



Legislation Text

File #: Res 0853-2019, Version: *

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 853**

Resolution approving the decision of the City Planning Commission on ULURP No. C 170438 ZMX, a Zoning Map amendment (L.U. No. 373).

By Council Members Salamanca and Moya

WHEREAS, the City Planning Commission filed with the Council on March 8, 2019 its decision dated February 27, 2019 (the "Decision"), on the application submitted by Blondell Equities, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 4b, changing from an M1-1 District to an R7A District and establishing within the proposed R7A District a C2-4 District, which in conjunction with the related actions would facilitate the development of a nine-story mixed-use building with approximately 228 units of affordable housing in the Westchester Square area of the Bronx, Community District 11, (ULURP No. C 170438 ZMX) (the "Application");

WHEREAS, the Application is related to applications N 170439 ZRX (L.U. No. 374), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area and C 170353 MMX (L.U. No. 375), a city map amendment to eliminate, discontinue and close Fink Avenue between Blondell and Waters avenues;

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 19, 2019;

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 12th, 2018 (CEQR No. 17DCP194X), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise (E-505) (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-505) 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 170438 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. changing from an M1-1 District to an R7A District property bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue;

as shown on a diagram (for illustrative purposes only) dated October 15, 2018, and subject to the conditions of the CEQR Declaration E-505, Community District 11, 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 April 18, 2019, on file in this office.

City Clerk, Clerk of The Council