



## Legislation Details (With Text)

<b>File #:</b>	Res 1711-2021	<b>Version:</b>	*	<b>Name:</b>	LU 790 - Zoning, 909 Castle Hill Avenue Rezoning, Bronx (C 190118 ZMX)
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Adopted:</b>	Adopted
		<b>In control:</b>		<b>Committee on Land Use:</b>	Committee on Land Use
<b>On agenda:</b>	6/30/2021				
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	Resolution approving the decision of the City Planning Commission on ULURP No. C 190118 ZMX, a Zoning Map amendment (L.U. No. 790).				
<b>Sponsors:</b>	Rafael Salamanca, Jr., Francisco P. Moya				
<b>Indexes:</b>					
<b>Attachments:</b>	1. Res. No. 1711, 2. May 12, 2021 - Stated Meeting Agenda with Links to Files, 3. Calendar of the Zoning Subcommittee Meeting - May 19, 2021, 4. Calendar of the Subcommittee Meetings - June 1 and 2, 2021, 5. June 17, 2021 - Stated Meeting Agenda with Links to Files, 6. City Planning Commission Approval Letter, 7. June 30, 2021 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 6-30-21, 9. Committee Report, 10. Minutes of the Stated Meeting - June 30, 2021				

Date	Ver.	Action By	Action	Result
6/16/2021	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
6/30/2021	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1711

**Resolution approving the decision of the City Planning Commission on ULURP No. C 190118 ZMX, a Zoning Map amendment (L.U. No. 790).**

#### By Council Members Salamanca and Moya

WHEREAS, 510 East Realty Inc., 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. 7a, changing from an R3-2 District to an R6B and establishing within the proposed R6B District a C1-3 District, which in conjunction with the related action would facilitate the construction of a mixed-use building containing a total of approximately 35 units of affordable housing, nine of which would be permanently affordable at 909 Castle Hill Avenue in the Castle Hill neighborhood of Bronx Community District 9 (ULURP No. C 190118 ZMX) (the "Application");

WHEREAS the City Planning Commission filed with the Council on May 10, 2021 its decision dated May 5, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 210096 ZRX (L.U. No. 791), 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 19, 2020;

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 December 14<sup>th</sup>, 2020 (CEQR No. 19DCP222X) which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise (E-596) (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-596) 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 190118 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. 7a:

1. changing from an R3-2 District to an R6B property bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, a line 180 feet westerly of Castle Hill Avenue, a line midway between Quimby Avenue and Story Avenue, and a line 80 feet westerly of Castle Hill Avenue; and
2. establishing within the proposed R6B District a C1-3 District bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, and a line 80 feet westerly of Castle Hill Avenue; as shown on a diagram (for illustrative purposes only) dated December 14, 2020, and subject to the conditions of CEQR Declaration E-596.

as shown on a diagram (for illustrative purposes only) dated December 14, 2020 and subject to the conditions of CEQR Declaration E-596, Community District 9, 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 June 30, 2021, on file in this office.

City Clerk, Clerk of The Council