



Legislation Details (With Text)

**File #:** Res 1596-2021      **Version:** \*      **Name:** LU 750 - Zoning, 1099 Webster Avenue, Bronx (C 210103 ZMX)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 3/25/2021

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 210103 ZMX, a Zoning Map amendment (Preconsidered L.U. No. 750).

**Sponsors:** Rafael Salamanca, Jr., Francisco P. Moya

**Indexes:**

**Attachments:** 1. Res. No. 1596, 2. Calendar of the Subcommittee Meeting - March 4, 2021, 3. Calendar of the Subcommittee Meetings - March 16 and 22, 2021, 4. March 18, 2021 - Stated Meeting Agenda with Links to Files, 5. Hearing Transcript - Stated Meeting 3-18-21, 6. Minutes of the Stated Meeting - March 18, 2021, 7. Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, 8. March 25, 2021 - Stated Meeting Agenda with Links to Files, 9. Hearing Transcript - Stated Meeting 3-25-21, 10. Minutes of the Stated Meeting - March 25, 2021, 11. Committee Report

Date	Ver.	Action By	Action	Result
3/23/2021	*	Committee on Land Use	Approved by Committee	
3/25/2021	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1596**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 210103 ZMX, a Zoning Map amendment (Preconsidered L.U. No. 750).**

**By Council Members Salamanca and Moya**

WHEREAS, WEBSTER 1099 REALTY 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. 3d, eliminating from within an existing R7-1 District a C1-4 District, changing from an R7-1 District to an R7X District, changing from an M1-1 District to an R7X District, and establishing within the proposed R7X District a C2-4 District, which in conjunction with the related action would facilitate a 280,000-square-foot mixed-used development with approximately 238 residential units and 30,000 square feet of ground-floor commercial uses at 1099 Webster Avenue in the East Concourse neighborhood of Bronx Community District 4 (ULURP No. C 210103 ZMX) (the "Application");

WHEREAS the City Planning Commission filed with the Council on March 3, 2021, its decision dated March 3, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 210104 ZRX (Pre. L.U. No. 751), 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 March 4, 2021;

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 negative declaration issued October 19<sup>th</sup>, 2020 (CEQR No. 19DCP115X) which includes an (E) designation to avoid the potential for significant adverse impacts related to air quality and noise (E-576) (the “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-576) and 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 210103 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. 3d:

1. eliminating from within an existing R7-1 District a C1-4 District bounded by a line 100 feet northwesterly of Webster Avenue, East 167th Street, a line midway between Clay Avenue and Webster Avenue, and a line 150 feet southwesterly of East 167th Street;
2. changing from an R7-1 District to an R7X District property bounded by a line 100 feet northwesterly of Webster Avenue, East 167th Street, a line midway between Clay Avenue and Webster Avenue, and East 166th Street;
3. changing from an M1-1 District to an R7X District property bounded by a line midway between Clay Avenue and Webster Avenue, East 167th Street, Webster Avenue, and East 166th Street; and
4. establishing within the proposed R7X District a C2-4 property bounded by a line 100 feet northwesterly of Webster Avenue, East 167th Street, Webster Avenue and East 166th Street;

as shown on a diagram (for illustrative purposes only) dated October 19, 2020, and subject to the conditions of CEQR Declaration E-576, Borough of the Bronx, Community District 4.

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 25, 2021, on file in this office.

City Clerk, Clerk of The Council