



Legislation Details (With Text)

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**In control:** Committee on Land Use

**On agenda:** 6/2/2022

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**Title:** Resolution approving a motion to file pursuant to withdrawal of the application regarding the decision of the City Planning Commission on ULURP No. C 220137(A) ZSM, for the grant of a special permit (L.U. No. 56).

**Sponsors:** Rafael Salamanca, Jr., Kevin C. Riley

**Indexes:**

**Attachments:** 1. May 5, 2022 - Stated Meeting Agenda, 2. Hearing Transcript - Stated Meeting 5-5-22, 3. Minutes of the Stated Meeting - May 5, 2022, 4. Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, 5. Hearing Testimony - Zoning 5-10-22, 6. Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, 7. June 2, 2022 - Stated Meeting Agenda, 8. Hearing Transcript - Stated Meeting 6-2-22, 9. Minutes of the Stated Meeting - June 2, 2022, 10. Withdrawal Letter, 11. Res. No. 214, 12. Committee Report

Date	Ver.	Action By	Action	Result
6/1/2022	*	Committee on Land Use	Filed by Committee	
6/2/2022	*	City Council	Filed by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 214**

**Resolution approving a motion to file pursuant to withdrawal of the application regarding the decision of the City Planning Commission on ULURP No. C 220137(A) ZSM, for the grant of a special permit (L.U. No. 56).**

**By Council Members Salamanca and Riley**

WHEREAS, One45 Lenox, LLC, filed an application pursuant to Sections 197-c and 201 and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure of the New York City Charter for the grant of special permits pursuant to Section 74-744(b) of the Zoning Resolution to modify requirements of Section 32-42 (Location Within Buildings) to allow commercial uses (banquet hall use & office amenity space) to be located above residential use, and to modify the requirements of Section 32-423 (Limitation on ground floor location) to allow Use Group 9 uses (banquet hall use) to be located within 50 feet of the street wall of a mixed-use building (Building 1); and Section 74-744(c) of the Zoning Resolution to modify the signage regulations of Section 32-641 (Total Surface Area of Signs), 32-642 (Non-Illuminated Signs), 32-644 (Illuminated or Flashing Signs in C4, C5-4, C6 & C7 Districts), Section 32-652 (Permitted Projection in all other Commercial Districts) and Section 32-655 (Height of Signs in all other Commercial Districts); in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145<sup>th</sup> Street, Lenox Avenue - Malcolm X. Boulevard, West 144<sup>th</sup> Street, a line 100 feet northwesterly of Lenox Avenue - Malcolm X. Boulevard, a line midway between West 144<sup>th</sup> Street and West 145<sup>th</sup> Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33,

38, 44 and 50), in a C4-6 District, which in conjunction with the related actions would facilitate the development of a new 32-story, approximately 826,000-square-foot mixed-use building, with approximately 866 to 939 dwelling units; 80,431 to 135,581 square feet of commercial floor area; approximately 44,000 square feet of community facility floor area; and 130 to 141 off-street accessory parking spaces in the Central Harlem neighborhood of Manhattan Community District 10 (ULURP No. C 220137(A) ZSM) (the “Application”);

WHEREAS, the City Planning Commission filed with the Council on April 25, 2022, its decision dated April 25, 2022 (the “Decision”) on the Application;

WHEREAS, the Application is related to applications C 220134 ZMM (L.U. No. 53), zoning map amendment to change the current zoning designation of the project area from C8-3 and R7-2/C1-4 zoning districts to a C4-6 zoning district; N 220135 ZRM (L.U. No. 54), zoning text amendment to establish the project area as a Mandatory Inclusionary Housing (MIH) area and to allow, by a special permit, commercial uses above residential units; C 220136 ZSM (L.U. No. 55), special permit to modify the height and setback regulations; and C 220142 ZSM (L.U. No. 57), special permit to modify residential parking regulations;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 74-744 of the Zoning Resolution of the City of New York;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on May 10, 2022;

WHEREAS, by submission dated May 31, 2022 and submitted to the Council on May 31, 2022, the Applicant withdrew the application.

RESOLVED:

The Council approves the motion to file pursuant to withdrawal in accordance with Rules 7.90 and 11.60(b) of the Rules of the Council.

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