



Legislation Details (With Text)

**File #:** Res 1655-2021      **Version:** \*      **Name:** LU 777 - Zoning, Arthur Avenue Hotel Rezoning, Bronx (C 210027 ZMX)

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

**In control:** Committee on Land Use

**On agenda:** 5/27/2021

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 210027 ZMX, a Zoning Map amendment (L.U. No. 777).

**Sponsors:** Rafael Salamanca, Jr., Francisco P. Moya

**Indexes:**

**Attachments:** 1. Res. No. 1655, 2. April 22, 2021 - Stated Meeting Agenda with Links to Files, 3. Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, 4. Hearing Testimony - Zoning 5-4-21, 5. Calendar of the Zoning Subcommittee Meeting - May 19, 2021, 6. Land Use Calendar - May 25, 2021, 7. May 27, 2021 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 5-27-21, 9. Minutes of the Stated Meeting - May 27, 2021, 10. Committee Report

Date	Ver.	Action By	Action	Result
5/25/2021	*	Committee on Land Use	Approved by Committee	
5/27/2021	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1655**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 210027 ZMX, a Zoning Map amendment (L.U. No. 777).**

**By Council Members Salamanca and Moya**

WHEREAS, 2461 Hughes Associates, 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. 3c, eliminating from within an existing R6 District a C2-4 District, changing from an R6 District to a C6-1 District, and establishing within an existing R6 District a C1-4 District, which in conjunction with the related action would facilitate the development of two new buildings comprised of a seven-story residential building and a 13-story hotel fronting East 188th Street in the Belmont neighborhood of The Bronx, Community District 6 (ULURP No. C 210027 ZMX), (the "Application");

WHEREAS, the City Planning Commission filed with the Council on April 16, 2021, its decision dated April 7, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 210028 ZRX (L.U. No. 778), 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 of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on May 4, 2021;

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 4<sup>th</sup>, 2021 (CEQR No. 21DCP079X ), which includes an (E) designation to avoid the potential for significant adverse impacts related to air quality and hazardous materials impacts (E-599) (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-599) 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 210027 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 No. 3c:

1. eliminating from within an existing R6 District a C2-4 District bounded by a line 145 feet northeasterly of East 188th Street, a line midway between Arthur Avenue and Hughes Avenue, East 188th Street, and Arthur Avenue;
2. changing from an R6 District to a C6-1 District property bounded by a line 145 feet northeasterly of East 188th Street, Hughes Avenue, East 188th Street, and Arthur Avenue; and
3. establishing within an existing R6 District a C1-4 District bounded by the southwesterly boundary line of Vincent Ciccarone Playground and its northwesterly and southeasterly prolongations, Hughes Avenue, a line 100 feet northeasterly of East 188th Street, and Arthur Avenue;

as shown on a diagram (for illustrative purposes only) dated January 4, 2021, and subject to the conditions of CEQR Declaration E-599, Borough of the Bronx, Community District 6.

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 May 27, 2021, on file in this office.

City Clerk, Clerk of The Council