



Legislation Details (With Text)

**File #:** Res 0270-2022      **Version:** \*      **Name:** LU 63 - Zoning, 4541 Furman Avenue Rezoning, Bronx (C 200228 ZMX)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 7/14/2022

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 200228 ZMX, a Zoning Map amendment (L.U. No. 63).

**Sponsors:** Rafael Salamanca, Jr., Kevin C. Riley

**Indexes:**

**Attachments:** 1. May 19, 2022 - Stated Meeting Agenda, 2. Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, 3. Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, 4. July 14, 2022 - Stated Meeting Agenda, 5. Hearing Transcript - Stated Meeting 7-14-22, 6. Minutes of the Stated Meeting - July 14, 2022, 7. City Planning Commission Approval Letter, 8. Res. No. 270, 9. Committee Report

Date	Ver.	Action By	Action	Result
6/14/2022	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
7/14/2022	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 270**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 200228 ZMX, a Zoning Map amendment (L.U. No. 63).**

**By Council Members Salamanca and Riley**

WHEREAS, Markland 4551, 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. 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 with approximately 148 units of affordable housing, approximately 7,150 square feet of retail use on the ground floor and approximately 11,100 square feet of community facility space located at 4541 Furman Avenue in the Wakefield neighborhood of the Bronx, Community District 12 (ULURP No. C 200228 ZMX) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on May 13, 2022 its decision dated May 11, 2022 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 200229 ZRX (L.U. No. 64), a zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) area and to Appendix I to extend the boundary of Transit Zone 1;

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 May 31, 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 January 3<sup>rd</sup>, 2022 (CEQR No. 20DCP159X) which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise impacts (E-656) (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-656) 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 200228 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 2a:

1. changing from an M1-1 District to an R7D District property bounded by White Plains Road, East 240<sup>th</sup> Street, Furman Avenue and a line 300 feet northeasterly of East 239<sup>th</sup> Street; and
2. Establishing within the proposed R7D District a C2-4 District bounded by White Plains Road, East 240<sup>th</sup> Street, a line midway between White Plains Road and Furman Avenue, and a line 300 feet northeasterly of East 239<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated January 3, 2022, and subject to the conditions of CEQR Declaration E-656, Borough of the Bronx, Community District 12.

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