



Legislation Details (With Text)

**File #:** Res 1985-2013    **Version:** \*    **Name:** LU 934 - Zoning, East Fordham Road rezoning, affecting all or part of a 12-block area in the Belmont neighborhood, Bronx. (C 130273 ZMX)

**Type:** Resolution    **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 10/9/2013

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 130273 ZMX, a Zoning Map amendment (L.U. No. 934).

**Sponsors:** Leroy G. Comrie, Jr., Mark S. Weprin

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 10-9-13

Date	Ver.	Action By	Action	Result
10/3/2013	*	Committee on Land Use	Approved by Committee	
10/9/2013	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1985

Resolution approving the decision of the City Planning Commission on ULURP No. C 130273 ZMX, a Zoning Map amendment (L.U. No. 934).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on September 13, 2013 its decision dated September 11, 2013 (the "Decision"), on the application submitted by the New York City Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map to facilitate the East Fordham Road Rezoning project, a 12-block area in the Belmont neighborhood of the Bronx, Community District 6, (ULURP No. C 130273 ZMX), Borough of the Bronx (the "Application");

WHEREAS, the application is related to Application C 130274 ZRX (L.U. No. 935), a zoning text amendment to apply the Inclusionary Housing program to the proposed C4-5D district;

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 September 30, 2013;

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 Final Environmental Impact Statement (“FEIS”) for which a Notice of Completion was issued on August 30, 2013 (CEQR No. 13DCP107X);

RESOLVED:

Having considered the FEIS with respect to the Decision and Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action to be approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
- (2) The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigative measures that were identified as practicable.
- (2) The Decision together with the FEIS constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11(d).

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 130273 ZMX, 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. 3c:

1. eliminating from within an existing R6 District a C2-3 District bounded by Belmont Avenue, the northeasterly terminus of Belmont Avenue and its southeasterly prolongation, Crotona Avenue, and East Fordham Road;
2. eliminating from within an existing R6 District a C2-4 District bounded by Hughes Avenue, a line perpendicular to the northwesterly street line of Belmont Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Belmont Avenue and the northeasterly street line of East Fordham Road, Belmont Avenue, and East Fordham Road;
3. changing from an R6 District to an R6B District property bounded by:
  - a. Bathgate Avenue, East 191st Street, the northeasterly street line prolongation of a line 100 southeasterly of Hoffman Street, a line 160 feet northeasterly of East 191st Street, a line 175 feet northwesterly of Hughes Avenue, East 191st Street, Hughes Avenue, and a line 100 feet northeasterly of East Fordham Road; and
  - b. Hughes Avenue, the northeasterly terminus of Hughes Avenue and its southeasterly prolongation, Belmont Avenue, and a line perpendicular to the northwesterly street line of Belmont Avenue distant 100 feet northeasterly (as measured along the street line) from the point

of intersection of the northwesterly street line of Belmont Avenue and the northeasterly street line of East Fordham Road;

4. changing from an R6 District to a C4-5D District property bounded by:
  - a. Hughes Avenue, a line perpendicular to the northwesterly street line of Belmont Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Belmont Avenue and the northeasterly street line of East Fordham Road, Belmont Avenue, the northeasterly terminus of Belmont Avenue and its southeasterly prolongation, Crotona Avenue, and East Fordham Road;
  - b. a line 100 feet southwesterly of East Fordham Road, Belmont Avenue, a 315 feet northeasterly of East 189th Street, Hughes Avenue, and a line 295 feet northeasterly of East 189th Street; and
  - c. a line 100 feet southwesterly of East Fordham Road, a line 110 feet southeasterly of Cambreleng Avenue, a line 365 feet northeasterly of East 189th Street, and Belmont Avenue;
5. changing from a C8-1 District to an R6 District property bounded by:
  - a. Arthur Avenue, a line 295 feet northeasterly of East 189th Street, and a line 100 feet southwesterly of East Fordham Road; and
  - b. a line 110 feet southeasterly of Cambreleng Avenue, a line 365 feet northeasterly of 189th Street, a line 160 feet southeasterly of Cambreleng Avenue, and the northeasterly centerline prolongation of East 189th Street;
6. changing from a C8-1 District to a C4-5D District property bounded by a line 100 feet northeasterly of East Fordham Road, Hughes Avenue, East Fordham Road, Southern Boulevard, a line passing through two points: the first on the westerly street line of Southern Boulevard distant 140 feet northerly (as measured along the street line) from its point of intersection of the northeasterly street line of former East 189th Street and the second on a line 100 feet southeasterly of Crotona Avenue distant 230 feet northeasterly (as measured along this line) from its intersection with the northeasterly street line of former East 189<sup>th</sup> Street, a line 100 feet southeasterly of Crotona Avenue, a line 100 feet northeasterly of former East 189th Street, Crotona Avenue, East 189th Street, a line 160 feet southeasterly of Cambreleng Avenue, a line 365 feet northeasterly of East 189th Street, a line 110 feet southeasterly of Cambreleng Avenue, a line 100 feet southwesterly of East Fordham Road, a line 295 feet northeasterly of East 189th Street, Arthur Avenue, a line 100 feet southwesterly of East Fordham Road, Bathgate Avenue, East Fordham Road, and Bathgate Avenue; and
7. establishing within existing and proposed R6 Districts a C2-4 District bounded by a line 100 feet southwesterly of East Fordham Road, Arthur Avenue, a line 295 feet northeasterly of East 189th Street, a line midway between Arthur Avenue and Hughes Avenue, East 188<sup>th</sup> Street, Arthur Avenue, a line 100 feet northeasterly of East 187th Street, and a line midway between Hoffman Street and Arthur Avenue;

as shown on a diagram (for illustrative purposes only) dated May 20, 2013 and subject to the conditions of CEQR Declaration E-304, Community District 6, 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 October 9, 2013, on file in this office.

City Clerk, Clerk of The Council