



Legislation Details (With Text)

**File #:** Res 0330-2014      **Version:** \*      **Name:** LU 62 - Zoning, W. 51st and W. 53rd Streets and 10th and 11th Aves, Manhattan (C 140181 ZMM)

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

**In control:** Committee on Land Use

**On agenda:** 6/26/2014

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 140181 ZMM, a Zoning Map amendment (L.U. No. 62).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 6-26-14, 3. Minutes of the Stated Meeting - June 26, 2014

Date	Ver.	Action By	Action	Result
6/19/2014	*	Committee on Land Use	Approved by Committee	
6/26/2014	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 330

Resolution approving the decision of the City Planning Commission on ULURP No. C 140181 ZMM, a Zoning Map amendment (L.U. No. 62).

By Council Members Greenfield and Weprin

WHEREAS, the City Planning Commission filed with the Council on May 12, 2014 its decision dated May 7, 2014 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section 8c, to change M1-5 (CL) and R8A (CL) districts to R9/C2-5 (CL), and R8 (CL) to R8A (CL) districts. This action, along with the other related actions, would facilitate the development of two new buildings and rehabilitation of one building to provide approximately 530 residential units (of which 206 would be affordable to low-, moderate- and middle-income residents), 58,709 square feet of commercial floor area and approximately 7,500 SF of community gardens on portions of two blocks bounded by West 51<sup>st</sup> Street and West 53<sup>rd</sup> Street between Tenth and Eleventh avenues in Community District 4 (ULURP No. C 140181 ZMM), Borough of Manhattan (the "Application");

WHEREAS, the Application is related to applications N 140182 ZRM (L.U. No. 63), an amendment to Zoning Resolution Section 96-00 Appendix A to include portions of the Project area in the Other Area - Western Subarea C2; Appendix F to include portions of the Project area in the Inclusionary Housing designated area; Section 96-31 to amend IH program to include low-, moderate and middle-income bands within R8A districts in the CL; Section 96-32 to amend IH program to include low-, moderate- and middle-income bands within R9 districts in the CL, and permit certain commercial and manufacturing uses in the Project area; C 140183 ZSM (L.U. No. 64), a special permit pursuant to Section 74-74, Large-Scale General Development, to permit the transfer of floor area and height and setback waivers in a new Large-Scale General Development;

and C 140185 HAM (L.U. No. 65), an urban development area action project designation and disposition of property on portions of blocks bounded by West 51<sup>st</sup> and West 53rd streets; 10th and 11th avenues;

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 June 17, 2014;

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 revised negative declaration (CEQR No. 13HPD106M) dated April 29, 2014 (the “Revised Negative Declaration”);

**RESOLVED:**

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Revised 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 this report, C 140181 ZMM, 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. 8c:

1. changing from an R8 District to an R8A District property bounded by West 52nd Street, a line 225 feet easterly of 11th Avenue, a line midway between West 52nd Street and West 51st Street, a line 200 feet easterly of 11th Avenue, West 51st Street, and a line 100 feet easterly of 11th Avenue;
2. changing from an R8A District to an R9 District property bounded by a line midway between West 53rd Street and West 52nd Street, a line 250 feet easterly of 11th Avenue, West 52nd Street, and a line 225 feet easterly of 11th Avenue;
3. changing from an M1-5 District to an R9 District property bounded by West 53rd Street, a line 275 feet westerly of 10th Avenue, West 52nd Street, a line 375 feet easterly of 11th Avenue, a line midway between West 53rd Street and West 52nd Street, a line 225 feet easterly of 11th Avenue, West 52nd Street, and a line 125 feet easterly of 11th Avenue; and
4. establishing within the proposed R9 District a C2-5 District bounded by West 53rd Street, a line 275 feet westerly of 10th Avenue, West 52nd Street, a line 375 feet easterly of 11th Avenue, a line midway between West 53rd Street and West 52nd Street, a line 250 feet easterly of 11th Avenue, West 52nd Street, and a line 125 feet easterly of 11th Avenue;

as shown on a diagram (for illustrative purposes only) dated December 2, 2013, Community District 4, Borough of Manhattan.

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 26, 2014, on file in this office.

City Clerk, Clerk of The Council