



Legislation Details (With Text)

**File #:** Res 0216-2004 **Version:** \* **Name:** LU 36 - ULURP, 2-10 West End Ave, Manhattan (030549ZRM)  
**Type:** Resolution **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 3/10/2004

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

**Title:** Resolution approving the decision of the City Planning Commission on Application No. N 030549 ZRM, an amendment to the text of the Zoning Resolution relating to Article III, Chapter 4, Sections 34-221 / 34-226 (Bulk Regulations for Residential Buildings in Commercial Districts), and Section 34-31 (Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts) to allow the Inclusionary Housing program to apply in C4-7 Districts in Community District 7, Manhattan (L.U. No. 36).

**Sponsors:** Melinda R. Katz

**Indexes:**

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

Date	Ver.	Action By	Action	Result
3/4/2004	*	Committee on Land Use	Approved by Committee	
3/10/2004	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 216**

**Resolution approving the decision of the City Planning Commission on Application No. N 030549 ZRM, an amendment to the text of the Zoning Resolution relating to Article III, Chapter 4, Sections 34-221 / 34-226 (Bulk Regulations for Residential Buildings in Commercial Districts), and Section 34-31 (Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts) to allow the Inclusionary Housing program to apply in C4-7 Districts in Community District 7, Manhattan (L.U. No. 36).**

**By Council Members Katz and Avella**

WHEREAS, the City Planning Commission filed with the Council on February 17, 2004 its decision dated February 11, 2004 (the "Decision"), on the application submitted by 2-10 West End Avenue Associates, LLC, pursuant to Section 201 of the New York City Charter, for an amendment to the text of the Zoning Resolution (Application No. N 030549 ZRM) (the "Application");

WHEREAS, the Application is related to ULURP Applications Numbers C 030214 ZMM (L.U. No. 35), an amendment to the Zoning Map, and C 030215 ZSM (L.U. No. 37), a special permit pursuant to Sections 13-562 and 74-52;

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 March 2, 2004;

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 and the Conditional Negative Declaration, issued on January 5, 2004 (CEQR No. 03DCP037M);

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment subject to the conditions.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application the Council approves the Decision; and

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

- Matter in underline is new, to be added;
- Matter in ~~strikeout~~ is old, to be deleted;
- Matter within # # is defined in Section 12-10;
- \* \* \* indicates where unchanged text appears in the Zoning Resolution.

\* \* \*

**34-221**

**Maximum floor area ratio**

C1 C2 C3 C4 C5 C6 C7 C8

In the districts indicated, the maximum #floor area ratio# for a #residential building# shall be the applicable maximum #floor area ratio# permitted for #residential buildings# under the provisions of Article II, Chapter 3, except as provided for in the following Sections:

Section 34-223 (Floor area bonus for a residential plaza)

Section 23-224 (Floor area bonus for an urban plaza)

Section 34-225 (Floor area bonus for an arcade)

Section 34-226 (Floor area increase for Inclusionary Housing in C4-7 Districts within Community District 7, Borough of Manhattan)

\* \* \*

**Section 34-226**

**Floor area increase for Inclusionary Housing in C4-7 Districts within Community District 7, Borough of Manhattan**

In C4-7 Districts within Community District 7 in the Borough of Manhattan, the total #floor area# permitted on a #zoning lot# under the provisions of Section 23-15 (Maximum Floor Area Ratio in R10 Districts) may be increased pursuant to the provisions of Section 23-90 (INCLUSIONARY HOUSING).

\* \* \*

**35-31**

**Maximum Floor Area Ratio for Mixed Buildings**

C1 C2 C3 C4 C5 C6

In all districts, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# containing a #mixed building.#

The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#. However, in C4-7 Districts within Community District 7 in the Borough of Manhattan, such maximum #residential floor area ratio# may be increased pursuant to the provisions of Section 23-90 (INCLUSIONARY HOUSING).

\* \* \*

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 March 10, 2004, on file in this office.

.....  
City Clerk, Clerk of The Council