



Legislation Text

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File #: Res 0254-2018, Version: \*

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**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 254**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 180121 ZMX, a Zoning Map amendment (L.U. No. 31).**

**By Council Members Salamanca and Kallos**

WHEREAS, the City Planning Commission filed with the Council on February 20, 2018 its decision dated February 14, 2018 (the "Decision"), on the application submitted by the New York City Economic Development Corporation and The Peninsula JV, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c, to change a portion of the development site from an R6 zoning district to an R7-2/M1-2 Special Mixed Use District, MX-17, which in conjunction with the related actions would facilitate the development of a five-building mixed-use development with approximately 740 units of affordable housing and light industrial commercial, and community facility uses in the Hunts Point neighborhood of Bronx Community District 2, (ULURP No. C 180121 ZMX), Community District 2, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to applications N 180122 ZRX (L.U. No. 32), a zoning text amendment to establish a Special Mixed Use District; designate a Mandatory Inclusionary Housing (MIH) area; and create a special permit to waive loading berth requirements in large-scale general developments (LSGDs), C 180123 ZSX (L.U. No. 33), a special permit to modify bulk regulations within an LSGD; C 180124 ZSX (L.U. No. 34), a special permit to modify loading berth requirements within an LSGD; and C 180126 PPX (L.U. No. 35), disposition of City-owned property;

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 February 26, 2018;

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 Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on February 2, 2018 (CEQR No. 17DME001X);

**RESOLVED:**

Having considered the FEIS 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) Consistent with social, economic and other essential considerations, from among the reasonable alternatives, 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 incorporating as conditions to the approval, those project components related to the environment and mitigation measures that were identified as practicable.

The Decision and the FEIS constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d).

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 180121 ZMX, incorporated by reference herein, the Council approves the Decision of the City Planning Commission.

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 R6 District to an M1-2/R7-2 District property bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street; and
2. establishing a Special Mixed Use District (MX-17) bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street;

as shown on a diagram (for illustrative purposes only) dated October 30, 2017, 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 March 22, 2018, on file in this office.

City Clerk, Clerk of The Council