



Legislation Details (With Text)

**File #:** Res 0021-2010      **Version:** \*      **Name:** LU 3 - Zoning Map, Webster Ave, a line 1,910 feet northerly of East Gun Hill Rd, the westerly boundary of a railroad right-of-way (NY and Harlem Line), and a line 800 feet northerly of E. Gun Hill Rd. (C090397ZMX)

**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 2/3/2010

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 090397 ZMX, a Zoning Map amendment (Preconsidered L.U. No. 3).

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

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 2/3/10

Date	Ver.	Action By	Action	Result
1/27/2010	*	Committee on Land Use	P-C Item Approved by Comm	
2/3/2010	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 21

Resolution approving the decision of the City Planning Commission on ULURP No. C 090397 ZMX, a Zoning Map amendment (Preconsidered L.U. No. 3).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on December 18, 2009 its decision dated December 16, 2009 (the "Decision"), on the application submitted by Webster Commons, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment to the Zoning Map to change from an R6 district to an R7X district a portion of Block 3360 in the Norwood area of the Bronx, Community District 12, to facilitate four residential buildings with community facility space (ULURP No. C 090397 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 January 26, 2010;

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 Conditional Negative

Declaration, issued on December 14, 2009, which includes (E) designation on Block 3360, Lot 76 (CEQR No. 09DCP028X);

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment subject to the following condition:

The applicant, Webster Commons LLC., has entered into a restrictive declaration (Block 3360, Lot 76) related to stationary source air quality and natural resources to ensure that Natural Gas is used, building stacks are properly located, and that the gorge area and water feature are protected during and after construction.

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 090397 ZMX, incorporated by reference herein, the Council approves the Decision.

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**C 090397 ZMX**

**Res. No. 21 (Preconsidered L.U. No. 3)**

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing from an R6 District to an R7X District property bounded by Webster Avenue, a line 1,910 feet northerly of East Gun Hill Road, the westerly boundary of a railroad right-of-way (New York and Harlem Line), and a line 800 feet northerly of East Gun Hill Road, the westerly boundary of a railroad right-of-way (New York and Harlem Line), and a line 800 feet northerly of East Gun Hill Road, as shown on a diagram (for illustrative purposes only) dated August 17, 2009, and subject to the conditions of CEQR Declaration E-240, 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 February 3, 2010, on file in this office.

City Clerk, Clerk of The Council