Legislation Details (With Text)

File #:	Res 1217-2019	**Version:** *	**Name:**	LU 564 - Zoning, La Hermosa, Manhattan (C 190434 ZMM)
Type:	Resolution		**Status:**	Adopted
			In control:	Committee on Land Use
On agenda:	12/19/2019			
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Title: Resolution approving the decision of the City Planning Commission on ULURP No. C 190434 ZMM, a Zoning Map amendment (L.U. No. 564).

Sponsors: Rafael Salamanca, Jr., Francisco P. Moya

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Attachments: 1. Res. No. 1217, 2. October 17, 2019 - Stated Meeting Agenda with Links to Files, 3. Land Use Calendar - Week of November 4, 2019 - November 8, 2019, 4. Hearing Transcript - Zoning 11-4-19, 5. Land Use Calendar - Week of November 18, 2019 - November 22, 2019, 6. REVISED - Land Use Calendar - Week of November 18, 2019 - November 22, 2019, 7. Hearing Transcript - Stated Meeting 10-17-19, 8. Hearing Testimony - Zoning 11-4-19, 9. Land Use Calendar - December 3, 2019, 10. December 19, 2019 - Stated Meeting Agenda with Links to Files, 11. Hearing Transcript - Stated Meeting 12-19-19, 12. Minutes of the Stated Meeting - December 19, 2019, 13. City Planning Commission Approval Letter, 14. Committee Report

Date	Ver.	Action By	Action	Result
12/3/2019	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
12/19/2019	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1217

Resolution approving the decision of the City Planning Commission on ULURP No. C 190434 ZMM, a Zoning Map amendment (L.U. No. 564).

By Council Members Salamanca and Moya

WHEREAS, La Hermosa Christian Church 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. 6b, eliminating from within an existing R7-2 District a C1-4 District, eliminating from within an existing R8 District a C1-4 District, changing from an R7-2 District to a C1-9 District, and changing from an R8 District to a C1-9 District, which in conjunction with the related actions would facilitate the development of a mixed-use building at the northeast corner of Central Park, containing residential and community facility uses, Borough of Manhattan, Community District 10 (ULURP No. C 190434 ZMM) (the "Application");

WHEREAS the City Planning Commission filed with the Council on October 15, 2019, its decision dated October 15, 2019 (the "Decision") on the Application;

WHEREAS, the Application is related to applications N 190433 ZRM (L.U. No. 565), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area; C 190435 ZSM (L.U. No. 566), a special permit pursuant to ZR Section 74-851 to modify certain height and setback regulations; and C 190436

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ZSM (L.U. No. 567), a special permit pursuant to Zoning Resolution (ZR) Section 74-533 to waive accessory off-street parking requirements;

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 November 4, 2019;

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 Revised Negative Declaration issued October 15th, 2019, which supersedes the Negative Declaration issued May 6th, 2019, and Revised Environmental Assessment Statement issued October 11th, 2019 (CEQR No. 19DCP116M) which included an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise on the development site (Block 1594, Lot 41) (the "E" Designation (E-538)).

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-538) and 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 the report, C 190434 ZMM, 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. 6b:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by West 111th Street, Fifth Avenue, a line midway between Central Park North and West 111th Street, and a line 100 feet westerly of Fifth Avenue;

2. eliminating from within an existing R8 District a C1-4 District bounded by a line midway between Central Park North and West 111th Street, Fifth Avenue, Central Park North, and a line 100 feet westerly of Fifth Avenue (straight line portion) and its southerly prolongation;

3. changing from an R7-2 District to a C1-9 District property bounded by West 111th Street, Fifth Avenue, a line midway between Central Park North and West 111th Street, and a line 200 feet westerly of Fifth Avenue; and

4. changing from an R8 District to a C1-9 District property bounded by a line midway between Central Park North and West 111th Street, Fifth Avenue, Central Park North, and a line 200 feet westerly of Fifth Avenue (straight line portion) and its southerly prolongation;

as shown on a diagram (for illustrative purposes only) dated May 6, 2019 and subject to the CEQR declaration of E-538, Borough of Manhattan, Community District 10.

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 December 19, 2019, on file in this office.

City Clerk, Clerk of The Council

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