



Legislation Text

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File #: Res 0789-2019, Version: \*

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**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 789**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 180261 ZMX, a Zoning Map amendment (L.U. No. 348).**

**By Council Members Salamanca and Moya**

WHEREAS, the City Planning Commission filed with the Council on February 1, 2019 its decision dated January 30, 2019 (the "Decision"), on the application submitted by 2712 Radcliff Yates Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 4a, changing from a C8-1 District to an R7A District and establishing within the proposed R7A District a C2-3 District, which in conjunction with the related action would facilitate the development of a new nine-story mixed-use building with a cellar, at 2712 Williamsbridge Road and 2721 Colden Avenue, in the Allerton neighborhood of Bronx, Community District 11, (ULURP No. C 180261 ZMX) (the "Application");

WHEREAS, the Application is related to application N 180262 ZRX (L.U. No. 349), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) 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 February 14, 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 Revised Negative Declaration issued January 30, 2019, which supersedes the Negative Declaration issued August 31, 2018, and Revised Environmental Assessment Statement issued January 25, 2019 (CEQR No. 18DCP071X) which include an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials and air quality (the "E" Designation (E-498)).

**RESOLVED:**

The Council finds that the action described herein will have no significant impact on the environment as set forth in the (E) Designation (E-498) and Revised 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 180261 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 hereby amended by changing the Zoning Map, Section No. 4a:

1. changing from a C8-1 district to an R7A District property bounded by a line perpendicular to the northeasterly street line of Williamsbridge Road distant 245 feet northwesterly (as measured along the street line) from the point of intersection of the westerly street line of Colden Avenue and the northeasterly street line of Williamsbridge Road, a line midway between Colden Avenue and Williamsbridge Road, a line perpendicular to the westerly street line of Colden Avenue distant 200 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Colden Avenue and the northeasterly street line of Williamsbridge Road, Colden Avenue, and Williamsbridge Road; and
2. establishing within the proposed R7A District a C2-3 District bounded by a line perpendicular to the northeasterly street line of Williamsbridge Road distant 245 feet northwesterly (as measured along the street line) from the point of intersection of the westerly street line of Colden Avenue and the northeasterly street line of Williamsbridge Road, a line midway between Colden Avenue and Williamsbridge Road, a line perpendicular to the westerly street line of Colden Avenue distant 200 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Colden Avenue and the northeasterly street line of Williamsbridge Road, Colden Avenue, and Williamsbridge Road;

as shown on a diagram (for illustrative purposes only) dated September 4, 2018, modified by the City Planning Commission on January 30, 2019, and subject to the conditions of CEQR Declaration E-498, Community District 11, 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 13, 2019, on file in this office.

City Clerk, Clerk of The Council