



## Legislation Details (With Text)

<b>File #:</b>	Res 0210-2006	<b>Version:</b>	*	<b>Name:</b>	LU 29 - ULURP, Pelham Bay Park Rezoning, Bronx (060179ZMX)
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Adopted:</b>	Adopted
		<b>In control:</b>		<b>Committee on Land Use:</b>	Committee on Land Use
<b>On agenda:</b>	3/22/2006				
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	Resolution approving the decision of the City Planning Commission on ULURP No. C 060179 ZMX, a Zoning Map change (L.U. No. 29).				
<b>Sponsors:</b>	Melinda R. Katz, Tony Avella				
<b>Indexes:</b>					
<b>Attachments:</b>	1. Committee Report, 2. Hearing Transcript - Stated Meeting 3/22/06				

Date	Ver.	Action By	Action	Result
3/16/2006	*	Committee on Land Use	Approved by Committee	
3/22/2006	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 210

Resolution approving the decision of the City Planning Commission on ULURP No. C 060179 ZMX, a Zoning Map change (L.U. No. 29).

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on February 13, 2006 its decision dated February 8, 2006 (the "Decision"), on the application submitted by the Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment to the Zoning Map (ULURP No. C 060179 ZMX) (the "Application");

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 March 9, 2006;

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 and the Negative Declaration, issued on October 17, 2005, which included (E) designations for hazardous materials and noise. (CEQR No. 06DCP035X);

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, 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 Nos. 4a and 4b:

1. eliminating from an existing R7-1 District a C1-2 District bounded by:
  - a. a line 150 feet southeasterly of Westchester Avenue, a line 150 feet southeasterly of Buhre Avenue, a line midway between Hobart Avenue and Crosby Avenue, a line 150 feet northwesterly of Middletown Road, Hobart Avenue, Middletown Road, a line 150 feet westerly of Crosby Avenue, Daniel Street, and a line 100 feet southwesterly of Crosby Avenue; and
  - b. Lee Street, Westchester Avenue, Mulford Avenue, Middletown Road, and Hutchinson River Parkway East;
2. eliminating from an existing R6 District a C2-2 District bounded by:
  - a. Wilkinson Avenue, a line 100 feet easterly of Westchester Avenue and its northerly prolongation, Sands Place, Westchester Avenue, St. Theresa Avenue, a line 100 feet westerly of Westchester Avenue, and a line 100 feet easterly of Hobart Avenue; and
  - b. Westchester Avenue, Mahan Avenue, a line 150 feet northwesterly of Buhre Avenue, the northwesterly centerline prolongation of Jarvis Avenue, and Buhre Avenue;
3. eliminating from an existing R7-1 District a C2-2 District bounded by:
  - a. a line 150 feet northwesterly of Westchester Avenue and its northeasterly and southwesterly prolongation, Burr Avenue, Westchester Avenue, Wilkinson Avenue, and a line 100 feet easterly of Hobart Avenue; and
  - b. a line 150 feet northerly of Buhre Avenue, Edison Avenue, a line 150 feet northwesterly of Westchester Avenue, Hobart Avenue, Westchester Avenue, Buhre Avenue, Jarvis Avenue, a line 100 feet southeasterly of Buhre Avenue, a line midway between Hobart Avenue and Crosby Avenue, a line 150 feet southeasterly of Buhre Avenue, a line 150 feet southeasterly of Westchester Avenue, Roberts Avenue, Westchester Avenue, Buhre Avenue, and Pilgrim Avenue;
4. changing from an R5 District to an R5A District property bounded by:
  - a. East 197th Street, a line perpendicular to the northerly street line of East 197th Street distant 300 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 197<sup>th</sup> Street and the southwesterly street line of Continental Avenue, a line 100 feet northerly of East 197th Street, a line perpendicular to the northerly street line of East 197th Street distant 175 feet westerly (as measured along the street line) from the point of intersection

of the northerly street line of East 197th Street and the southwesterly street line of Continental Avenue, East 197th Street, Continental Avenue, a line perpendicular to the northeasterly street line of Continental Avenue distant 220 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Continental Avenue and the southerly street line of Pelham Parkway South, a line midway between Continental Avenue and St. Paul Avenue, a line 250 feet northwesterly of East 196th Street, St. Paul Avenue, a line 200 feet southerly of Pelham Parkway South, Colonial Avenue, a line 100 feet northwesterly of East 196th Street, St. Paul Avenue, a line 100 feet southeasterly of East 196<sup>th</sup> Street, a line midway between Colonial Avenue and Burr Avenue, a line 275 feet northwesterly of Westchester Avenue, Continental Avenue, a line 100 feet easterly of Hobart Avenue, Wilkinson Avenue, Edison Avenue, a line 100 feet southerly of St. Theresa Avenue, a line midway between Edison Avenue and Hobart Avenue, a line 150 feet northwesterly of Westchester Avenue, Edison Avenue, a line 150 feet northerly of Buhre Avenue, Pilgrim Avenue, Buhre Avenue, Libby Place, Hutchinson River Parkway East, Buhre Avenue, a line midway between Hutchinson River Parkway East and Mulford Avenue, St. Theresa Avenue, Mayflower Avenue, a line 370 feet southerly of Wilkinson Avenue, a line 95 feet easterly of Mayflower Avenue, East 194th Street, a line 110 feet easterly of Mayflower Avenue, East 196th Street, and a line 100 feet easterly of Mayflower Avenue and its northerly prolongation;

- b. a line midway between Wilkinson Avenue and Sands Place and its easterly prolongation, the westerly boundary line of Pelham Bay Park, a line 100 feet northwesterly of Buhre Avenue and its northeasterly prolongation, Mahan Avenue, a line 100 feet southeasterly of Willow Lane, a line 125 feet northeasterly of Mahan Avenue, and a line 100 feet easterly of Westchester Avenue;
  - c. a line 100 feet southeasterly of Buhre Avenue, a line midway between Parkview Avenue and Bruckner Boulevard (west), a line 100 feet northwesterly of Roberts Avenue, and a line midway between Crosby Avenue and Hobart Avenue; and
  - d. Westchester Avenue, Roberts Avenue, a line 150 feet southeasterly of Westchester Avenue, a line 100 feet southwesterly of Crosby Avenue, Daniel Street, a line 150 feet westerly of Crosby Avenue, Middletown Road, and a line midway between Mulford Avenue and Mayflower Avenue;
5. changing from an R6 District to an R5A District property bounded by Wilkinson Avenue, a line midway between Edison Avenue and Hobart Avenue, a line 370 feet southerly of Wilkinson Avenue, and Edison Avenue;
6. changing from a R7-1 District to an R5A District property bounded by:
- a. East 196th Street, Burr Avenue, line perpendicular to the southwesterly street line of Burr Avenue distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Burr Avenue and a westerly street line of Westchester Avenue, a line midway between Colonial Avenue and Burr Avenue, a line 100 feet northwesterly of Westchester Avenue, Colonial Avenue, a line 275 feet northwesterly of Westchester Avenue, and a line midway between Colonial Avenue and Burr Avenue;
  - b. a line 275 feet northwesterly of Westchester Avenue, a line midway between St. Paul Avenue and Colonial Avenue, a line 100 feet northwesterly of Westchester Avenue, and St. Paul Avenue;

- c. a line 275 feet northwesterly of Westchester Avenue, a line midway between Continental Avenue and St. Paul Avenue, a line 100 feet northwesterly of Westchester Avenue, and Continental Avenue;
  - d. a line 150 feet northerly of Buhre Avenue, Edison Avenue, a line 100 feet northerly of Buhre Avenue, and Pilgrim Avenue;
  - e. a line 100 feet southeasterly of Westchester Avenue, a line 100 feet southwesterly of Crosby Avenue, a line 150 feet southeasterly of Westchester Avenue, and Roberts Avenue;
  - f. a line 100 feet northwesterly of Roberts Avenue, Jarvis Avenue, Roberts Avenue, and Hobart Avenue; and
  - g. Daniel Street, a line 100 feet westerly of Crosby Avenue, Middletown Road, and a line 150 feet westerly of Crosby Avenue;
7. changing from an R7-1 District to an R6 District property bounded by a line 150 feet northwesterly of Buhre Avenue, a line 100 feet southeasterly of Westchester Avenue, and the northwesterly centerline prolongation of Jarvis Avenue;
8. establishing within an existing R7-1 District a C1-4 District bounded by:
- a. a line 150 feet southeasterly of Westchester Avenue, Crosby Avenue, a line 100 feet southeasterly of Westchester Avenue, a line midway between Crosby Avenue and Hobart Avenue, a line 150 feet northwesterly of Middletown Road, Hobart Avenue, Middletown Road, and a line 100 feet westerly and southwesterly of Crosby Avenue; and
  - b. Lee Street, Westchester Avenue, Mulford Avenue, Middletown Road, and Hutchinson River Parkway East;
9. establishing within an existing and proposed R6 District a C2-4 District bounded by:
- a. Wilkinson Avenue, a line 100 feet easterly of Westchester Avenue and its northerly prolongation, Sands Place, Westchester Avenue, St. Theresa Avenue, a line 100 feet westerly of Westchester Avenue, and a line 100 feet easterly of Hobart Avenue; and
  - b. Westchester Avenue, Mahan Avenue, a line 150 feet northwesterly of Buhre Avenue, a line 100 feet southeasterly of Westchester Avenue, the northwesterly centerline prolongation of Jarvis avenue, and Buhre Avenue; and
10. establishing within an existing R7-1 District a C2-4 District bounded by:
- a. a line 100 feet northerly of Wilkinson Avenue, a line 100 feet northwesterly of Westchester Avenue, a line midway between Colonial Avenue and Burr Avenue, the northeasterly prolongation of a line 150 feet northwesterly of Westchester Avenue, Burr Avenue, Westchester Avenue, Wilkinson avenue, and a line 100 feet easterly of Hobart Avenue; and
  - b. a line 100 feet northerly of Buhre Avenue, Edison Avenue, a line 150 feet northwesterly of

Westchester Avenue, Hobart Avenue, Westchester Avenue, Buhre Avenue, Hobart Avenue, a line 100 feet southeasterly of Westchester Avenue, Crosby Avenue, a line 150 feet southeasterly of Westchester Avenue, a line 100 feet southwesterly of Crosby Avenue, a line 100 feet southeasterly of Westchester Avenue, Roberts Avenue, Pilgrim Avenue, Westchester Avenue, Buhre Avenue, and Pilgrim Avenue;

as shown on a diagram (for illustrative purposes only) dated October 17, 2005 and which includes CEQR Designation E-157, Community District 10, 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 March 22, 2006, on file in this office.

City Clerk, Clerk of The Council