



Legislation Text

File #: Res 0216-2004, Version: *

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.

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City Clerk, Clerk of The Council