



## Legislation Details (With Text)

<b>File #:</b>	Res 1312-2016	<b>Version:</b>	*	<b>Name:</b>	LU 497 - Zoning, 1932 BRYANT AVENUE, Bronx (C160365 ZMX)
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Adopted</b>	
		<b>In control:</b>		Committee on Land Use	
<b>On agenda:</b>	11/29/2016				
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	Resolution approving the decision of the City Planning Commission on ULURP No. C 160365 ZMX, a Zoning Map amendment (L.U. No. 497).				
<b>Sponsors:</b>	David G. Greenfield, Donovan J. Richards				
<b>Indexes:</b>					
<b>Attachments:</b>	1. October 13, 2016 - Stated Meeting Agenda with Links to Files, 2. Land Use Calendar - Week of October 17, 2016 - October 21, 2016, 3. Hearing Testimony - Zoning 10-19-16, 4. Land Use Calendar - Week of October 31, 2016 - November 4, 2016, 5. REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, 6. City Planning Commission Modification Letter, 7. November 29, 2016 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 11-29-16, 9. Committee Report, 10. Minutes of the Stated Meeting - November 29, 2016				

Date	Ver.	Action By	Action	Result
11/3/2016	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
11/29/2016	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1312

**Resolution approving the decision of the City Planning Commission on ULURP No. C 160365 ZMX, a Zoning Map amendment (L.U. No. 497).**

#### By Council Members Greenfield and Richards

WHEREAS, the City Planning Commission filed with the Council on October 7, 2016 its decision dated October 5, 2016 (the "Decision"), on the application submitted by Second Farms Neighborhood, HFDC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 3d, which in conjunction with the related actions would facilitate the 1932 Bryant Avenue residential development, a mixed-use, affordable housing development within an existing large-scale residential development in the West Farms neighborhood of the Bronx, (ULURP No. C 160365 ZMX), Community District 6, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to applications N 160366 ZRX (L.U. No. 498), a zoning text amendment to designate a Mandatory Inclusionary Housing Area; C 160367 ZSX (L.U. No. 499), a Special Permit pursuant to Section 74-532 to waive the required accessory off-street parking for existing affordable dwelling units located on Parcels 6, 7 and 8a; and C 160368 ZSX (L.U. No. 500), a Special Permit pursuant to ZR 78-312 to allow within a Large Scale Residential Development the location of buildings without regard for rear yards and height and setback waivers for the portion of the proposed building's street wall frontage along the periphery of the Bronx Park South Large Scale Plan (BPSLSP);

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on November 1, 2016;

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 and analysis (CEQR No. 16DCP155X), including the negative declaration (June 6, 2016), revised environmental assessment statement (October 3, 2016), and the revised negative declaration (October 5, 2016) (together the “Environmental Review”);

**RESOLVED:**

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Environmental Review.

Pursuant to Section 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 160365 ZMX, incorporated by reference herein, the Council approves the Decision.

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. 3d:

1. changing from an R7-1 District to an R8 District property bounded by Bryant Avenue, a line 80 feet southwesterly of East Tremont Avenue, a line perpendicular to the southwesterly street line of East Tremont Avenue distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of East Tremont Avenue and the northwesterly street line of Boston Road, East Tremont Avenue, and Boston Road; and
2. establishing within the proposed R8 District a C2-4 District bounded by a line 100 feet northwesterly of Boston Road, a line 80 feet southwesterly of East Tremont Avenue, a line perpendicular to the southwesterly street line of East Tremont Avenue distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of East Tremont Avenue and the northwesterly street line of Boston Road, East Tremont Avenue, Boston Road, and Bryant Avenue;

as shown on a diagram (for illustrative purposes only) dated June 6, 2016, and subject to the conditions of the CEQR Declaration E-388, Community District 6, Borough of the Bronx.

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 November 29, 2016, on file in this office.

City Clerk, Clerk of The Council