



Legislation Details (With Text)

**File #:** Res 1776-2013      **Version:** \*      **Name:** LU 803 - Zoning, 580 Gerard Ave, Bronx (C 130064 ZMX)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 5/22/2013

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 130064 ZMX, a Zoning Map amendment (L.U. No. 803).

**Sponsors:** Leroy G. Comrie, Jr., Mark S. Weprin

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 5-22-13

Date	Ver.	Action By	Action	Result
5/14/2013	*	Committee on Land Use	Approved by Committee	
5/22/2013	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1776

Resolution approving the decision of the City Planning Commission on ULURP No. C 130064 ZMX, a Zoning Map amendment (L.U. No. 803).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on April 12, 2013 its decision dated April 10, 2013 (the "Decision"), on the application submitted by NR Property 2 LLC , pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 6a, to change an M1-2 district to an R7A district with a C2-4 overlay, which along with its related text amendment action would facilitate the construction of a seven-story, 147,821 square foot, mixed use development with 124 residential units and ground floor retail located at the corner of East 150<sup>th</sup> Street and Gerard Avenue (Block 2353, Lot 1) in Community District 4 (ULURP No. C 130064 ZMX), Borough of the Bronx (the "Application");

WHEREAS, the Application is related to application N 130065 ZRX (L.U. No. 804), a zoning text amendment to apply the Inclusionary Housing Program to the proposed R7A district;

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 May 13, 2013;

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, the negative declaration (CEQR No. 11DCP143X) issued on November 13, 2012 (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 and subject to CEQR Declaration E-292.

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 this report, C 130064 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 M1-2 District to an R7A District property bounded by a line 360 feet northerly of East 150th Street, a line midway between Gerard Avenue and Walton Avenue, East 150th Street, and Gerard Avenue; and
2. establishing within a proposed R7A District a C2-4 District a line 360 feet northerly of East 150th Street, a line midway between Gerard Avenue and Walton Avenue, East 150th Street, and Gerard Avenue;

as shown on a diagram (for illustrative purposes only) dated November 13, 2012 and subject to the CEQR Declaration E-292, Community District 4, 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 May 22, 2013, on file in this office.

City Clerk, Clerk of The Council