



Legislation Details (With Text)

**File #:** Res 0775-2011      **Version:** \*      **Name:** LU 300 - ULURP, Special Permit, Bronx (C110100ZSX)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 4/6/2011

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 110100 ZSX (L.U. No. 300), for the grant of a special permit pursuant to Section 74-681(a) (2) of the Zoning Resolution of the City of New York to allow that portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area for a proposed mixed-use development on property located at 1175 East Tremont Avenue a.k.a. 1160 Lebanon Street (Site A, Block 4007, Lot 15), in an M1-1 District, Borough of the Bronx.

**Sponsors:** Leroy G. Comrie, Jr., Stephen T. Levin

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 4-6-11

Date	Ver.	Action By	Action	Result
4/5/2011	*	Committee on Land Use	Approved by Committee	
4/6/2011	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 775

Resolution approving the decision of the City Planning Commission on ULURP No. C 110100 ZSX (L.U. No. 300), for the grant of a special permit pursuant to Section 74-681(a) (2) of the Zoning Resolution of the City of New York to allow that portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area for a proposed mixed-use development on property located at 1175 East Tremont Avenue a.k.a. 1160 Lebanon Street (Site A, Block 4007, Lot 15), in an M1-1 District, Borough of the Bronx.

By Council Members Comrie and Levin

WHEREAS, the City Planning Commission filed with the Council on March 4, 2011 its decision dated March 2, 2011 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special pursuant to Section 74-681(a)(2) of the Zoning Resolution of the City of New York to allow that portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area for a proposed mixed-use development on property located at 1175 East Tremont Avenue a.k.a. 1160 Lebanon Street (Site A, Block 4007, Lot 15), in an M1-1 District to facilitate the construction of a mixed-use affordable housing development (ULURP No. C 110100 ZSX), Community District 6, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to Application Numbers C 110101 HAX (L.U. No. 299), an urban development action area project designation and project approval pursuant to Article 16 of the General Municipal Law of New York State and disposition of two city-owned properties pursuant to 197-c of the NYC

Charter to a developer selected by HPD; and C 110103 ZSX (L.U. No. 301), a special permit pursuant to Section 74-681(a) (2) of the Zoning Resolution of the City of New York to allow a portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area for a proposed mixed-use development (Block 3909, Lot 8), in an M1-1 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 74-681 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 April 4, 2011;

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 August 11, 2010 (CEQR No. 10HPD001X);

RESOLVED:

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

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 110100 ZSX, incorporated by reference herein, 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 April 6, 2011, on file in this office.

City Clerk, Clerk of The Council