**THE COUNCIL OF THE CITY OF NEW YORK**

**RESOLUTION NO. 347**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 220007 ZMX, a Zoning Map amendment (Preconsidered L.U. No. 102).**

**By Council Members Salamanca and Riley**

WHEREAS, Throggs Neck Associates, LLC, filed an application pursuant to Sections 197‑c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4b, by eliminating from within an existing R4-1 District a C1-2 District, eliminating from within an existing R4A District a C1-2 District, eliminating from within an existing R4A District, a C2-2 District, changing from an R4-1 District to an R5B District, changing from an R4-1 District to an R6A District, changing from an R4A District to an R6A District, establishing within the proposed R5B District a C2-4 District, and establishing within the proposed R6A District a C2-4 District, which in conjunction with the related action would facilitate the development of four mixed-use buildings, in the Schuylerville neighborhood of the Bronx, Community District 10 (ULURP No. C 220007 ZMX) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on August 26, 2022 its decision dated August 24, 2022 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 220008 ZRX(Preconsidered L.U. No. 103), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197‑d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on September 7, 2022;

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 Revised Negative Declaration issued August 22nd, 2022, which supersedes the Negative Declaration issued March 28th, 2022, and Revised Environmental Assessment Statement issued August 19th, 2022 (CEQR No. 22DCP015X) which includes information related to water and sewer infrastructure analysis and concludes that the additional information would not alter the conclusions of the EAS issued March 25, 2022; and which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise (E-669) (the “Revised Negative Declaration”).

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the (E) Designation (E-669) and Revised Negative Declaration.

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 the report, C 220007 ZMX, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

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 R4-1 District a C1-2 District bounded by a southerly boundary line of St. Raymonds Cemetery and its easterly prolongation, East Tremont Avenue, Bruckner Expressway, and a line 100 feet easterly of Revere Avenue;
2. eliminating from within an existing R4A District a C1-2 District bounded by Meyers Street, Edison Avenue, a line 150 feet northwesterly of Bruckner Boulevard, Crosby Avenue, Bruckner Expressway, and East Tremont Avenue;
3. eliminating from within an existing R4A District, a C2-2 District bounded by a line 175 feet northwesterly of Bruckner Boulevard, a line 100 feet northeasterly of East Tremont Avenue, Meyers Street, and East Tremont Avenue;
4. changing from an R4-1 District to an R5B District property bounded by a line 100 feet southerly of Gifford Avenue, the northwesterly centerline prolongation of Brinsmade Avenue, Bruckner Boulevard (southeasterly portion), and a line 100 feet easterly of Balcom Avenue and its southerly prolongation;
5. changing from an R4-1 District to an R6A District property bounded by a southerly boundary line of St. Raymonds Cemetery and its easterly prolongation, East Tremont Avenue, Bruckner Expressway, and Revere Avenue;
6. changing from an R4A District to an R6A District property bounded by a line 175 feet northwesterly of Bruckner Boulevard, Edison Avenue, a line 150 feet northwesterly of Bruckner Boulevard, a line 160 feet southwesterly of Crosby Avenue, a line 250 feet northwesterly of Bruckner Boulevard, Crosby Avenue, Bruckner Expressway, and East Tremont Avenue;
7. establishing within the proposed R5B District a C2-4 District bounded by a line 100 feet southerly of Gifford Avenue, the northwesterly centerline prolongation of Brinsmade Avenue, Bruckner Expressway, and a line 100 feet easterly of Balcom Avenue and its southerly prolongation; and
8. establishing within the proposed R6A District a C2-4 District bounded by a southerly boundary line of St. Raymonds Cemetery and its easterly prolongation, East Tremont Avenue, a line 175 feet northwesterly of Bruckner Boulevard, Edison Avenue, a line 150 feet northwesterly of Bruckner Boulevard, a line 160 feet southwesterly of Crosby Avenue, a line 250 feet northwesterly of Bruckner Boulevard, Crosby Avenue, Bruckner Expressway, and Revere Avenue;

as shown on a diagram (for illustrative purposes only) dated March 28, 2022, and subject to the conditions of CEQR Declaration E-669, Borough of the Bronx, Community District 10.

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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2022, on file in this office.

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City Clerk, Clerk of The Council