



Legislation Text

File #: Res 1110-2005, Version: *

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1110

Resolution approving the decision of the City Planning Commission on ULURP No. C 050289 ZMX, a Zoning Map change (L.U. No. 515).

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on June 27, 2005 its decision dated June 22, 2005 (the "Decision"), on the application submitted by the Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment to the Zoning Map (ULURP No. C 050289 ZMX) (the "Application");

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, Council held a public hearing on the Decision and Application on July 25, 2005;

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

WHEREAS, the Council has considered the relevant environmental issues and the Negative Declaration, issued on February 14, 2005 which included an (E) designation (E-146) (CEQR No. 05DCP054X);

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, 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 Nos. 2b, 4a:

- 1. eliminating from an existing R4 District a C1-2 District bounded by East Gun Hill Road, Hammersley Avenue, Fenton Avenue, East Gun Hill Road, DeWitt Place, a line 150 feet southwesterly of East Gun Hill Road, and Sexton Place;**

2. **eliminating from an existing R4 District a C2-4 District bounded by** East Gun Hill Road, Fenton Avenue, Knapp Street, a line 100 feet northeasterly of East Gun Hill Road, a line 100 feet southeasterly of Knapp Street, Eastchester Road, Adea Avenue, East Gun Hill Road, O'Neil Place, a line 150 feet southwesterly of East Gun Hill Road, and Morgan Avenue;
3. **eliminating from an existing R5 District a C1-2 District bounded by** Burke Avenue, Fish Avenue, East Gun Hill Road, a line perpendicular to the southwesterly line of Seymour Avenue distant 230 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Seymour Avenue and the northwesterly street line of Hammersley Avenue, Seymour Avenue, Hammersley Avenue, East Gun Hill Road, Sexton Place, a line 150 feet southwesterly of East Gun Hill Road, and Wilson Avenue;
4. **changing from an R3-2 District to an R3X District property bounded by** Waring Avenue, Tiemann Avenue, a line 200 feet southerly of Waring Avenue, a line midway between Lodovick Avenue and Tiemann Avenue, a line 100 feet southerly of Waring Avenue, a line midway between Gunther Avenue and Lodovick Avenue, Waring Avenue, Delanoy Avenue, a line 310 feet southerly of Waring Avenue, a line midway between Bruner Avenue and Delanoy Avenue, a line 100 feet northerly of Astor Avenue, Bruner Avenue, a line 250 feet northwesterly of Stillwell Avenue, Demeyer Street, a line 100 feet northwesterly of Stillwell Avenue, a line midway between Vance Street and Demeyer Street, a line 175 feet northwesterly of Stillwell Avenue, Vance Street, a line 100 feet southeasterly of Waring Avenue, a line midway between Ely Avenue and Vance Street, a line 260 feet southeasterly of Waring Avenue, Ely Avenue, Stillwell Avenue, Bronx and Pelham Parkway, a line midway between Mickle Avenue and Woodhull Avenue and its southerly prolongation, a line 100 feet southerly of Astor Avenue, Mickle Avenue, Astor Avenue, Westervelt Avenue, a line 100 feet northerly of Astor Avenue, a line midway between Kingsland Avenue and Westervelt Avenue, a line 100 feet southerly of Waring Avenue, and Kingsland Avenue;
5. **changing from an R3-2 District to an R4A District property bounded by:**
 - a. Waring Avenue, Tenbroeck Avenue and its southerly centerline prolongation Bronx and Pelham Parkway, and Williamsbridge Road; and
 - b. Waring Avenue, Eastchester Road, Mace Avenue, Westervelt Avenue, a line 400 feet northerly of Mace Avenue, a line midway between Kingsland Avenue and Westervelt Avenue, an unnamed street and its westerly centerline prolongation, a line midway between Tiemann Avenue and Kingsland Avenue, a line 100 feet northerly of Mace Avenue, Kingsland Avenue, a line 100 feet southerly of Mace Avenue, a line midway between Kingsland Avenue and Westervelt Avenue, Waring Avenue, Woodhull Avenue, Astor Avenue, and Fish Avenue;
6. **changing from an R4 District to an R4A District property bounded by:**
 - a. a line 100 feet southerly of Allerton Avenue, a line midway between Laconia Avenue and Lurting Avenue, a line 275 feet southerly of Allerton Avenue, Laconia Avenue, Mace Avenue, a

line midway between Yates Avenue and Laconia Avenue, a line 100 feet southerly of Mace Avenue, Yates Avenue, Mace Avenue, a line midway between Hering Avenue and Yates Avenue, a line 100 feet southerly of Allerton Avenue, Hering Avenue, Allerton Avenue, a line midway between Tenbroeck Avenue and Hering Avenue, Mace Avenue, Tenbroeck Avenue, a line 125 feet southerly of Allerton Avenue, Pearsall Avenue, a line 100 feet southerly of Allerton Avenue, Stedman Place, Pearsall Avenue, Esplanade, Waring Avenue, Williamsbridge Road, a line 100 feet northerly of Waring Avenue, and Lurting Avenue; and

- b. a line 160 feet southerly of Mace Avenue, Seymour Avenue, a line 100 feet northerly of Waring Avenue, Morgan Avenue, a line 200 feet southerly of Mace Avenue, Fenton Avenue, Mace Avenue, a line midway between Fenton Avenue and Morgan Avenue, a line 150 feet northerly of Mace Avenue, Morgan Avenue, a line 100 feet southerly of Allerton Avenue, Fenton Avenue, a line 350 feet northerly of Mace Avenue, a line 100 feet easterly of Fenton Avenue, Mace Avenue, Eastchester Road, Waring Avenue, and Fish Avenue;

7. **changing from an R3-2 District to an R4-1 District property bounded by** Waring Avenue, Fish Avenue, Astor Avenue, Woodhull Avenue, Waring Avenue, a line midway between Kingsland Avenue and Westervelt Avenue, a line 100 feet southerly of Mace Avenue, Kingsland Avenue, a line 100 feet northerly of Mace Avenue, a line midway between Tiemann Avenue and Kingsland Avenue, an unnamed street and its westerly centerline prolongation, a line midway between Kingsland Avenue and Westervelt Avenue, a line 400 feet northerly of Mace Avenue, Westervelt Avenue, Allerton Avenue, Eastchester Road, East Gunhill Road, Lodovick Avenue, Mace Avenue, a line 100 feet easterly of Delanoy Avenue, Waring Avenue, Vance Street, a line 175 feet northwesterly of Stillwell Avenue, a line midway between Vance Street and Demeyer Street, a line 100 feet northwesterly of Stillwell Avenue, Demeyer Street, a line 250 feet northwesterly of Stillwell Avenue, Bruner Avenue, a line 100 feet northerly of Astor Avenue, a line midway between Bruner Avenue and Delanoy Avenue, a line 310 feet southerly of Waring Avenue, Delanoy Avenue, Waring Avenue, a line midway between Gunther Avenue and Lodovick Avenue, a line 100 feet southerly of Waring Avenue, a line midway between Lodovick Avenue and Tiemann Avenue, a line 200 feet southerly of Waring Avenue, Tiemann Avenue, Waring Avenue, Kingsland Avenue, a line 100 feet southerly of Waring Avenue, a line midway between Kingsland Avenue and Westervelt Avenue, a line 100 feet northerly of Astor Avenue, Westervelt Avenue, Astor Avenue, Mickle Avenue, a line 100 feet southerly of Astor Avenue, a line midway between Mickle Avenue and Woodhull Avenue and its southerly prolongation, Bronx and Pelham Parkway, and Tenbroeck Avenue and its southerly centerline prolongation;

8. **changing from an R4 District to an R4-1 District property bounded by:**

- a. Arnow Avenue, a line midway between Hone Avenue and Paulding Avenue, a line 100 feet southeasterly of Boston Road, Hone Avenue, a line 100 feet southerly of Adee Avenue, a line midway between Lurting Avenue and Hone Avenue, a line 100 feet northerly of Arnow Avenue, Laconia Avenue, a line 110 feet northerly of Arnow Avenue, Tenbroeck Avenue, a line 100 feet northerly of Allerton Avenue, a line midway between Yates Avenue and Laconia Avenue, Mace Avenue, Laconia Avenue, a line 275 feet southerly of Allerton Avenue, a line midway between Laconia Avenue and Lurting Avenue, a line 100 feet southerly of Allerton Avenue, Lurting Avenue, a line 100 feet northerly of Waring Avenue, Williamsbridge Road, and Colden Avenue;
- b. a line 175 feet southerly of Allerton Avenue, Wilson Avenue, Waring Avenue, Pearsall Avenue, a line 100 feet northerly of Waring Avenue, a line midway between Throop Avenue and Pearsall

Avenue, a line 225 feet northerly of Waring Avenue, Throop Avenue, Mace Avenue, and Bouck Avenue;

- c. Hammersley Avenue, a line 125 feet southwesterly of Mickle Avenue, Adee Avenue, Mickle Avenue, a line 325 feet northwesterly of Arnow Avenue, Kingsland Avenue, a line 290 feet northwesterly of Arnow Avenue, a line midway between Tiemann Avenue and Kingsland Avenue, Arnow Avenue, Kingsland Avenue, East Gun Hill Road, Eastchester Road, Arnow Avenue, DeWitt Place, a line 150 feet southwesterly of East Gun Hill Road, O'Neil Place, East Gun Hill Road, Adee Avenue, Eastchester Road, Knapp Street, and Fenton Avenue; and
- d. Hammersley Avenue, Grace Avenue, Adee Avenue, Bruner Avenue, Arnow Avenue, a line midway between Gunther Avenue and Tiemann Avenue, Adee Avenue, Gunther Avenue, a line 275 feet northwesterly of Arnow Avenue, a line midway between Wickham Avenue and Gunther Avenue, a line 125 feet southeasterly of Adee Avenue, Wickham Avenue, Adee Avenue, a line midway between Bruner Avenue and Wickham Avenue, a line 110 feet northwesterly of Adee Avenue, Wickham Avenue, a line 100 feet southeasterly of Hammersley Avenue, and Gunther Avenue;

9. changing from an R5 District to an R4-1 District property bounded by Givan Avenue, a line midway between Corsa Avenue and Fenton Avenue, a line 100 feet northwesterly of Burke Avenue, Eastchester Road, a line 100 feet southeasterly of Givan Avenue, a line midway between Mickle Avenue and Eastchester Road, Burke Avenue, Eastchester Road, Hammersley Avenue, Seymour Avenue, a line 300 feet southeasterly of Burke Avenue, a line midway between Seymour Avenue and Fish Avenue, Burke Avenue, and a line midway between Fish Avenue and Wilson Avenue;

10. changing from an R4 District to an R6B District property bounded by Hammersley Avenue, Fenton Avenue, Knapp Street, Eastchester Road, Adee Avenue, East Gun Hill Road, O'Neil Place, a line 150 feet southwesterly of East Gun Hill Road, Sexton Place and East Gun Hill Road;

11. changing from an R5 District to an R6B District property bounded by Burke Avenue, a line midway between Seymour Avenue and Fish Avenue, a line 300 feet southeasterly of Burke Avenue, Seymour Avenue, Hammersley Avenue, East Gun Hill Road, Sexton Place, a line 150 feet southwesterly of East Gun Hill Road, and Wilson Avenue; and

12. establishing within a proposed R6B District a C2-3 District bounded by Burke Avenue, Fish Avenue, East Gun Hill Road, a line perpendicular to the southwesterly line of Seymour Avenue distant 230 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Seymour Avenue and the northwesterly street line of Hammersley Avenue, Seymour Avenue, Hammersley Avenue, Fenton Avenue, Knapp Street, a line 100 feet northeasterly of East Gun Hill Road, a line 100 feet southeasterly of Knapp Street, Eastchester Road, Adee Avenue, East Gun Hill Road, O'Neil Place, a line 150 feet southwesterly of East Gun Hill Road, and Wilson Avenue;

as shown on a diagram (for illustrative purposes only) dated February 14, 2005, and which includes the CEQR designation E-146, Community Districts 11 and 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 July 27, 2005, on file in this office.

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City Clerk, Clerk of The Council