



Legislation Text

File #: Res 1305-2016, Version: \*

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1305**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 160267 ZMX, a Zoning Map amendment (L.U. No. 482).**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on October 3, 2016 its decision dated September 21, 2016 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 3d, changing portions of the project area from R7-1 and R7-1/C1-4 to R8 and R8/C1-4 zoning districts, which in conjunction with the other related actions would facilitate the Lambert Houses Redevelopment, a mixed-use affordable housing development in the West Farms neighborhood of the Bronx, Community District 6, (ULURP No. C 160285 ZMX) Borough of the Bronx (the "Application");

WHEREAS, the Application is related to applications C 160286 HAX (L.U. No. 483), a disposition of city-owned property and Urban Development Action Area Project (UDAAP) designation and project approval; N 160288 ZRX (L.U. No. 484), a zoning text amendment to allow lot line windows adjacent to public parks in Large-Scale Residential Developments; N 160289 ZRX (L.U. No. 485), a zoning text amendment to designate a Mandatory Inclusionary Housing Area; C 160290 ZSX (L.U. No. 486), a Zoning Special Permit pursuant to ZR Section 78-312 for minor variations in the height and setback regulations on the periphery of the LSRD; C 160218 MMX (L.U. No. 487), a city map amendment to eliminate a portion of East Tremont Avenue; and C 160307 ZSX (L.U. No. 488), a Zoning Special Permit pursuant to ZR Section 78-312 to ensure that no new non-compliances are created in the modified previously approved LSRD.

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 19, 2016;

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 Final Environmental Impact Statement ("FEIS"), for which a Notice of Completion was issued on September 9, 2016 (CEQR No. 16HPD001X), and the Technical Memo dated November \_\_, 2016;

RESOLVED:

Having considered the FEIS, and the Technical Memo with respect to the Decision and Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) From among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by the placement of (E) designations for Hazardous Materials, Air Quality, and Noise, as well as through the provisions of Sections 81-624 and 81-691(a)(3) of the Zoning Resolution, which form part of the action; and
- (4) The Decision together with the FEIS constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11(d).

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 160285 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:

1. changing from an R7-1 District to an R8 District property bounded by:
  - a. a line 230 feet southeasterly of Vyse Avenue, East 180<sup>th</sup> Street, a line perpendicular to the northeasterly street line of East 180<sup>th</sup> Street distant 335 feet northwesterly (as measured along the streetline) from the point of intersection of the northeasterly street line of East 180<sup>th</sup> Street and the northwesterly street line of Boston Road, a line 100 feet northeasterly of East 180<sup>th</sup> Street, 100 feet northwesterly of Boston Road, Bronx Park South, Boston Road, East 180<sup>th</sup> Street, a line 280 feet southeasterly of Boston Road, 100 feet southwesterly of East 180<sup>th</sup> Street, 100 feet southeasterly of Boston Road, a line 140 feet northeasterly of East 179<sup>th</sup> Street, Boston Road, East 179<sup>th</sup> Street, 100 feet northwesterly of Boston Road, and 120 feet southwesterly of East 180<sup>th</sup> Street; and
  - b. Boston Road, East 179<sup>th</sup> Street, the easterly street line of former Bronx Street, East Tremont Avenue, and West Farms Road; and
2. establishing within a proposed R8 District a C1-4 District bounded by a line 100 feet northwesterly of Boston Road, Bronx Park South, Boston Road, and East 179<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated April 25, 2016, Community District 6, 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 November 29, 2016, on file in this office

City Clerk, Clerk of The Council