



Legislation Details (With Text)

**File #:** Res 1794-2017      **Version:** \*      **Name:** LU 802 - Zoning, 1776 Eastchester Road, Bronx (C 170445 ZMX)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 12/19/2017

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

**Title:** Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 170445 ZMX, a Zoning Map amendment (L.U. No. 802).

**Sponsors:**

**Indexes:**

**Attachments:** 1. October 31, 2017 - Stated Meeting Agenda with Links to Files, 2. Land Use Calendar - Week of November 13, 2017 - November 17, 2017, 3. Hearing Testimony - Zoning 11-14-17, 4. Hearing Transcript - Zoning 11-14-17, 5. Land Use Calendar - Week of December 4, 2017 - December 8, 2017, 6. REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, 7. Land Use Calendar - December 7, 2017, 8. City Planning Commission Approval Letter, 9. December 19, 2017 - Stated Meeting Agenda with Links to Files, 10. Committee Report, 11. Hearing Transcript - Stated Meeting 12-19-17, 12. Minutes of the Stated Meeting - December 19, 2017

Date	Ver.	Action By	Action	Result
12/7/2017	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
12/19/2017	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1794**

**Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 170445 ZMX, a Zoning Map amendment (L.U. No. 802).**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on October 20, 2017 its decision dated October 18, 2017 (the "Decision"), on the application submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC and Hutch 35 LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section Nos. 4a and 4b, changing an M1-1 District to R5, C4-2 and C4-2A Districts, which in conjunction with the related actions, would facilitate the development of approximately 182 units of non-profit hospital staff housing on top of an existing parking garage and designate a Mandatory Inclusionary Housing (MIH) area in the eastern edge of the Morris Park neighborhood in the northeast region of the Bronx, (ULURP No. C 170445 ZMX), Community District 11, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to applications N 170446 ZRX (L.U. No. 803), zoning text amendment to allow non-profit hospital staff dwellings and to designate a Mandatory Inclusionary Housing (MIH) area; and C 170447 ZSX (L.U. No. 804), zoning special permit to allow for construction of non-profit hospital staff dwellings;

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 November 14, 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 revised environmental assessment statement and negative declaration issued October 13, 2017 (CEQR No. 17DCP165X), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality and noise (E-436) (the “Revised Environmental Assessment Statement” and 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 Revised Environmental Assessment Statement and the Revised 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 170445 ZMX, incorporated by reference herein, the Council approves the Decision of the City Planning Commission with the following modifications:

Matter ~~strike-out~~ is old, deleted by the City Council;  
Matter underline is new, added by the City Council.

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 Nos. 4a and 4b:

1. changing from an M1-1 District to an R5 District property bounded by the centerline of former Morris Park Avenue, the southerly prolongation of a Railroad Right-Of-Way, Waters Place, and Marconi Street; and
2. changing from an M1-1 District to a C4-2 District property bounded by the centerline of former Morris Park Avenue, Marconi Street, a line 900 feet southerly of the centerline of former Morris Park Avenue and its westerly prolongation, and the northwesterly boundary of the New York New Haven Railroad Right-Of-Way; ~~and~~
3. ~~changing from an M1-1 District to a C4-2A District property bounded by a line 900 feet southerly of the former centerline of Morris Park Avenue and its westerly prolongation, Marconi Street, Waters Place, Eastchester Road, and the northwesterly boundary of the New York New Haven Railroad Right-Of-Way;~~

Borough of the Bronx, Community District 11, subject to the conditions of CEQR Declaration E-436.

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 December 19, 2017, on file in this office.

City Clerk, Clerk of The Council