



Legislation Details (With Text)

**File #:** Res 0491-2010      **Version:** \*      **Name:** LU 213 - Zoning, amendment to Zoning Map (C070550ZMX)  
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**In control:** Committee on Land Use

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**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 070550 ZMX, a Zoning Map amendment (L.U. No. 213)

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

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 10-13-10

Date	Ver.	Action By	Action	Result
10/7/2010	*	Committee on Land Use	Approved by Committee	
10/13/2010	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 491

Resolution approving the decision of the City Planning Commission on ULURP No. C 070550 ZMX, a Zoning Map amendment (L.U. No. 213)

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on September 13, 2010 its decision dated September 13, 2010 (the "Decision"), on the application submitted by High Hawk, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map to change from a C8-3 District to an R7-1/C2-4 District to facilitate the construction of an eight-story mixed-use building, Community District 3, Borough of the Bronx (ULURP No. C 070550 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 October 5, 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 Negative Declaration, issued on May 10, 2010, which included (E) designations for air quality, noise and hazardous materials for Block 2991/ Lots 1, 3, 5 and 26 (CEQR No. 07DCP001X);

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment provided that the procedures set forth in City Planning Commission Report C 070550 ZMX are implemented.

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 070550 ZMX, incorporated by reference herein, 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 No. 3d, changing from a C8-3 District to an R7-1 District, property bounded by Boston Road, Hoe Avenue, and East 174<sup>th</sup> Street; and establishing within the proposed R7-1 District a C2-4 District on property bounded by Boston Road, Hoe Avenue, and East 174<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated May 10, 2010 and subject to the conditions of CEQR Declaration E-251, Community District 3, 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 13, 2010, on file in this office.

City Clerk, Clerk of The Council