



IN THE MATTER OF an application submitted by Soma 142, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 9.

This application for a zoning text amendment was filed by Soma 142, LLC on January 19, 2021 to modify APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area. The requested zoning text amendment action, in conjunction with the related zoning map amendment (C 210261 ZMM), would facilitate the proposed development of a 17-story residential building with 81 residential units, 21 of which would be permanently affordable units, in the West Harlem neighborhood of Manhattan Community District 9.

RELATED ACTION

In addition to the zoning text amendment that is the subject of this report (N 210262 ZRM), implementation of the proposed development also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 210261 ZMM Zoning map amendment to change an existing R6A District to a R9A District

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment action (C 210261 ZMM).

ENVIRONMENTAL REVIEW

The subject application (N 210262 ZRM), in conjunction with the related application (C 210261 ZMM), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations (NYCRR), Section 617.00 et seq. and the New York City Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the City Planning Commission. The designated CEQR number is 20DCP106M.

A summary of the environmental review appears in the report on the related application for a zoning map amendment (C 210261 ZMM)

PUBLIC REVIEW

This application (N 210262 ZRM) was duly referred to Manhattan Community Board 9 on March 15, 2021, in accordance with the procedures for non-ULURP matters, along with the related application for an amendment to the zoning map (C 210261 ZMM), which was certified as complete by the Department of City Planning and duly referred in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 9 held a public hearing on this application (N 210262 ZRM) and the related application for a zoning map amendment (C 210261 ZMM) on April 20, 2021 and on May 20, 2021, by a vote of 34 in favor of the resolution, none against and none abstaining, adopted a resolution recommending disapproval of the application with conditions. A summary of the Community Board's recommendation appears in the report for the related zoning map amendment action (C 210261 ZMM).

Borough President Recommendation

This application (N 210262 ZRM) was considered by the Manhattan Borough President who issued a recommendation disapproving the application on June 23, 2021. A summary of the Borough President's recommendation appears in the report for the related zoning map amendment action (C 210261 ZMM).

City Planning Commission Public Hearing

On June 23, 2021 (Calendar No. 9), the City Planning Commission scheduled July 14, 2021 for a public hearing on this application (N 210262 ZRM), in conjunction with the related application (C 210261 ZMM). The hearing was duly held on July 14, 2021 (Calendar No. 44). Three speakers testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment action (C 210261 ZMM), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed amendment to the Zoning Resolution, in conjunction with the related action, is appropriate with modifications. A full consideration and analysis of the issues and the reasons for approving this application appear in the report for the related zoning map amendment action (C 210261 ZMM).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination, and the consideration described in this

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

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

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

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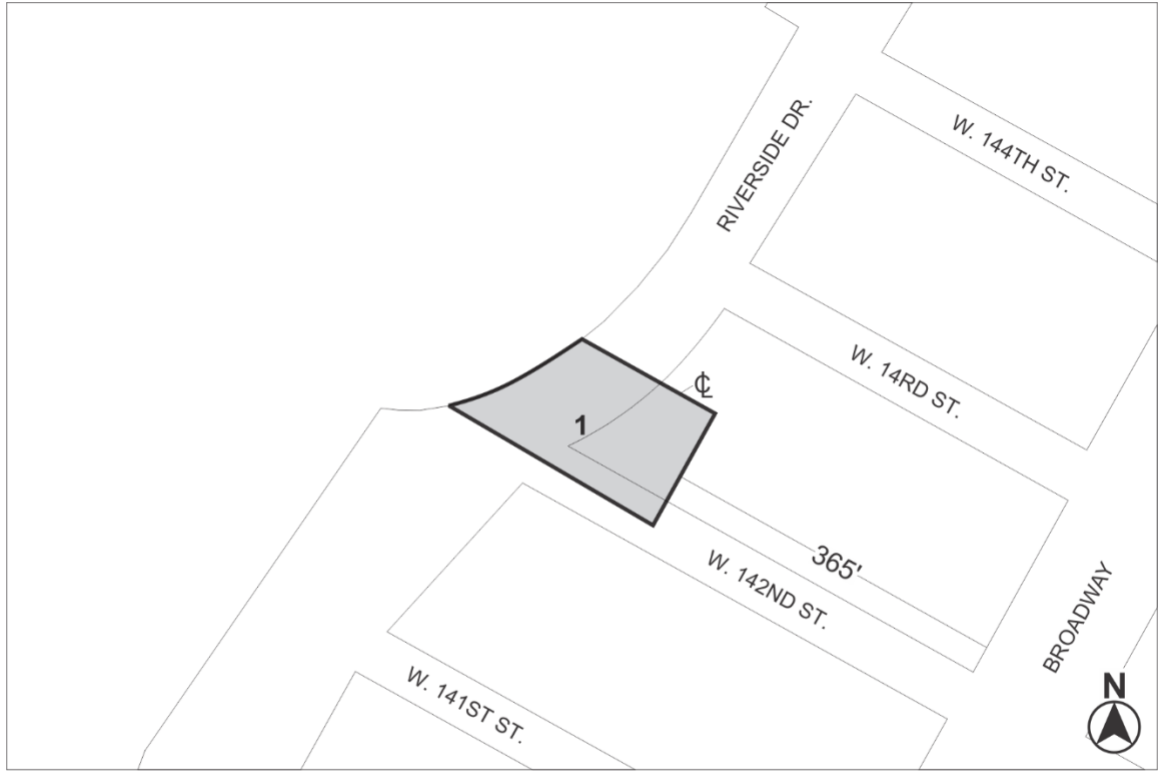
MANHATTAN

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Manhattan Community District 9

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Map 1 – [date of adoption]



 Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))

Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

The above resolution (N 210262 ZRM), duly adopted by the City Planning Commission on August 18, 2021 (Calendar No. 26), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
DAVID BURNEY, ALLEN CAPPELLI, ALFRED C. CERULLO, III, JOSEPH DOUEK, HOPE KNIGHT, ORLANDO MARIN, RAJ RAMPERSHAD, Commissioners