



Legislation Details (With Text)

**File #:** Res 1696-2017      **Version:** \*      **Name:** LU 752 - Zoning, 1675 WESTCHESTER AVENUE REZONING, Bronx (C170377ZMX)

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

**In control:** Committee on Land Use

**On agenda:** 10/17/2017

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 170377 ZMX, a Zoning Map amendment (L.U. No. 752).

**Sponsors:** David G. Greenfield, Donovan J. Richards

**Indexes:**

**Attachments:** 1. September 7, 2017 - Stated Meeting Agenda with Links to Files, 2. Land Use Calendar - Week of September 25, 2017 - September 29, 2017, 3. Hearing Testimony - Zoning 9-25-17, 4. Hearing Testimony - Zoning 9-25-17 additional, 5. Land Use Calendar - Week of October 9, 2017 - October 13, 2017, 6. REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, 7. Hearing Transcript - Zoning 9-25-17, 8. Land Use Calendar - October 11, 2017, 9. October 17, 2017 - Stated Meeting Agenda with Links to Files, 10. City Planning Commission Approval Letter, 11. Committee Report, 12. Hearing Transcript - Stated Meeting 10-17-17, 13. Minutes of the Stated Meeting - October 17, 2017

Date	Ver.	Action By	Action	Result
10/11/2017	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
10/17/2017	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1696**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 170377 ZMX, a Zoning Map amendment (L.U. No. 752).**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on August 25, 2017 its decision dated August 23, 2017 (the "Decision"), on the application submitted by 1675 JV Associates LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 3d, to change an R6 Zoning District on a portion of a block to an R8A/C2-4 district, which in conjunction with the related action would facilitate the development of a new 13-story mixed-use building containing approximately 220 affordable dwelling units in the Bronx River neighborhood of Community District 9, (ULURP No. C 170377 ZMX), Community District 9, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to application N 170378 ZRX (L.U. No. 753), 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(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on September 25, 2017;

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 May 22, 2017 (CEQR No. 17DCP154X), which includes an (E) designations to avoid the potential for significant adverse impacts related to hazardous materials, air quality and noise (E-425) (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 Negative Declaration.

Pursuant to Section 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 170377 ZMX, incorporated by reference herein, 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. changing from an R6 District to an R8A District property bounded by a line 200 feet northerly of Westchester Avenue, a line midway between Fteley Avenue and Metcalf Avenue, a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue; and
2. establishing within the proposed R8A District a C2-4 District bounded by a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue;

as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-425, Community District 9, 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 17, 2017, on file in this office.

City Clerk, Clerk of The Council