



Legislation Text

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**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 754**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 180083 ZMX, a Zoning Map amendment (L.U. No. 317).**

**By Council Members Salamanca and Moya**

WHEREAS, the City Planning Commission filed with the Council on December 28, 2018 its decision dated December 19, 2018 (the "Decision"), on the application submitted by Enclave on 241<sup>st</sup>, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 2a, changing from an M1-1 District to an R7D District and establishing within the proposed R7D District a C2-4 District, which in conjunction with the related action would facilitate a mixed-use development consisting of affordable housing and ground-floor retail space in Bronx Community District 12, (ULURP No. C 180083 ZMX), (the "Application");

WHEREAS, the Application is related to application N 180084 ZRX (L.U. No. 318), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area and to extend Transit Zone 1;

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 January 10, 2019;

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 August 17th, 2018 (CEQR No. 18DCP094X), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous material, air quality, and noise (E-484) (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 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 the report, C 180083 ZMX, incorporated by reference herein, and the record before the Council, 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. 2a:

1. changing from an M1-1 District to an R7D District property bounded by East 241<sup>st</sup> Street, Furman Avenue, East 240<sup>th</sup> Street and White Plains Road; and
2. establishing within the proposed R7D District a C2-4 District bounded by East 241<sup>st</sup> Street, Furman Avenue, East 240<sup>th</sup> Street and White Plains Road;

as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of the CEQR Declaration E-484, Community District 12, 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 February 13, 2019, on file in this office.

City Clerk, Clerk of The Council