



## Legislation Text

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File #: Res 1591-2017, Version: \*

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### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1591

**Resolution approving the decision of the City Planning Commission on ULURP No. C 170087 ZMX, a Zoning Map amendment (L.U. No. 682).**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on June 12, 2017 its decision dated June 7, 2017 (the "Decision"), on the application submitted by The Ader Group, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 6c, which in conjunction with the related action would facilitate the development of two new 14-story mixed-use buildings containing approximately 474 affordable dwelling units in the Longwood neighborhood in Community District 2, (ULURP No. C 170087 ZMX), Community District 2, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to application N 170088 ZRX (L.U. No. 683), a zoning text amendment to designate a Mandatory Inclusionary Housing area;

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 June 20, 2017;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration issued January 30, 2017 (CEQR No. 17DCP078X), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality and noise (E-413) (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 170087 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. 6c:

1. changing from an M1-1 District to an R8A District property bounded by East 165th Street, Whitlock Avenue, and a line 100 feet easterly of Longfellow Avenue; and
2. establishing within the proposed R8A District a C2-4 District bounded by East 165th Street, Whitlock Avenue, and a line 100 feet easterly of Longfellow Avenue;

as shown on a diagram (for illustrative purposes only) dated January 30, 2017, and subject to the conditions of CEQR Declaration E-413, Community District 2, 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 July 20, 2017, on file in this office.

City Clerk, Clerk of The Council