



Legislation Details (With Text)

**File #:** Res 0978-2007    **Version:** \*    **Name:** LU 488 - ULURP, Wakefield/Eastchester Rezoning, Bronx (C070409ZMX)  
**Type:** Resolution    **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 7/25/2007

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 070409 ZMX, a Zoning Map change (Preconsidered L.U. No. 488).

**Sponsors:** Melinda R. Katz, Tony Avella

**Indexes:**

**Attachments:** 1. Press Release, 2. Committee Report, 3. Hearing Transcript - Stated Meeting 7/25/07

Date	Ver.	Action By	Action	Result
7/24/2007	*	Committee on Land Use	P-C Item Approved by Comm	
7/25/2007	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 978

Resolution approving the decision of the City Planning Commission on ULURP No. C 070409 ZMX, a Zoning Map change (Preconsidered L.U. No. 488).

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on July 5, 2007 its decision dated June 20, 2007 (the "Decision"), on the application submitted by the Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment to the Zoning Map (ULURP No. C 070409 ZMX) (the "Application");

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 July 23, 2007;

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 Negative Declaration, issued on April 9, 2007, which included (E) designations for hazardous materials, air quality and noise (CEQR No. 07DCP058X);

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, 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 Nos. 2a and 2b:

- 1. eliminating from within an existing R5 District a C1-2 District** bounded by a line midway between East 235th Street and 236th Street, a line 80 feet northwesterly of White Plains Road, East 235th Street, and a line 150 feet northwesterly of White Plains Road;
- 2. eliminating from within an existing R5 District a C2-2 District** bounded by:
  - a. East 239th Street, a line 95 feet northwesterly of White Plains Road, a line 140 feet southwesterly of East 239th Street, and a line 125 feet southeasterly of Richardson Avenue;
  - b. a line 100 feet northeasterly of Nereid Avenue, a line 175 feet southeasterly of Richardson Avenue, Nereid Avenue, and a line 125 feet southeasterly of Richardson Avenue;
  - c. Nereid Avenue, a line 120 feet southeasterly of Richardson Avenue, East 237th Street, and a line 100 feet southeasterly of Richardson Avenue;
  - d. East 237th Street, a line 115 feet southeasterly of Richardson Avenue, a line 100 feet northeasterly of East 236th Street, a line 160 feet southeasterly of Richardson Avenue, East 236th Street, and a line 100 feet southeasterly of Richardson Avenue;
  - e. East 239th Street, a line 100 feet southeasterly of White Plains Road, Nereid Avenue, and a line 95 feet northwesterly of Furman Avenue;
  - f. Nereid Avenue, a line 100 feet southeasterly of White Plains Road, and a line 100 feet northwesterly of Furman Avenue; and
  - g. a line 100 feet southeasterly of White Plains Road, East 237th Street, and a line 100 feet northwesterly of Furman Avenue;
- 3. changing from an M1-1 District to an R4 District** property bounded by:
  - a. a line 225 feet northerly of Light Street, Merritt Avenue, Light Street, a line 50 feet westerly of Merritt Avenue, a line 100 feet northerly of Light Street, and a line midway between Merritt Avenue and Rombouts Avenue;
  - b. Light Street, Provost Avenue, a line 375 feet southerly of Light Street, a line 100 feet easterly of Merritt Avenue, a line 100 feet southerly of Light Street, and Merritt Avenue; and

- c. Light Street, Rombouts Avenue, a line 100 feet southerly of Light Street, a line midway between Merritt Avenue and Rombouts Avenue, a line 380 feet southerly of Light Street, Rombouts Avenue, Conner Street, Dyre Avenue, a line 100 feet southerly of Light Street, and a line 100 feet westerly of Rombouts Avenue;

**4. changing from an R4 District to an R4A District property bounded by:**

- a. Penfield Street, Murdock Avenue, a line 100 feet northwesterly of Cranford Avenue, Monticello Avenue, a boundary line of the City of New York, East 241st Street, Seton Avenue, a line 100 feet northwesterly of Nereid Avenue, Murdock Avenue, a line 100 feet northwesterly of Pitman Avenue, Wilder Avenue, Nereid Avenue, a line midway between Wilder Avenue and De Reimer Avenue, Camp Street, a line 150 feet northeasterly of Baychester Avenue, East 241st Street, Wilder Avenue, a line 100 feet northwesterly of East 241st Street, Hoxie Street, a line 150 feet northerly of East 241st Street, Osman Place, a line 200 feet southeasterly of Cranford Street, and Barnes Avenue;
- b. Bissel Avenue, a line midway between Baychester Avenue and Edson Avenue, Nereid Avenue, Edson Avenue, a line 360 feet southeasterly of Nereid Avenue, a line midway between Edson Avenue and Grace Avenue, a line 75 feet northwesterly of Pitman Avenue, Grace Avenue, Bussing Avenue, Wickham Avenue, a line 100 feet northwesterly of Edenwald Avenue, Gunther Avenue, a line 100 feet northwesterly of Edenwald Avenue, Boyd Avenue, Bussing Avenue, a line midway between Gunther Avenue and Boyd Avenue, a line 85 feet southeasterly of Pitman Avenue, Gunther Avenue, a line 90 feet southeasterly of Pitman Avenue, Wickham Avenue a line 100 feet southeasterly of Nereid Avenue, Bruner Avenue, and Barnes Avenue; and
- c. Bussing Avenue, a boundary line of the City of New York, the westerly boundary line of the New York City Transit Authority (NYCTA) Right-of-Way, a line 100 feet northerly of East 233rd Street, Rombouts Avenue, Dark Street, Dyre Avenue, a line 500 feet northerly of East 233rd Street, a line midway between Dyre Avenue and Secor Avenue, Light Street, a line 100 feet easterly of Secor Avenue, the westerly boundary line of the New York City Transit Authority (NYCTA) Right-of-Way, a line 300 feet southerly of Conner Street, Harper Avenue, Conner Street, a line 100 feet easterly of Pratt Avenue, Light Street, Pratt Avenue, Garrett Place, a line 100 feet easterly of Pratt Avenue, a line 100 feet northerly of Garrett Place, Harper Avenue, East 233rd Street, a line 95 feet westerly of Harper Avenue, a line 125 feet northerly of 233rd Street, Pratt Avenue, a line 75 feet northerly of 233rd Street, Duryea Avenue, East 233rd Street, Amundson Avenue, a line 325 feet southeasterly of Strang Avenue, Monticello Avenue, a line 375 feet northwesterly of Strang Avenue, Hill Avenue, a line 100 feet southeasterly of Edenwald Avenue, Murdock Avenue, Edenwald Avenue, and Hill Avenue;

**5. changing from an R4 District to an R4-1 District property bounded by:**

- a. Bruner Avenue, a line 100 feet southeasterly of Nereid Avenue, Wickham Avenue, a line 90 feet southeasterly of Pitman Avenue, Gunther Avenue, a line 85 feet southeasterly of Pitman Avenue, a line midway between Gunther Avenue and Boyd Avenue Bussing Avenue, Boyd Avenue, a line 100 feet northwesterly of Edenwald Avenue, Gunther Avenue, a line 100 feet northwesterly of Edenwald Avenue, Wickham Avenue, Bussing Avenue, a line midway between Baychester Avenue and Edson Avenue, Strang Avenue, a line midway between Grace Avenue and Ely Avenue, a line 100 feet southeasterly of Edenwald Avenue, Bruner Avenue, East 233rd Street, Wickham Avenue, Edenwald Avenue, Digney Avenue, Bussing Avenue, East 234th Street, and

Barnes Avenue; and

- b. Nereid Avenue, Wilder Avenue, a line 100 feet southeasterly of Pitman Avenue, Murdock Avenue, Bussing Avenue, Wilder Avenue, a line 150 feet southeasterly of Bussing Avenue, Murdock Avenue, a line 60 feet southeasterly of Bussing Avenue, a line midway between Hill Avenue and Murdock Avenue, a line 300 feet northwesterly of Edenwald Avenue, Murdock Avenue, a line 100 feet southeasterly of Edenwald Avenue, Hill Avenue, a line 325 feet southeasterly of Edenwald Avenue, a line midway between Hill Avenue and Murdock Avenue, a line 450 feet southeasterly of Edenwald Avenue, Murdock Avenue, a line 400 feet northwesterly of Strang Avenue, a line midway between Hill Avenue and Murdock Avenue, a line 150 feet northwesterly of Strang Avenue, Murdock Avenue, Strang Avenue, Monticello Avenue, a line 325 feet southeasterly of Strang Avenue, Amundson Avenue, East 233rd Street, Hill Avenue, a line perpendicular to the southwesterly street line of Hill Avenue distant 130 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Hill Avenue and the northerly street line of East 233rd Street, Murdock Avenue, a line perpendicular to the southwesterly street line of Murdock Avenue distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Murdock Avenue and the northerly street line of East 233rd Street, a line 100 feet southwesterly of Murdock Avenue, a line 200 feet northwesterly of Strang Avenue, Wilder Avenue, a line 350 feet northwesterly of Strang Avenue, Baychester Avenue, a line 350 feet southeasterly of Bussing Avenue, and a line midway between De Reimer Avenue and Baychester Avenue;

**6. changing from an R5 District to an R5A District property bounded by:**

- a. a line 65 feet southwesterly of East 241st Street, Carpenter Avenue, a line 225 feet southwesterly of East 241st Street, a line midway between Carpenter Avenue and Matilda Avenue, a line 200 feet northeasterly of East 240th Street, Matilda Avenue, East 240th Street, a line midway between Carpenter Avenue and Matilda Avenue, a line 150 feet southwesterly of East 240th Street, Carpenter Avenue, a line 150 feet northeasterly of East 239th Street, and a line midway between Bronx Boulevard and Carpenter Avenue;
- b. East 239th Street, a line 50 feet northwesterly of Matilda Avenue, a line 100 feet southwesterly of East 239th Street, Matilda Avenue, a line 125 feet southwesterly of Nereid Avenue, Richardson Avenue, a line 55 feet southwesterly of Nereid Avenue, a line 120 feet southeasterly of Richardson Avenue, East 237th Street, a line 115 feet southeasterly of Richardson Avenue, a line 245 feet northeasterly of East 236th Street, Richardson Avenue, a line 100 feet northeasterly of East 236th Street, a line 160 feet southeasterly of Richardson Avenue, East 236th Street, Carpenter Avenue, East 237th Street, a line 100 feet northwesterly of Matilda Avenue, a line 200 feet northeasterly of Nereid Avenue, and Carpenter Avenue; and
- c. a line midway between East 236th Street and East 235th Street, a line 80 feet northwesterly of White Plains Road, East 235th Street, and a line 150 feet northwesterly of White Plains Road;

**7. changing from an R6 District to an R5A District property bounded by East 236th Street, a line 200 feet southeasterly of Carpenter Avenue, a line midway between East 236th Street and east 235th Street, a line 150 feet northwesterly of White Plains Road, a line midway between East 235th street and East 234th Street, a line 200 feet southeasterly of Carpenter Avenue, East 235th Street, a line 100 feet southeasterly of Carpenter Avenue, East 234th Street, a line 150 feet northwesterly of White Plains**

Road, a line midway between East 234th Street and East 233rd Street, Carpenter Avenue, East 234th Street, and a line midway between Bronx Boulevard and Carpenter Avenue;

**8. changing from an R5 District to an R6 District** property bounded by East 241st Street, White Plains Road, East 239th Street, a line 95 feet northwesterly of Furman Avenue, Nereid Avenue, a line 100 feet northwesterly of Furman Avenue, East 237th Street, a line 100 feet southeasterly of White Plains Road, East 236th Street, a line 150 feet southeasterly of White Plains Road, East 233rd Street, a line 150 feet northwesterly of White Plains Road, East 235th Street, a line 80 feet northwesterly of White Plains Road, a line midway between East 236th Street and east 235th Street, a line 150 feet northwesterly of White Plains Road, East 236th Street, a line 160 feet southeasterly of Richardson Avenue, a line 100 feet northeasterly East 236th Street, Richardson Avenue, a line 245 feet northeasterly of East 236th Street, a line 115 feet southeasterly of Richardson Avenue, East 237th Street, a line 120 feet southeasterly of Richardson Avenue, Nereid Avenue, a line 175 feet southeasterly of Richardson Avenue, a line 100 feet northeasterly of Nereid Avenue, a line 125 feet southeasterly of Richardson Avenue, a line 140 feet southwesterly of East 239th Street, a line 95 feet northwesterly of White Plains Road, East 239th Street, a line 150 feet southeasterly of Richardson Avenue, East 240th Street, and a line 125 feet southeasterly of Richardson Avenue,

as shown on a diagram (for illustrative purposes only) dated April 9<sup>th</sup> 2007, and which includes CEQR Designation E-181, Community District 12, 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 July 25, 2007, on file in this office.

City Clerk, Clerk of The Council