



Legislation Text

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THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 629

Resolution approving the decision of the City Planning Commission on ULURP No. C 150152 ZMX, a Zoning Map amendment (L.U. No. 181).

By Council Members Greenfield and Dickens

WHEREAS, the City Planning Commission filed with the Council on February 20, 2015 its decision dated February 18, 2015 (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 an amendment of the Zoning Map, Section Nos. 6a and 6c, to rezone the northern portion of the block bounded by 162nd Street in the south, Melrose Avenue to the east, 163rd Street to the north and Courtlandt Avenue to the west (Block 2408) from an R7-2 Zoning District to R7-2/C1-4 and R8/C1-4 districts, in Community District 3 of the Bronx, which in conjunction with the related actions would facilitate the construction of a mixed-use development containing affordable and supportive housing, within the Melrose Commons Urban Renewal Area, in Community District 3 (ULURP No. C 150152 ZMX), Borough of the Bronx (the "Application");

WHEREAS, the application is related to Applications C 150153 HUX (L.U. No. 180), the third amendment to the Melrose Commons Urban Renewal Plan; C 150154 HAX (L.U. No. 182), an urban development action area project designation, project approval and disposition of city-owned properties to developers to be selected by the Department of Housing Preservation and Development; and C 120323 MMX (L.U. No. 183), amendments to the City Map;

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 March 9, 2015;

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, including the negative declaration (CEQR No. 14HPD030X) issued on October 9, 2014 (the "Negative Declaration");

RESOLVED:

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

set forth in the Negative Declaration.

Pursuant to Section 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 the report, C 150152 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 Nos. 6a and 6c:

1. changing from an R7-2 District to an R8 District on property bounded by the centerline of the former Melrose Crescent, a line 100 feet northeasterly of East 161st Street, a line 320 feet southeasterly of Melrose Avenue, East 162nd Street, and a line 270 feet southeasterly of Melrose Avenue;
2. establishing within an existing R7-2 District a C1-4 District bounded by East 163rd Street, a line 270 feet southeasterly of Melrose Avenue, a line midway between East 163rd Street and East 162nd Street, and Melrose Avenue; and
3. establishing within existing and proposed R8 Districts a C1-4 District bounded by:
 - a. East 163rd Street, the southwesterly boundary line of a Park and its northwesterly and southeasterly prolongations, Washington Avenue, Elton Avenue, a line 160 feet southwesterly of East 163rd Street, and a line 270 feet southeasterly of Melrose Avenue; and
 - b. East 162nd Street, Elton Avenue, the centerline of the former Melrose Crescent, a line 100 feet northeasterly of East 161st Street, and a line 320 feet southeasterly of Melrose Avenue;

as shown on a diagram (for illustrative purposes only), dated November 17, 2014, 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 March 11, 2015, on file in this office.

City Clerk, Clerk of The Council