



## Legislation Details (With Text)

<b>File #:</b>	Res 1692-2017	<b>Version:</b>	*	<b>Name:</b>	LU 747 - Planning, LOWER CONCOURSE NORTH REZONING, Bronx (C170311ZMX)
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Adopted:</b>	
		<b>In control:</b>		<b>Committee on Land Use</b>	
<b>On agenda:</b>	10/17/2017				
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	Resolution approving the decision of the City Planning Commission on ULURP No. C 170311 ZMX, a Zoning Map amendment (L.U. No. 747).				
<b>Sponsors:</b>	David G. Greenfield, Rafael Salamanca, Jr.				
<b>Indexes:</b>					
<b>Attachments:</b>	1. September 7, 2017 - Stated Meeting Agenda with Links to Files, 2. Land Use Calendar - Week of September 25, 2017 - September 29, 2017, 3. Hearing Testimony - Planning 9-25-17, 4. Land Use Calendar - Week of October 9, 2017 - October 13, 2017, 5. Hearing Transcript - Planning 9-25-17, 6. REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, 7. Land Use Calendar - October 11, 2017, 8. October 17, 2017 - Stated Meeting Agenda with Links to Files, 9. City Planning Commission Approval Letter, 10. Committee Report, 11. Hearing Transcript - Stated Meeting 10-17-17, 12. Minutes of the Stated Meeting - October 17, 2017				

Date	Ver.	Action By	Action	Result
10/11/2017	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
10/17/2017	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1692

**Resolution approving the decision of the City Planning Commission on ULURP No. C 170311 ZMX, a Zoning Map amendment (L.U. No. 747).**

#### By Council Members Greenfield and Salamanca

WHEREAS, the City Planning Commission filed with the Council on August 28, 2017 its decision dated August 23, 2017 (the "Decision"), on the application submitted by the New York City Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 6a, to change an M2-1 district to an R7-2/C2-5 district and establish a Special Harlem River Waterfront subdistrict. This amendment in conjunction with the related actions would facilitate a mixed-use development anticipated to include affordable housing, ground-floor retail space, office space, community facility space, and publicly accessible open space along the Harlem River Waterfront in Bronx Community District 4, (ULURP No. C 170311 ZMX), Community District 4, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to applications N 170312 ZRX (L.U. No. 748), amendment to the Zoning Text to modify use, bulk, parking, streetscape, open space and waterfront access regulations and to designate a Mandatory Inclusionary Housing (MIH) area; C 170314 PPX (L.U. No. 749), disposition of City-owned property; and C 170315 ZSR (L.U. No. 750), a Special Permit to reduce parking requirements;

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 September 25, 2017;

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 Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on August 11, 2017 (CEQR No. 16DME012X), which identified significant adverse impacts with respect to hazardous materials, air quality and noise which would be avoided through the placement of (E) designations (E-418) and the Technical Memorandum dated June 9, 2017, (the “Technical Memorandum”);

RESOLVED:

Having considered the FEIS and the Technical Memorandum 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) Consistent with social, economic and other essential considerations, from among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those project components related to the environment and mitigation measures that were identified as practicable; and
- (4) The Decision, together with the FEIS and the Technical Memorandum, constitute 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 City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 170311 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. 6a:

1. changing an M2-1 District to an R7-2 District property bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street;
2. establishing within the proposed R7-2 District a C2-5 District bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan

Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street; and

3. establishing a Special Harlem River Waterfront District bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated March 20, 2017, Community District 4, 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 October 17, 2017, on file in this office.

City Clerk, Clerk of The Council