districts
6a	**M1-2/R6A (MX-1)**	**M1-5/R8A (MX-1)**

-END OF FORM-

27 Bruckner Boulevard

April 21st, 2025

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

* * *

APPENDIX F
Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

* * *

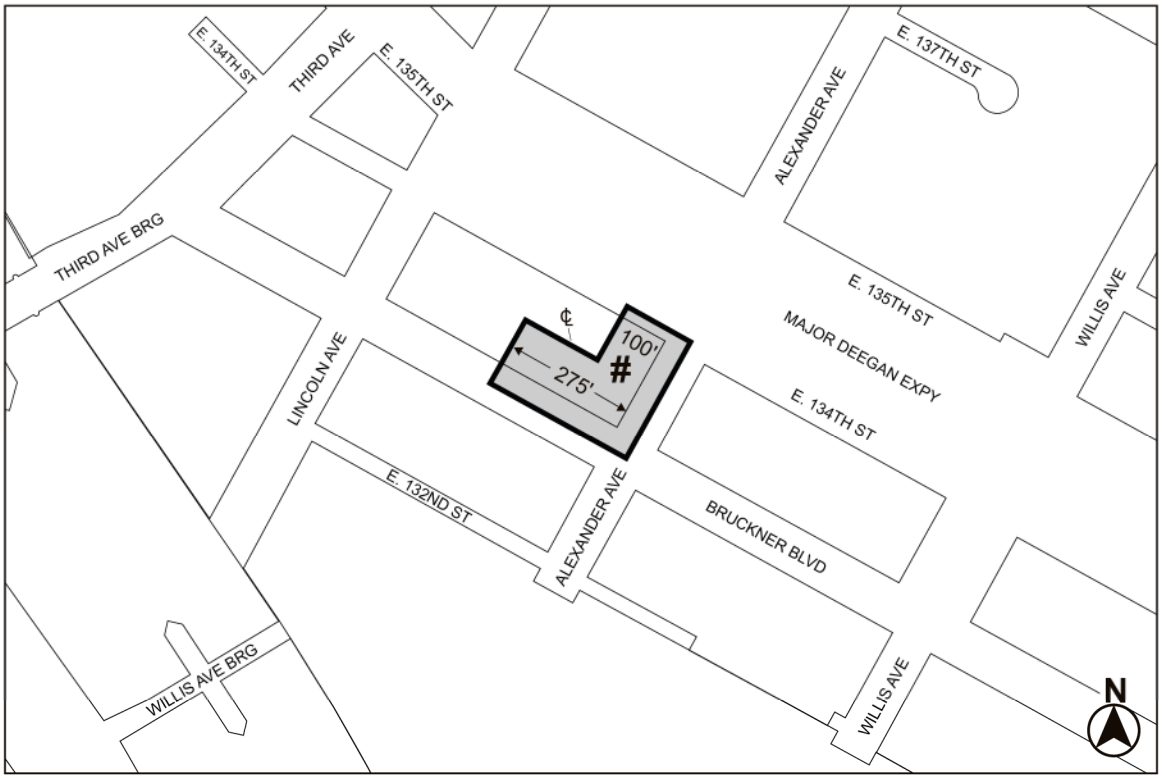
BRONX

* * *

Bronx Community District 1

* * *

Map 11 – [date of adoption]



Mandatory Inclusionary Housing area
Area # — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 1, Bronx

* * *

27 Bruckner Boulevard, Bronx

5/1/2026

Land Use, Conformance and Compliance Table

Zoning Map Amendment

Existing Conditions								Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR	Built FAR	Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR*	Compliance
Applicant's Properties												
2309	31	M1-2/R6A (MX-1)	Parking	Yes	3.0 or 3.9* (res.) / 2.0 (comm./man.)	0.0	Yes	M1-5/R8A (MX-1)	Mixed Use (Residential / Commercial)	Yes	7.2 (res.) / 5.0 (comm. / man.)	Yes
2309	33	M1-2/R6A (MX-1)	Manufacturing	Yes	3.0 or 3.9* (res.) / 2.0 (comm./man.)	2.57	No	M1-5/R8A (MX-1)	Mixed Use (Residential / Commercial)	Yes	7.2 (res.) / 5.0 (comm. / man.)	Yes
Other Properties												
2309	23	M1-2/R6A (MX-1)	Mixed Use (Residential / Commercial)	Yes	3.0 or 3.9* (res.) / 2.0 (comm./man.)	2.99	Yes	M1-5/R8A (MX-1)	No Change	Yes	7.2 (res.) / 5.0 (comm. / man.)	Yes
2309	24	M1-2/R6A (MX-1)	Mixed Use (Residential / Commercial)	Yes	3.0 or 3.9* (res.) / 2.0 (comm./man.)	2.74	Yes	M1-5/R8A (MX-1)	No Change	Yes	7.2 (res.) / 5.0 (comm. / man.)	Yes
2309	25	M1-2/R6A (MX-1)	Mixed Use (Residential / Commercial)	Yes	3.0 or 3.9* (res.) / 2.0 (comm./man.)	3.85	No	M1-5/R8A (MX-1)	No Change	Yes	7.2 (res.) / 5.0 (comm. / man.)	Yes
2309	29	M1-2/R6A (MX-1)	Mixed Use (Residential / Commercial)	Yes	3.0 or 3.9* (res.) / 2.0 (comm./man.)	4.45	No	M1-5/R8A (MX-1)	No Change	Yes	7.2 (res.) / 5.0 (comm. / man.)	Yes
2309	30	M1-2/R6A (MX-1)	Mixed Use (Residential / Commercial)	Yes	3.0 or 3.9* (res.) / 2.0 (comm./man.)	4.79	No	M1-5/R8A (MX-1)	No Change	Yes	7.2 (res.) / 5.0 (comm. / man.)	Yes
2309	7501	M1-2/R6A (MX-1)	Mixed Use (Residential / Commercial)	Yes	3.0 or 3.9* (res.) / 2.0 (comm./man.)	3.01	No	M1-5/R8A (MX-1)	No Change	Yes	7.2 (res.) / 5.0 (comm. / man.)	Yes

27 Bruckner Boulevard, Bronx

5/1/2026

Land Use, Conformance and Compliance Table

Zoning Map Amendment

Existing Conditions								Proposed Conditions				
Block	**Lot**	**Zoning District**	**Existing Land Use**	**Conformance**	**Permitted FAR**	**Built FAR**	**Compliance**	**Zoning District**	**Proposed Land Use**	**Conformance**	**Permitted FAR***	**Compliance**
2309	7502	M1-2/R6A (MX-1)	Mixed Use (Residential / Commercial)	Yes	3.0 or 3.9* (res.) / 2.0 (comm./man.)	3.23	No	M1-5/R8A (MX-1)	No Change	Yes	7.2 (res.) / 5.0 (comm. / man.)	Yes
Total # of Lots	**9**		**% of Conformance**	**100%**		**% Compliant**	**33%**		**% of Conformance**	**100%**	**% Compliant**	**100%**

**When providing qualifying affordable housing or qualifying senior housing*



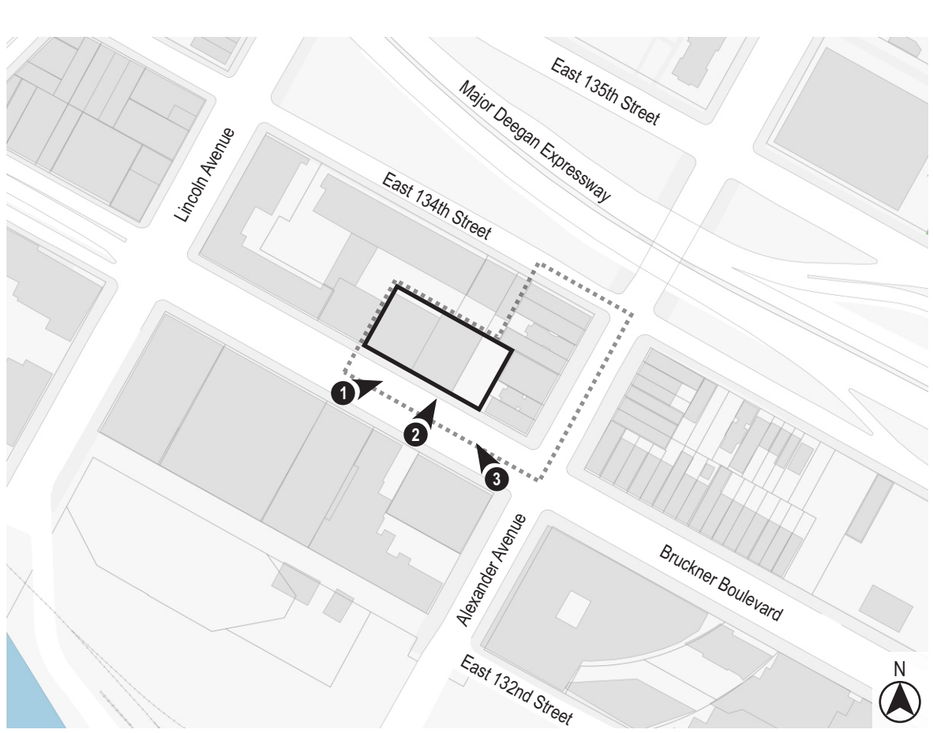
1. View of the Development Site facing east from Bruckner Boulevard.



2. View of the Development Site facing northeast from Bruckner Boulevard.



3. View of the Project Area and Development Site facing northwest from Bruckner Boulevard.



27 Bruckner Boulevard, Bronx

Urban Cartographics
Photographs Taken on February 14, 2025



4. View of Alexander Avenue facing northeast from Bruckner Boulevard (Project Area at left).



5. View of the Project Area facing north from the intersection of Alexander Avenue and Bruckner Boulevard.



6. View of Bruckner Boulevard facing northwest from Alexander Avenue (Project Area at right).





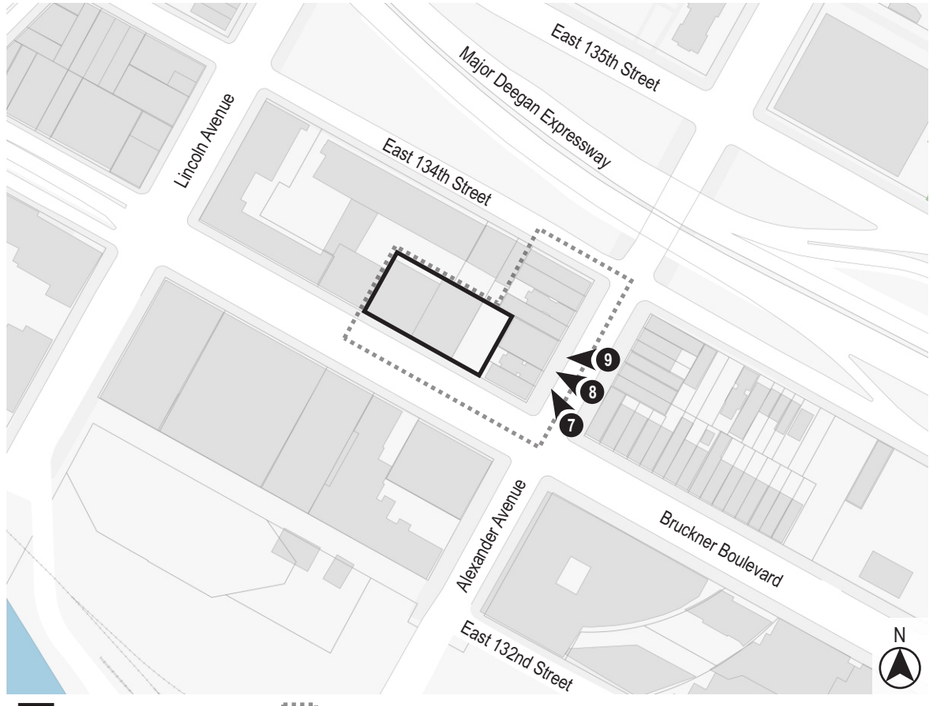
7. View of the Project Area facing northwest from Alexander Avenue.



8. View of the Project Area facing northwest from Alexander Avenue.



9. View of the Project Area facing west from Alexander Avenue.





10. View of Alexander Avenue facing southwest (Project Area at right).



11. View of the sidewalk along the northwest side of Alexander Avenue facing southwest (Project Area at right).



12. View of the southeast side of Alexander Avenue facing east from the Project Area.





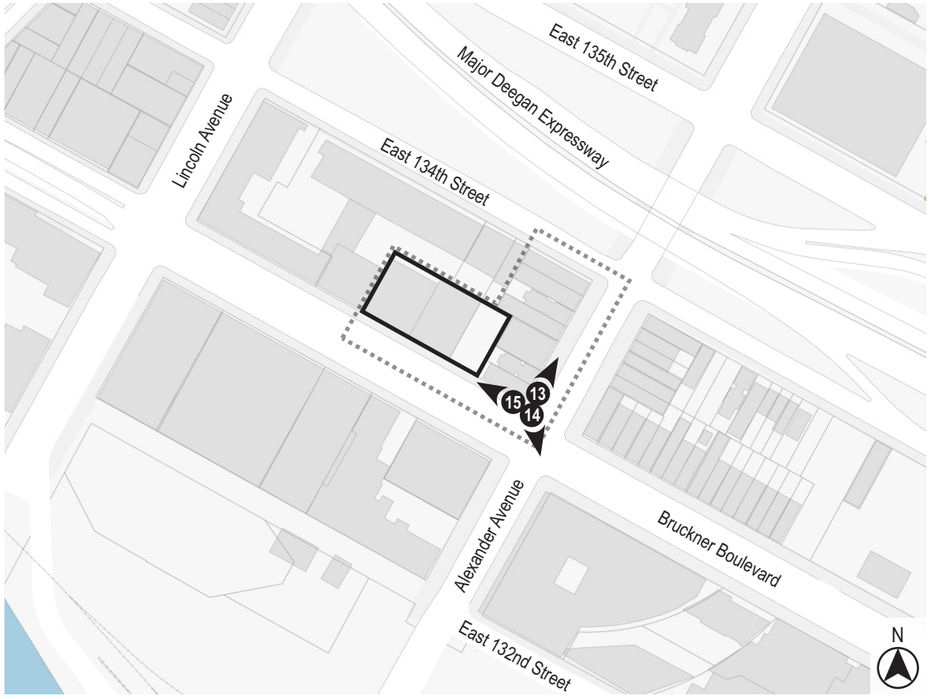
13. View of the sidewalk along the northwest side of Alexander Avenue facing northeast from Bruckner Boulevard (Project Area at left).



14. View of the intersection of Alexander Avenue and Bruckner Boulevard facing south from the Project Area.

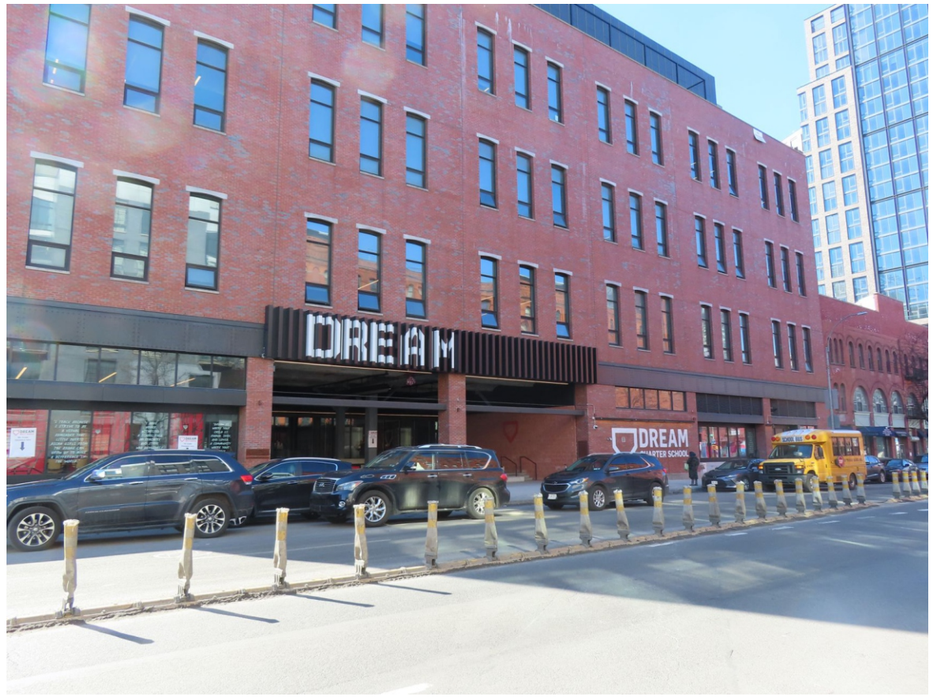


15. View of the sidewalk along the north side of Bruckner Boulevard facing northwest from Alexander Avenue (Project Area at right).





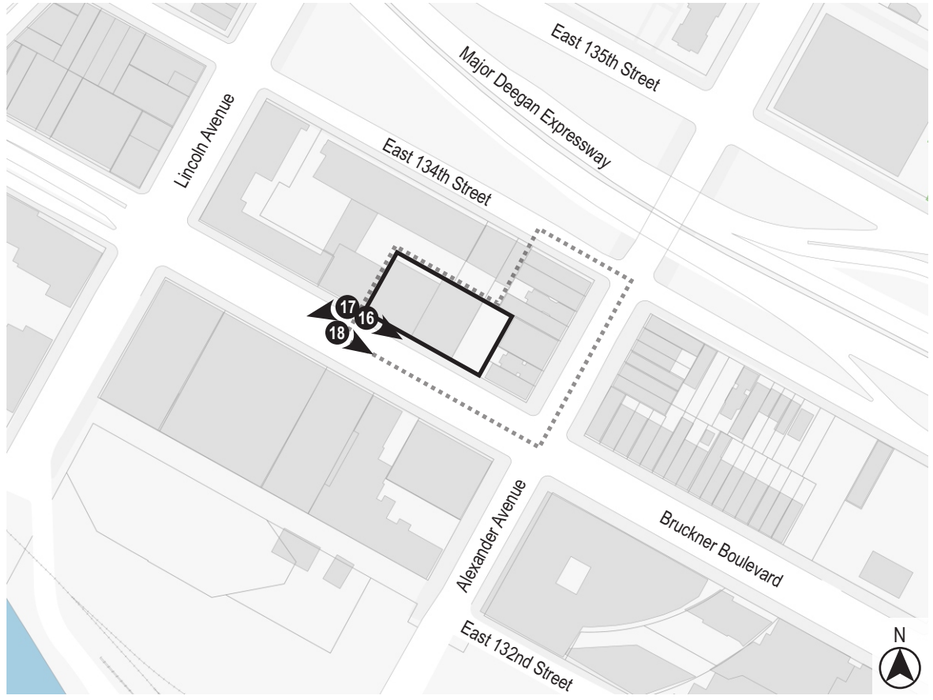
16. View of the sidewalk along the north side of Bruckner Boulevard facing southeast (Development Site at left).



17. View of the south side of Bruckner Boulevard facing southwest from the Development Site.



18. View of Bruckner Boulevard facing southeast (Development Site at left).



27 Bruckner Blvd, Inc.
27 Bruckner Boulevard, 2nd Floor
Bronx, NY 10454
Tel: (917)-299-1749
Fax: (646)-349-1224

August 6, 2026

New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: 27 Bruckner Boulevard Rezoning
Project No. 2025X0256

To Whom It May Concern:

This letter authorizes the firm Akerman LLP to act as the representative on behalf of 27 Bruckner Blvd, Inc. in connection with an application for a zoning map and text amendments of the Zoning Resolution of the City of New York in relation to the property located at 27 Bruckner Boulevard, Bronx (Block 2309, Lots 33 and 31).

Sincerely,

By: Sharone B. Ben-Harosh
Title: C.E.O.

STATE OF NEW YORK)
) ss.:
COUNTY OF BRONX)

On the 6 day of August in the year 2026 before me, the undersigned, personally appeared Israel Carmel personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.

Notary Public

DAVID L. GIAMPIETRO
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Bronx County
02GI6247940
MY COMMISSION EXPIRES 02/10/2028

27 Bruckner Boulevard Rezoning
Bronx Community District 1
July 31, 2026

1. Introduction

27 Bruckner Blvd, Inc. (the "Applicant") seeks approval of the following actions affecting approximately 37,400 square feet of lot area within the Mott Haven neighborhood of the Bronx, Community District 1:

1) A zoning map amendment to New York City Zoning Resolution ("ZR") Sectional Map 6a to change Block 2309, Lots 23, 24, 25, 7502 (former Lot 26), 7501 (former Lot 27), 29, 30, 31 and 33 (the "Project Area") from an M1-2/R6A in the Port Morris, Bronx, Special Mixed Use District MX-1 to an M1-5/R8A (MX-1) zoning district; and

2) A zoning text amendment to ZR Appendix F to designate the Project Area as a Mandatory Inclusionary Housing ("MIH") area for Options 1 and 2.

The proposed actions would facilitate the development of a 14-story (145 feet tall) mixed use building with cellar on Block 2309, Lots 31 and p/o 33, within a zoning lot comprising Lots 31 and 33 (the "Development Site"), containing a total of 113,514.64 square feet of floor area, comprising 106,545.19 square feet of residential floor area and 6,969.45 square feet of commercial floor area (the "Proposed Development"). The Proposed Development would contain a total of 105 dwelling units, including approximately 27 units that would comply with requirements for MIH developments utilizing Option 1, whereby the average of all incomes for at least 25 percent of residential floor area would not exceed 60 percent of the area median income ("AMI"). No accessory parking spaces are required for the Proposed Development.

The Development Site comprises a lot area of 19,925 square feet. An existing 4-story general storage (warehouse) building located on p/o Lot 33 comprising 29,851 square feet of floor area would remain and would be served by two new loading berths (to replace four existing loading berths). The existing warehouse together with the Proposed Development would comprise a total of 143,365.64 square feet of floor area (7.20 FAR).

The proposed map amendment would allow increased density along wide streets where it would be compatible with the existing scale and character of the surrounding neighborhood. The proposed zoning map change would facilitate creation of housing, including permanently affordable housing, as well as commercial uses that would activate the streetscape. The MIH text amendment is aligned with the City's objective of providing opportunities for the development of new affordable housing near public transit.

The Development Site is owned by the Applicant. There is no development planned on the remaining portion of the Project Area, which is not owned by the Applicant.

2. Background

The proposed Project Area was mapped within an M1-2 zoning district since December 15, 1961 and was rezoned in connection with an application filed by the Department of City Planning on December 10, 1997 to change an area covering four blocks to an M1-2/R6A zoning district within a Special Mixed Use District as part of the Port Morris Antique Row zoning map amendment (N 970751 ZRX and C 970752 ZMX).

Several recent rezonings have occurred within 600 feet of the Project Area (the "Surrounding Area"). On March 9, 2005, the Port Morris/Bruckner Blvd. Rezoning (C 050120 ZMX), filed by the Department of City Planning, extended the Port Morris Special Mixed Use District to include an 11 block area located to the west, south, and east of the Project Area. On June 30, 2009, the Lower Concourse Rezoning (C 090303 ZMX), also filed by the Department of City Planning to facilitate new development in the Lower Concourse area located to the northwest of the Project Area. On August 13, 2015, the Tres Puentes rezoning and related actions (C 150288 ZMX, N 150289 ZSX, C 150289 ZSX, N 150290 ZAX, and C 150344 ZSX), filed by a private applicant, rezoned a block located to the north of the Project Area to facilitate a large-scale development of low income senior housing with ground floor retail and community facility uses. On December

11, 2017, the SHRW District Expansion (C 170413 ZMX), filed by the Department of City Planning, expanded the Special Harlem River Waterfront district located to the west and northwest of the Project Area.

3. Description of the Surrounding Area

The Development Site is located in the Mott Haven neighborhood of the Bronx in Community District 1. The Surrounding Area is improved with mixed residential and commercial buildings, multi-family residential buildings, and commercial buildings, as well as a few industrial buildings, public facilities buildings, and vacant sites. Several tall buildings exist within the Surrounding Area, including a 25-story mixed residential and commercial building with 926 dwelling units located to the west of the Project Area, and two 20-story multi-family elevator buildings in the southern portion of the New York City Housing Authority's Mitchel Houses campus located to the north of the Project Area, which comprises several 19- and 20-story buildings with 1,022 dwelling units. The southern portion of the Surrounding Area is generally characterized by 1- to 5-story non-residential buildings and vacant land. The eastern portion of the Surrounding Area is generally improved with 4- and 13-story mixed residential and commercial buildings.

The Estey Piano Company Factory located at 112-128 Lincoln Avenue (aka 15-19 Bruckner Boulevard and 270-278 East 134th Street), Block 2309, Lot 1, is a landmark site located to the west of the Development Site and shares the same block as the Project Area. The original portion of the landmarked site was constructed in 1886 and is the oldest-known former piano factory in the Bronx. The L-shaped five-story building showcases representative features of a factory building of its time, including a projecting clock tower at its southwest corner and expansive facades detailed with terra cotta, patterned brick and contrasting stone.

Public institutions in the Surrounding Area consist of the Dream Charter High School, located immediately south of the Project Area, and the South Bronx Classical Charter School for kindergarten through 8th grades, located northeast of the Project Area. The 1.05-acre public park known as Lozada Playground is located within the Surrounding Area to the northeast of the Project Area. To the west of the Project Area, and just beyond the Surrounding Area, is the 1.45-acre public park known as Pulaski Park.

The Major Deegan Expressway, measuring approximately 155 feet wide, occupies a significant portion of the Surrounding Area located to the north of the Project Area. The Harlem River is located to the south and west of the Project Area and the nearby Third Avenue and Willis Avenue bridges provide access to Manhattan. The Project Area is well-served by public transportation, including the 3 Ave - 138 St subway station (6 train) located within a 7-minute walk (0.3 miles north of the Project Area), and the BxM1 (Riverdale - East Midtown express bus) and M125 (125 St - The Hub) bus lines located within 1-2 blocks of the Project Area.

The Surrounding Area is located within the Outer Transit Zone and is mapped within M1-2/R6A (MX-1), M1-5/R8A (MX-1), M3-1, and R6 zoning districts.

<u>M1-2/R6A (MX-1)</u>

In special mixed use districts, an M1 district is paired with a residence district and all uses permitted in the designated residence district and all uses permitted in the designated M1 district shall be permitted except as modified by the special district regulations. In special mixed-use districts the bulk regulations set forth in Article II, Chapter 3, shall apply to all residential uses. Except as provided in the special district regulations, the bulk regulations set forth in Article IV, Chapter 3, shall apply to all manufacturing, commercial and community facility uses.

M1-2 zoning districts permit a variety of commercial, manufacturing and community facility uses. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Industrial uses are allowed in M1 districts provided they meet performance standards. M1-2 zoning districts have a maximum permitted floor area ratio ("FAR") of 2.00.

R6A districts permit a variety of housing types and community facility uses. R6A zoning districts have a maximum permitted FAR of 3.00 for standard residences and 3.90 for "qualifying

affordable housing," which is a housing category that includes MIH developments. For multi-family residential buildings in R6A districts, front yards and side yards are not required; however, an open area provided along a side lot line must have a minimum width of 5 feet. For multi-family residential buildings in R6A districts, a rear yard of at least 20 feet must be provided at or below a height of 75 feet, and a rear yard of at least 30 feet must be provided above a height of 75 feet. In R6A districts, maximum residential base height for qualifying affordable housing is 65 feet, a setback of 10 feet is required on a wide street and a setback of 15 feet is required on a narrow street, and maximum building height is 95 feet.

In special mixed use districts, for manufacturing and commercial uses, the accessory off-street parking and loading regulations of the designated M1 district shall apply. Generally, for residences and community facility uses, the accessory off-street parking and loading regulations of the designated residence district shall apply. In M1 districts within the Outer Transit Zone, the parking requirement varies per manufacturing or commercial use based on square feet of floor area, number of employees, or rated capacity. In R6A districts within the Outer Transit Zone, the parking requirement per standard dwelling unit is 25 percent, and there is no parking requirement for income-restricted units in qualifying affordable housing (and a requirement for up to 15 spaces can be waived). The parking requirement varies per community facility use based on square feet of floor area, number of employees, or rated capacity.

M1-5/R8A (MX-1)

M1-5 zoning districts permit a variety of commercial, manufacturing and community facility uses with a maximum permitted FAR of 5.00. R8A zoning districts permit a variety of housing types with an FAR of 6.02 for standard residences and 7.20 for qualifying affordable housing. For multi-family residential buildings in R8A districts, no front yard is required, and rear yards of at least 20 feet must be provided at or below a height of 75 feet and at least 30 feet must be provided above a height of 75 feet, and no side yards are required; however, if an open area along the side lot line must have a minimum width of 5 feet. In R8A districts, maximum residential base height for qualifying affordable housing is 105 feet, a setback of 10 feet is required on a wide street and a setback of 15 feet is required on a narrow street, and maximum building height is 145 feet.

In M1 districts within the Outer Transit Zone, the parking requirement varies per manufacturing or commercial use based on square feet of floor area, number of employees, or rated capacity. In R8A districts within the Outer Transit Zone, the parking requirement per standard dwelling unit is 12 percent, and there is no parking requirement for income-restricted units in qualifying affordable housing (and a requirement for up to 30 spaces can be waived). The parking requirement varies per community facility use based on square feet of floor area, number of employees, or rated capacity.

M3-1

M3-1 zoning districts permit a variety of commercial and manufacturing uses. M3 districts are designated for areas with heavy industries that generate noise, traffic or pollutants. Typical uses include power plants, solid waste transfer facilities and recycling plants, and fuel supply depots. Uses with potential nuisance effects are required to conform to minimum performance standards. M3 districts are usually located near the waterfront. M3-1 zoning districts have a maximum permitted FAR of 2.00. In M3 districts, front yards and side yards are not required; however, an open area extending along a side lot line shall be at least 8 feet wide. A rear yard with a depth of not less than 20 feet shall be provided. In M3 districts, the maximum height of a front wall or other portion of a building within an initial setback distance of 20 feet on a narrow street or 15 feet on a wide street is 60 feet or 4 stories, whichever is less. Above a height of 60 feet, buildings must remain within the limits of a sky exposure plane of 2.7 to 1 on a narrow street or 5.6 to 1 on a wide street. In M3 districts within the Outer Transit Zone, the parking requirement varies per manufacturing or commercial use based on square feet of floor area, number of employees, or rated capacity.

R6

R6 districts permit a variety of housing types and community facility uses with maximum permitted FARs of 2.20 for standard residences (and 3.00 for standard residences within 100 feet

of a wide street), 3.90 for qualifying affordable housing, and 4.80 for community facility uses. For multi-family residential buildings in R6 districts, front yards and side yards are not required; however, an open area along a side lot line must have a minimum width of 5 feet. For multi-family residential buildings in R6 districts, a rear yard of at least 20 feet must be provided at or below a height of 75 feet, and a rear yard of at least 30 feet must be provided above a height of 75 feet. In R6 districts, maximum residential base height for qualifying affordable housing is 65 feet, a setback of 10 feet is required on a wide street and a setback of 15 feet is required on a narrow street, and maximum building height is 85 feet (and 95 feet for qualifying affordable housing within 100 feet of a wide street).

In R6 districts within the Outer Transit Zone, the parking requirement per standard dwelling unit is 25 percent, and there is no parking requirement for income-restricted units in qualifying affordable housing (and a requirement for up to 15 spaces can be waived). The parking requirement varies per community facility use based on square feet of floor area, number of employees, or rated capacity.

4. Description of Proposed Project Area

The Project Area consists of Block 2309, Lots 23, 24, 25, 7502 (former Lot 26), 7501 (former Lot 27), 29, 30, 31 and 33 within the Mott Haven neighborhood of the Bronx, Community District 1. The Project Area comprises approximately 37,400 square feet on the northeastern portion of Block 2309 and has frontage on Bruckner Boulevard and Alexander Avenue, each a wide street measuring 100 feet. The Project Area is mapped in an M1-2/R6A zoning district within the Port Morris, Bronx Special Mixed Use District MX-1 and is located within the parking geography known as the Outer Transit Zone.

The Development Site comprises 19,900 square feet (Block 2309, Lots 33 and 31) on the north side of Bruckner Boulevard. The western portion of Lot 33 is improved with the 4-story existing warehouse and the eastern portion of Lot 33 is improved with a one-story building with four loading bays accessory to the warehouse, which is served by curb cuts on Bruckner Boulevard measuring approximately 50 feet wide. Lot 31 is used as an open parking facility served by curb cuts on Bruckner Boulevard measuring approximately 20 feet wide. The remaining lots within the Project Area, Lots 23, 24, 25, 7502 (former Lot 26), 7501 (former Lot 27), 29, and 30, are improved with 4- and 5-story mixed residential and ground-floor commercial buildings having frontage on Alexander Avenue and are not owned by the Applicant.

According to data provided on New York City's Zoning and Land Use Map, the buildings on Lots 29 and 30 contain non-complying floor area (approximately 4.45 and 4.78 FAR, respectively). The buildings on Lots 29 and 30 would become complying as a result of the proposed rezoning, which would establish a maximum of 6.02 FAR for zoning lots containing standard residences within a new M1-5/R8A (MX-1) zoning district.

5. Description of Proposed Development Site

The Development Site comprises 19,900 square feet (Block 2309, Lots 33 and 31) on the north side of Bruckner Boulevard. The western portion of Lot 33 is improved with the existing warehouse, which is a 4-story (54 feet tall) general storage building containing 29,851 square feet of floor area. The eastern portion of Lot 33 is improved with a one-story building with four loading bays accessory to the warehouse. Lot 31 is used as an open parking facility. The Development Site has two curb cuts on Bruckner Boulevard, each measuring 30-4" wide.

6. Description of Proposed Development

The Proposed Development is a 14-story (145 feet tall) mixed-use building with cellar on Block 2309, Lots 31 and p/o 33, containing 113,514.64 square feet of floor area, comprising 106,545.19 square feet of residential floor area and 6,969.45 square feet of commercial floor area. The Proposed Development would contain a total of 105 dwelling units, including approximately 27 dwelling units that would comply with requirements for MIH developments utilizing Option 1, whereby the average of all incomes for at least 25 percent of residential floor area would not exceed 60 percent of AMI. The unit distribution in the Proposed Development would be 62 one-bedroom units, 26 two-bedroom units, and 17 three-bedroom units. Private terraces or balconies would be provided for most dwelling units. The Proposed Development would provide two outdoor

recreation areas accessible to all tenants: a 510 square feet on the 2nd floor terrace and 4,004 square feet on the roof.

The commercial space would be divided into two retail establishments; one measuring 814 square feet and the other measuring 7,346 square feet.

Within the Outer Transit Zone, no accessory parking is required for income restricted housing units in qualifying affordable housing, parking spaces must be provided for 12 percent of standard dwelling units, and a requirement for fewer than 30 spaces is waived per ZR § 25-222. Accordingly, a requirement for approximately 9 parking spaces accessory to standard units would be waived. There is no requirement for off-street parking spaces for non-residential uses. The Development Site would continue to be served by two curb cuts on Bruckner Boulevard, measuring a total width of 30-4".

No changes are proposed to the existing warehouse located on the western portion of Lot 33. The existing one-story building with loading bays on the eastern portion of Lot 33 that is accessory to the warehouse would be demolished. The Proposed Development would include two loading berths accessory to the warehouse. The existing warehouse and Proposed Development would comprise a total of 143,365.64 square feet of floor area (7.20 FAR).

7. Actions Necessary to Facilitate the Project

The actions necessary to facilitate the Proposed Development are a zoning map amendment and zoning text amendment.

Zoning Map Amendment

The proposed zoning map amendment seeks to rezone the Project Area from an M1-2/R6A (MX-1) to M1-5/R8A (MX-1) zoning district. The proposed zoning map amendment would extend the existing M1-5/R8A (MX-1) district that adjoins the Project Area and provide continuity with the use and bulk allowed on the south side of Bruckner Boulevard. The current M1-2/R6A (MX-1) zoning district allows a modest FAR of 3.00 for standard residences (3.90 FAR for qualifying affordable housing), 3.0 FAR for community facilities, and 2.0 FAR for commercial and manufacturing uses in buildings with a maximum height of 95 feet. As a result, the Development Site remains underutilized. In contrast, the proposed M1-5/R8A (MX-1) mapped within an MIH area would allow a maximum permitted FAR of 7.20 for qualifying affordable housing and 5.00 for commercial, manufacturing and community facility uses, in buildings with a maximum height of 145 feet.

The proposed increase in allowable density would promote the creation of new housing and commercial uses at a scale that is necessary to achieve a feasible program of income-restricted units. The proposed higher-density district at the intersection of two wide streets ensures that development would have access to light and air. The proposed zoning amendment would facilitate development that is compatible with the height of existing buildings within the Surrounding Area.

The proposed district designation would allow the Applicant to maintain the existing warehouse business on the Development Site and would preserve the continuity of the commercial character of Bruckner Boulevard and Alexander Avenue. The proposed district designation would ensure that non-residential space is available for local retail needs, while allowing a modest increase in commercial and community facility floor area to provide growth opportunities for neighborhood services.

The proposed actions would revitalize an underutilized site and align with the City's plan to coordinate proactive government actions to achieve improved housing quality and healthy neighborhoods in the South Bronx, as articulated in Block by Block: The Housing Plan for A New Era.

Zoning Text Amendment

The proposed zoning text amendment will establish an MIH area contiguous with the Project Area. Within the proposed MIH area, all housing developments, enlargements and conversions that meet

MIH program criteria must comply with the requirements of MIH Option 1 or 2. MIH Option 1 requires at least 25 percent of the residential floor area to be set aside for households whereby the average of all household incomes does not exceed 60 percent of AMI, and at least 10 percent of residential floor area is affordable to households earning 40 percent of AMI, and no income band exceeds 130 percent of AMI. MIH Option 2 at least 30 percent of the residential floor area to be set aside for households whereby the average of all household incomes does not exceed 80 percent of AMI, and no income band exceeds 130 percent of AMI.

The proposed zoning text amendment would help facilitate the creation of new affordable housing units. According to the NYC Department of City Planning's Community District Profile, 49.4 percent of households in Bronx Community District 1 spend 35 percent or more of their income on rent, which is higher than the percentage of rent-burdened households throughout New York City (44.2 percent). According to the Statement of Community District Needs for fiscal year 2026, Bronx Community District 1 identified affordable housing covering all income classes as its most pressing need. According to Bronx Community District 1 data published by the NYU Furman Center, in 2023 the median household income in was $35,230, about 56 percent less than the citywide median household income ($79,480) and median gross rent increased by 23.7 percent between 2006 and 2023.

The proposed zoning text amendment to designate the Project Area as an MIH area is consistent with the City's land use policy goals of increasing capacity for new housing supply and promoting housing stability for renters. The Proposed Development would provide new income-restricted housing units affordable to households earning a range of income levels. Within the new MIH area, a total of approximately 27 permanently affordable housing units would be created on the Development Site.

8. Conclusion

The proposed actions would help further the land use goal of increasing the amount of housing at a variety of income levels in a location adjoining wide streets with access to mass transit, and within building envelopes consistent with those in the existing neighborhood. The proposed actions would also facilitate new retail and community facility opportunities to strengthen existing commercial blockfronts.

Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

27 Bruckner Boulevard Rezoning
PROJECT NAME

2025X0256
PROJECT ID NUMBER

June 22, 2026
SUBMISSION DATE

Signature Form

Section 1. Package & Project Information

Land Use
Package Type
(e.g. PAS, Land Use, EAS, WRP, EIS)

FLUA v1
Package Name
(Indicated on applicant portal or ask Lead Planner)

Action Code	Action Type
ZM	Zoning Map Amendment
ZR	Zoning Text Amendment

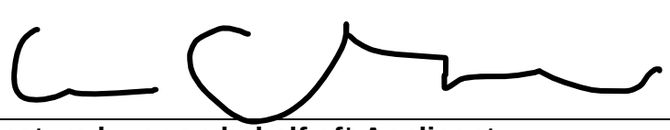
Section 2. Signature

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE. A PERSON WHO IS A SIGNATORY FOR A DOCUMENT SHALL BE CONSIDERED TO HAVE SUBMITTED SUCH DOCUMENT.

27 Bruckner Blvd Inc.
Printed Name of Applicant
(name, company/agency or organization)

Lisa Orrantia, Akerman LLP
Printed Name of Applicant Attester
(person authorized to sign the application, if different from 'Applicant' above)

Of Counsel
Title



Signature by or on behalf of* Applicant

June 22, 2026
Date

*Note that signatures on behalf of an applicant may require the submission of materials that demonstrate the authority of the signer to sign on behalf of the company/agency/organization. Please contact the Lead Planner to determine if this is necessary.