



Legislation Details (With Text)

**File #:** Res 0271-2022      **Version:** \*      **Name:** LU 64 - Zoning, 4541 Furman Avenue Rezoning, Bronx (N 200229 ZRX)

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

**In control:** Committee on Land Use

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

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

**Title:** Resolution approving with modifications the decision of the City Planning Commission on Application No. N 200229 ZRX, for an amendment of the text of the Zoning Resolution (L.U. No. 64).

**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. 271, 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. 271**

**Resolution approving with modifications the decision of the City Planning Commission on Application No. N 200229 ZRX, for an amendment of the text of the Zoning Resolution (L.U. No. 64).**

**By Council Members Salamanca and Riley**

WHEREAS, Markland 4551, LLC, filed an application pursuant to Section 201 of the New York City Charter, for an amendment of the text of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area and Appendix I for the purpose of modifying the existing Transit Zone, 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. N 200229 ZRX) (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 C 200228 ZMX (L.U. No. 63), a zoning map amendment to change an M1-1 zoning district to an R7D/C2-4 zoning district;

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 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 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”). The Council has also considered the Technical Memorandum dated June \_\_, 2022;

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), Negative Declaration and Technical Memorandum.

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, N 200229 ZRX, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission with the following modifications:

- Matter underlined is new, to be added;
- Matter ~~struck-out~~ is to be deleted;
- Matter within # # is defined in Section 12-10;
- \* \* \* indicates where unchanged text appears in the Zoning Resolution
- Matter double struck out is old, deleted by the City Council;
- Matter double-underlined is new, added by the City Council

\* \* \*

**APPENDIX F  
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**The Bronx**

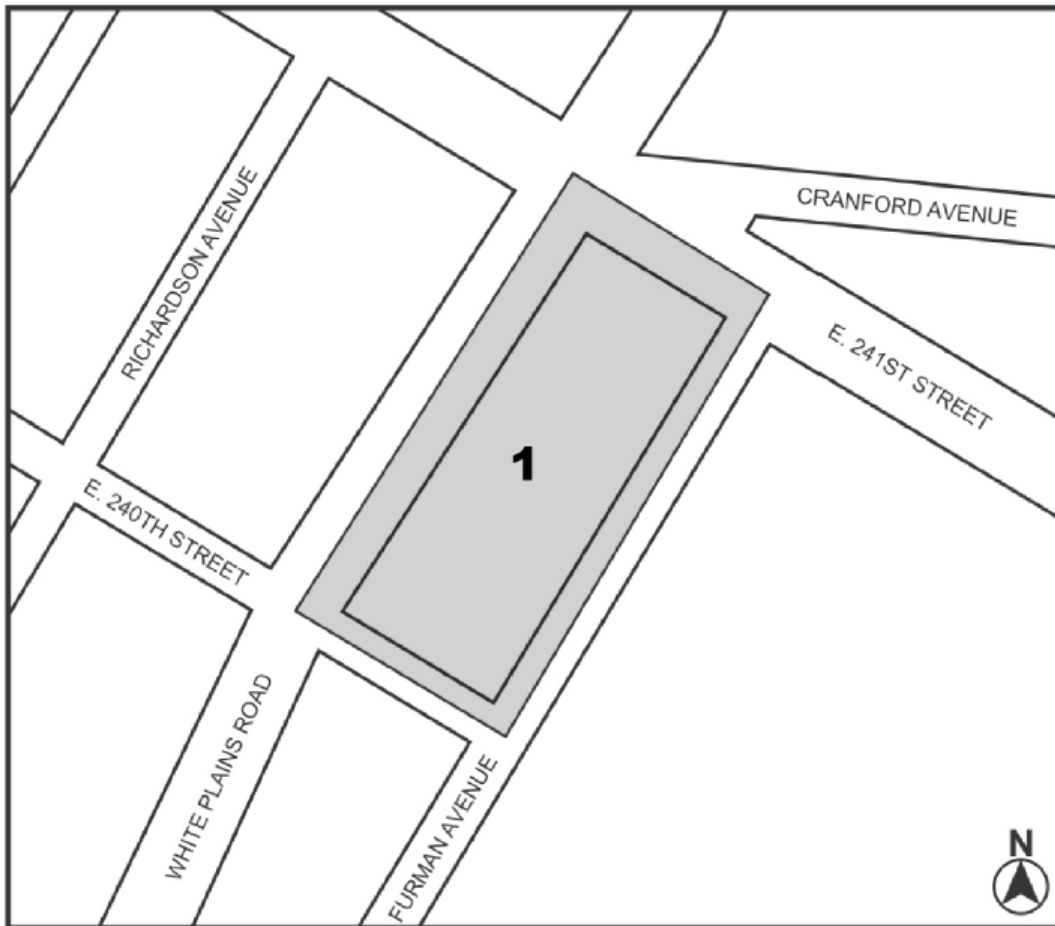
\* \* \*


**The Bronx Community District 12**

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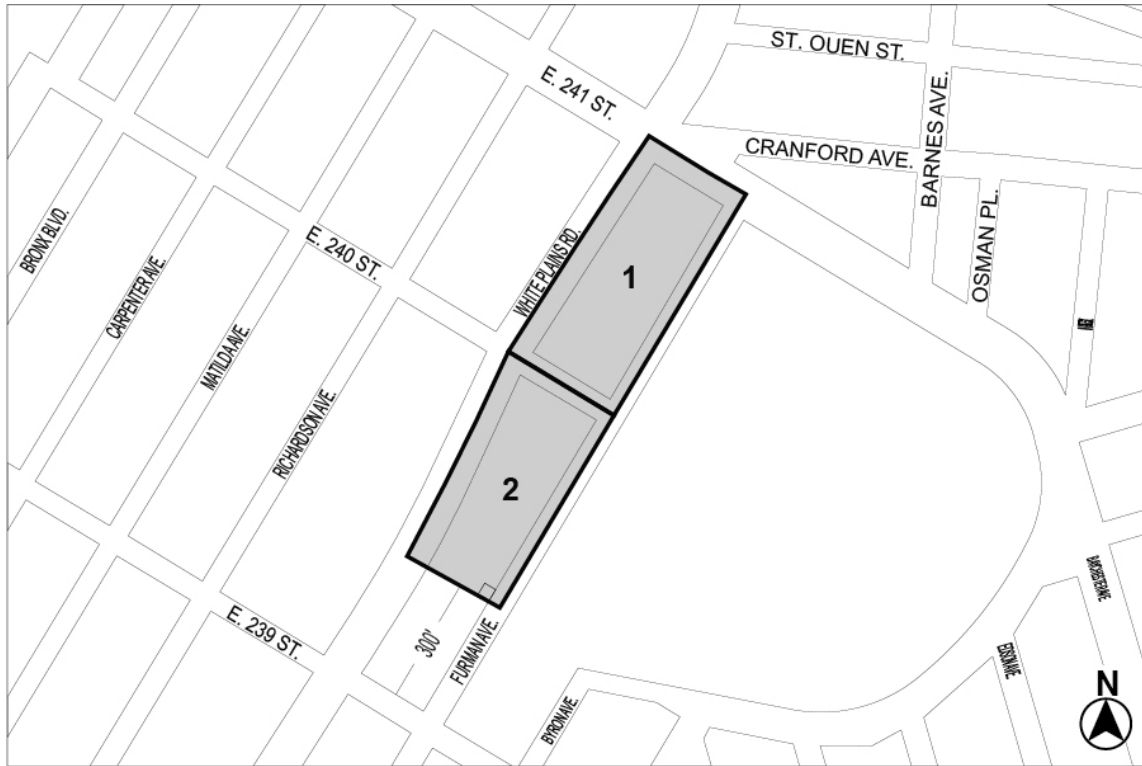
Map 1 - [date of adoption]

[EXISTING MAP]



 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*  
Area 1 — 2/13/19 MIH Program Option 1 and Option 2

[PROPOSED MAP]



- Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*
- Area 1 — 2/13/19 MIH Program Option 1 and Option 2
- Area 2 — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 12, The Bronx

\* \* \*

**APPENDIX I  
TRANSIT ZONE**

[EXISTING MAP]



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