



## Legislation Details (With Text)

<b>File #:</b>	Res 0827-2011	<b>Version:</b>	*	<b>Name:</b>	LU 372 - Zoning, 647-649 Washington Ave (C100118ZMR)
<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>	5/11/2011				
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	Resolution approving the decision of the City Planning Commission on ULURP No. C 100118 ZMR, a Zoning Map amendment (L.U. No. 372).				
<b>Sponsors:</b>	Leroy G. Comrie, Jr., Mark S. Weprin				
<b>Indexes:</b>					
<b>Attachments:</b>	1. Committee Report, 2. Hearing Transcript - Stated Meeting 5-11-11				

Date	Ver.	Action By	Action	Result
5/4/2011	*	Committee on Land Use	Approved by Committee	
5/11/2011	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 827

Resolution approving the decision of the City Planning Commission on ULURP No. C 100118 ZMR, a Zoning Map amendment (L.U. No. 372).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on April 1, 2011 its decision dated March 30, 2011 (the "Decision"), on the application submitted by 647-649 Washington Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map to change from an M1-1 District to a R3A District, a site bounded by a rail right-of-way to the north, Union Avenue to the east, Harbor Road to the west and Leyden Avenue to the south in Mariner's Harbor to facilitate the development of 24 single-family detached houses and 7 two-family detached houses totaling 38 units (ULURP No. C 100118 ZMR) (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 May 3, 2011;

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 Conditional Negative Declaration issued on November 10, 2010, which included (E) designation (E-265) that would eliminate the

potential for significant adverse impacts related air quality, noise and hazardous materials, and would ensure that appropriate testing, remediation and corrective action (CEQR No. 06DCP112R);

**RESOLVED:**

The Council finds that the action described herein will have no significant impact on the environment subject to the following condition:

The applicant, Union Avenue Development Corporation, LLC, agrees to complete a Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP), which will be submitted to the Department of Environmental Protection (DEP), or the agency succeeding its jurisdiction, for approval prior to any site excavation activities.

Pursuant to Sections 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 this report, C 110118 ZMR, 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. 20c, from an M1-1 District to an R3A District property bounded by the southerly boundary line of a Railroad Right-Of-Way, Union Avenue, Leyden Avenue, and Harbor Road, as shown on diagram (for illustrative purposes only) dated November 15, 2010 and subject to the conditions of CEQR Declaration E-265, Community District 1, Borough of Staten Island.

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 May 11, 2011, on file in this office.

City Clerk, Clerk of The Council