



Legislation Details (With Text)

File #: Res 0827-2015 **Version:** * **Name:** LU 261 - Zoning, Tres Puentes - 285 East 138TH ST, Bronx (C 150288 ZMX)

Type: Resolution **Status:** Adopted

In control: Committee on Land Use

On agenda: 8/13/2015

Enactment date: **Enactment #:**

Title: Resolution approving the decision of the City Planning Commission on ULURP No. C 150288 ZMX, a Zoning Map amendment (L.U. No. 261).

Sponsors:

Indexes:

Attachments: 1. August 13, 2015 - Stated Meeting Agenda with Links to Files, 2. Hearing Transcript of the Stated Meeting - August 13, 2015, 3. Committee Report, 4. Minutes of the Stated Meeting - August 13, 2015

Date	Ver.	Action By	Action	Result
8/12/2015	*	Committee on Land Use	Approved by Committee	
8/13/2015	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 827

Resolution approving the decision of the City Planning Commission on ULURP No. C 150288 ZMX, a Zoning Map amendment (L.U. No. 261).

By Council Members Greenfield and Richards

WHEREAS, the City Planning Commission filed with the Council on July 17, 2015 its decision dated July 1, 2015 (the "Decision"), on the application submitted by West Side Federation for Senior and Supportive Housing, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 6a, changing from R6 to R7-2, R7-2/C1-4, R7-2/C2-4 and R6/C1-4 districts to facilitate the development of two new low-income residential senior housing buildings, one 8-story and one 12-story, with ground floor retail space, community facility space, parking and open space, in Community District 1 (ULURP No. C 150288 ZMX), Borough of the Bronx (the "Application");

WHEREAS, the Application is related to application N 150287 ZRX (L.U. No. 260), a zoning text amendment to permit a reduction in required parking; C 150289 ZSX (L.U. No. 262), a special permit pursuant to Section 74-743(a)(2) to permit location of buildings without regard to applicable yard, court, distance between buildings and height and setback regulations; and C 150344 ZSX (L.U. No. 263), a special permit pursuant to Section 74-745(c) to waive the number of required off-street accessory parking spaces;

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 August 11, 2015;

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, including the negative declaration (CEQR No. 15DCP119X) issued on April 20, 2015 (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 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 150288 ZMX, incorporated by reference herein, 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 No. 6a:

1. changing from an R6 to an R7-2 District property bounded by East 139th Street and its northwesterly prolongation, a line 150 feet northwesterly of Alexander Avenue, a line midway between East 139th Street and East 138th Street, a line 100 feet northwesterly of Alexander Avenue, East 138th Street, Morris Avenue, Third Avenue, and Morris Avenue;
2. establishing within an existing R6 District a C1-4 District bounded by a line midway between East 139th Street and East 138th Street, Alexander Avenue, East 138th Street, and a line 100 feet northwesterly of Alexander Avenue;
3. establishing within a proposed R7-2 District a C1-4 District bounded by a line midway between East 139th Street and East 138th Street, a line 100 feet northwesterly of Alexander Avenue, East 138th Street, and a line 100 feet southeasterly of Third Avenue; and
4. establishing within a proposed R7-2 District a C2-4 District bounded by East 139th Street and its northwesterly prolongation, a line 100 feet southeasterly of Third Avenue, East 138th Street, Morris Avenue, Third Avenue, and Morris Avenue;

as shown on a diagram (for illustrative purposes only), dated April 20, 2015, Community District 1, 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 August 13, 2015, on file in this office.

City Clerk, Clerk of The Council