



Legislation Details (With Text)

**File #:** Res 2231-2009      **Version:** \*      **Name:** LU 1235 - ULURP, City Island Estates, LLC, Bronx (C060289ZMX)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 10/14/2009

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 060289 ZSX (L.U. No. 1235), for the grant of a special permit to modify the height and setback regulations of Sections 112-103 (Special height and setback regulations) and Section 23-631 (Maximum Height of Walls and Required Setbacks) to facilitate a 43-unit residential development on property located at 226 Fordham Place (Block 5643, Lot 235), in an R3A District, within the Special City Island District (Area A), Borough of the Bronx.

**Sponsors:**

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 10/14/09

Date	Ver.	Action By	Action	Result
10/8/2009	*	Committee on Land Use	Approved by Committee	
10/14/2009	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 2231

Resolution approving the decision of the City Planning Commission on ULURP No. C 060289 ZSX (L.U. No. 1235), for the grant of a special permit to modify the height and setback regulations of Sections 112-103 (Special height and setback regulations) and Section 23-631 (Maximum Height of Walls and Required Setbacks) to facilitate a 43-unit residential development on property located at 226 Fordham Place (Block 5643, Lot 235), in an R3A District, within the Special City Island District (Area A), Borough of the Bronx.

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on September 15, 2009 its decision dated September 9, 2009 (the "Decision"), on the application submitted by City Island Estates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit to modify the height and setback regulations of Sections 112-103 (Special height and setback regulations) and Section 23-631 (Maximum Height of Walls and Required Setbacks) to facilitate a 43-unit residential development on property located at 226 Fordham Place (Block 5643, Lot 235), in an R3A District, within the Special City Island District (Area A) (ULURP No. C 060289 ZSX), Community District 10, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to ULURP Application Number C 060288 ZMX (L.U. No. 1234), a zoning map amendment changing from an M1-1 manufacturing district to an R3A residential district;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(3) of the City Charter;

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 112-107 of the Zoning Resolution of the City of New York;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 6, 2009;

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 Revised Negative Declaration which was issued on September 8, 2009. The Revised Negative Declaration includes an (E) designation. To avoid any potential impacts associated with air quality, the proposed action will place an (E) designation on Block 5642, Lot 235, (CEQR No. 06DCP084X);

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.

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 14, 2009, on file in this office.

City Clerk, Clerk of The Council