



Legislation Text

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**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 140**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 210321 ZMX, a Zoning Map amendment (Preconsidered L.U. No. 37).**

**By Council Members Salamanca and Riley**

WHEREAS, Our Lady of Pity Apartments, LLC, filed an application pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, by changing from an R6 District to an R7A District, which in conjunction with the related action would facilitate the development of two new nine-story buildings with approximately 205 100-percent-affordable residential units, 52-62 of which would be permanently affordable, located at 272 East 151<sup>st</sup> Street in the Melrose neighborhood of the Bronx, Community District 1 (ULURP No. C 210321 ZMX) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on April 8, 2022 its decision dated March 16, 2022 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 210322 ZRK (Pre. L.U. No. 38), a zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) area;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on April 12, 2022;

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 November 1<sup>st</sup>, 2021 (CEQR No. 21DCP160X) which includes an (E) designation to avoid the potential for significant adverse impacts related to air quality and noise impacts (E-652) (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 (E) Designation (E-652) and 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 210321 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 6a, changing from an R6 District to an R7A District property bounded by East 151st Street, a line 220 feet southeasterly of Morris Avenue, a line midway between East 150th Street and East 151st Street, a line 270 feet southeasterly of Morris Avenue, East 150th Street, and Morris Avenue, Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated November 1, 2021, and subject to the conditions of CEQR Declaration E-652.

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 \_\_\_\_\_, 2022, on file in this office.

City Clerk, Clerk of The Council