



## Legislation Details (With Text)

<b>File #:</b>	Res 0220-2006	<b>Version:</b>	*	<b>Name:</b>	LU 75 - ULURP, Westchester Square Zerega, Bronx (060180ZMX)
<b>Type:</b>	Resolution	<b>Status:</b>		<b>In control:</b>	Adopted 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 060180 ZMX, a Zoning Map change (L.U. No. 75).				
<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. 220

Resolution approving the decision of the City Planning Commission on ULURP No. C 060180 ZMX, a Zoning Map change (L.U. No. 75).

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 060180 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, air and noise (CEQR No. 06DCP034X);

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 No. 4b:

1. eliminating from within an existing R6 District a C1-2 District bounded by:
  - a. East Tremont Avenue, Lane Avenue, Benson Street, a line 100 feet westerly of Lane Avenue, a line 100 feet southwesterly of East Tremont Avenue, and St. Raymond Avenue; and
  - b. Manning Street, a line 150 feet easterly of Castle Hill Avenue, Westchester Avenue, and Castle Hill Avenue;
2. eliminating from within an existing R6 District a C2-2 District bounded by:
  - a. East Tremont Avenue, Seddon Street, a line 150 feet southerly of East Tremont Avenue, and Castle Hill Avenue;
  - b. East Tremont Avenue, St. Raymond Avenue, Benson Street, Maclay Avenue, a line 150 feet southerly of East Tremont Avenue, and Saint Peters Avenue; and
  - c. East Tremont Avenue, a line 100 feet southeasterly of Westchester Avenue, Seabury Avenue, Westchester Avenue, the southwesterly boundary line of St. Peter's Cemetery and its northwesterly and southeasterly prolongation, Butler Place and its southwesterly centerline prolongation, Herschell Street, a line 100 feet southeasterly of Westchester Avenue, Zerega Avenue, Westchester Avenue, a line 150 feet easterly of Castle Hill Avenue, a line 100 feet northerly and northwesterly of Westchester Avenue, a line midway between Zerega Avenue and Parker Street, Tratman Avenue and its southwesterly centerline prolongation, a line 100 feet northeasterly of Zerega Avenue, a line 100 feet northwesterly of Westchester Avenue, Overing Street, and Westchester Avenue;
3. changing from an R6 District to an R4A District property bounded by a line 100 feet southeasterly of Westchester Avenue, Herschell Street, a line 125 feet southeasterly of Westchester Avenue, a line 100 feet northeasterly of Herschell Street, Butler Place and its southwesterly centerline prolongation, Herschell Street, Halsey Street, and Zerega Avenue;
4. changing from an M1-1 District to an R4A District property bounded by Butler Place and its southwesterly centerline prolongation, a line 100 feet northeasterly of Herschell Street, a line perpendicular to the southwesterly street line of Rowe Street, distant 150 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Rowe Street and the westerly street line of Seabury Avenue, Herschell Street, a line 300 feet southeasterly of Halsey Street, a line 100 feet southwesterly of Herschell Street, a line 100 feet southeasterly of Halsey Street, a line 150 feet southwesterly of Herschell Street, Halsey Street, and Herschell Street;
5. changing from a R6 District to an R5A District property bounded by a line 100 feet southerly of East Tremont Avenue, Overing Street, Maclay Avenue, a line midway between Benson Street and Overing Street, St. Raymond Avenue, a line 100 feet southwesterly of East Tremont Avenue, a line 225 feet northwesterly of Frisby Avenue, Benson Street, Frisby Avenue, a line 70 feet northeasterly of Overing Street, a line 100 feet northwesterly of Frisby Avenue, Saint Peters Avenue, a line midway between Frisby Avenue and Tratman Avenue, Rowland Street, Tratman Avenue, a line 130 feet southwesterly of Rowland Street, a line 100 feet southeasterly of Tratman Avenue, a line 100 feet northeasterly of Zerega Avenue, Tratman Avenue and its southwesterly centerline prolongation, Parker Street, a line 100 feet northwesterly of Westchester Avenue, Doris Street, Lyon Avenue, a line 100 feet easterly of Castle Hill Avenue, a line midway between Manning Street and Starling Avenue, Glebe Avenue, Glover Street, St. Raymond Avenue, Castle Hill Avenue, Glover Street, a line 50 feet northwesterly of Stearns Street, a line 95 feet northeasterly of Glover Street, Maclay Avenue and its southwesterly centerline prolongation, a line midway between Zerega Avenue and Parker Street, Santa Maria Avenue, Zerega Avenue, Dorsey Street, Hubbell Street, a line 70 feet northwesterly of Dorsey Street, a line 70 feet southwesterly of Seddon Street, a line 50 feet southeasterly of Maclay Avenue, Seddon Street, Maclay Avenue, and Saint Peters Avenue;
6. establishing within an existing R6 District a C1-4 District bounded by:
  - a. East Tremont Avenue, Lane Avenue, Benson Street, a line 100 feet westerly of Lane Avenue, a line 100 feet southwesterly of East Tremont Avenue, and St. Raymond Avenue; and
  - b. Manning Street, a line 100 feet easterly of Castle Hill Avenue, Westchester Avenue, and Castle Hill Avenue;
7. establishing within an existing R6 District a C2-4 District bounded by:
  - a. East Tremont Avenue, Seddon Street, a line 100 feet southerly of East Tremont Avenue, and Castle Hill Avenue;

- b. East Tremont Avenue, St. Raymond Avenue, Benson Street, Maclay Avenue, Overing Street, a line 100 feet southerly of East Tremont Avenue, and Saint Peters Avenue; and
- c. East Tremont Avenue, a line 100 feet southeasterly of Westchester Avenue, Seabury Avenue, Westchester Avenue, Herschell Street, a line 100 feet southeasterly of Westchester Avenue, Zerega Avenue, Westchester Avenue, a line 100 feet easterly of Castle Hill Avenue, a line 100 feet northerly and northwesterly of Westchester Avenue, Zerega Avenue, Tratman Avenue, a line 100 feet northeasterly of Zerega Avenue, a line 100 feet northwesterly of Westchester Avenue, Overing Street, and Westchester Avenue; and
- d. St. Raymond Avenue, a line 100 feet easterly of Castle Hill Avenue, Manning Street, and Castle Hill Avenue;

as shown on a diagram (for illustrative purposes only) dated October 17, 2005, and which includes CEQR Designation E-158, 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