THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1121

Resolution approving the decision of the City Planning Commission on ULURP No. C 250294 ZMX, a Zoning Map amendment (L.U. No. 388).

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 an amendment of the Zoning Map, Section No. 3c: changing from a C4-4 District to an M1-4A/R7-2 District and establishing a Special Mixed Use District (MX-30); 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 250294 ZMX) (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); N 250296 ZRX (L.U. No. 389) a zoning text amendment to modify Zoning Resolution ("ZR") Section 74-182(b) to increase permitted indoor arena capacity and ZR Section 123-90 to establish a new MX 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 C 250292 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 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 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, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No 3c:

1. changing from a C4-4 District to an M1-4A/R7-2 District property bounded by West 195th Street, Jerome Avenue, West Kingsbridge Road, and Reservoir Avenue; and

2. establishing a Special Mixed Use District (MX-30) bounded by West 195th Street, Jerome Avenue, West Kingsbridge Road, and Reservoir Avenue;

as shown on a diagram (for illustrative purposes only) dated May 19, 2025, and subject to the conditions of CEQR Declaration E-850.

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