



CITY PLANNING COMMISSION

March 2, 2011 / Calendar No. 16

C 110125 ZMM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c:

1. changing from an M1-5 District to an R8A District property bounded by a line midway between West 53rd Street and West 52nd Street, a line 375 feet easterly of Eleventh Avenue, West 52nd Street, and a line 125 feet easterly of Eleventh Avenue; and
2. establishing within the proposed R8A District a C2-5 District bounded by a line midway between West 53rd Street and West 52nd Street, a line 375 feet easterly of Eleventh Avenue, West 52nd Street, and a line 125 feet easterly of Eleventh Avenue;

Borough of Manhattan, Community District 4, as shown on a diagram (for illustrative purposes only) dated November 15, 2010.

This application for an amendment of the Zoning Map, Section No. 8c, was filed by the applicant on October 26, 2010. The application was certified as complete on November 15, 2010. The certified application proposed a zoning map amendment from the existing M1-5 district to a proposed R8A district with a C2-5 commercial overlay. Subsequent to certification, on January 20, 2011, the applicant filed a revised application which removed the C2-5 commercial overlay from the proposal. On February 18, 2011 the applicant filed a second revised application which reduced the extent of the proposed R8A zoning district. The zoning map amendment, along with its related actions, would facilitate the development of up to 103 affordable residential units.

RELATED ACTIONS

In addition to the zoning map amendment (C 110125 ZMM) which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following which is being considered concurrently with this application:

C 110126 HAM UDAAP designation and project and approval

BACKGROUND

A full background discussion and description of this application appears in the report on the

related application for a UDAAP designation and project approval (C 110126 HAM).

ENVIRONMENTAL REVIEW

The application (C 110125 ZMM), in conjunction with the application for the related actions, 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, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 10HPD002M. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on August 30, 2010.

UNIFORM LAND USE REVIEW

This application (C 110125 ZMM), in conjunction with the application for the related action, (C 110126 HAM) was certified as complete by the Department of City Planning on November 15, 2010, and was duly referred to Community Board 4 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 4 held a public hearing on this application and the related action on December 1, 2010, and on that date, by a vote of 39 in favor, none opposed with no abstentions, adopted a resolution recommending approval with conditions.

A summary of the recommendation of Community Board 4 appears in the related application for a UDAAP designation and project approval (C 110126 HAM).

Borough President Recommendation

This application (C 110125 ZMM), in conjunction with the related action, was considered by the Borough President, who issued a recommendation approving the application on January 10,

2011.

City Planning Commission Public Hearing

On January 5, 2011 (Calendar No. 17), the City Planning Commission scheduled January 26, 2011, for a public hearing on this application (C 110125 ZMM). The hearing was duly held on January 26, 2011 (Calendar No. 30) in conjunction with the public hearing on the application for a related action.

There were a number of speakers, as described in the report for UDAAP designation and project approval (C 110126 HAM), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 110125 ZMM), as revised, in conjunction with the related application for a UDAAP designation and project approval (C 110126 HAM), is appropriate.

A full consideration and analysis of the issues, and the reasons for approving the application, appear in the report for the related application for a UDAAP designation and project approval (C 110126 HAM).

RESOLUTION

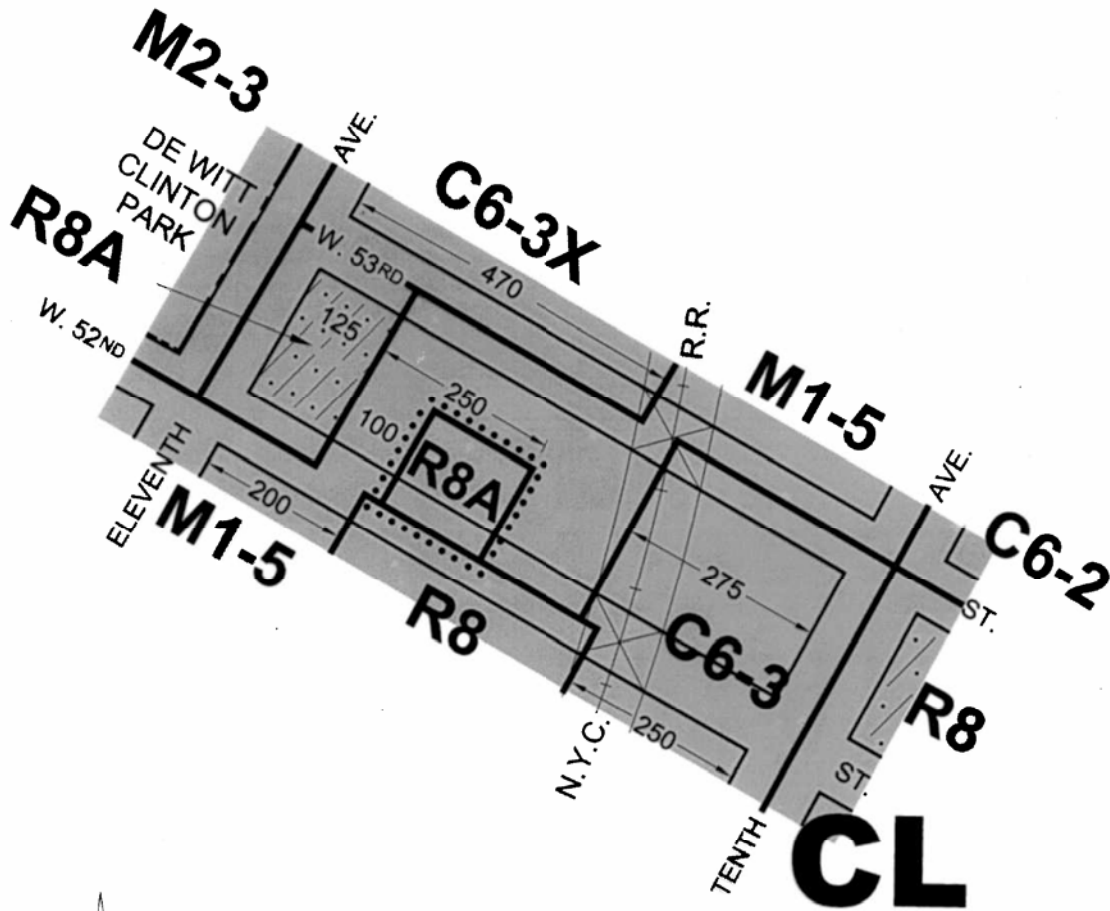
RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961 and subsequently amended, is hereby further amended by changing the Zoning Map, Section No. 8c, changing from an M1-5 District to an R8A District property bounded by a line midway between West 53rd Street and West 52nd Street, a line 375 feet easterly of Eleventh Avenue, West

52nd Street, and a line 225 feet easterly of Eleventh Avenue, Borough of Manhattan, Community District 4, as shown on a diagram (for illustrative purposes only) dated November 15, 2010 and revised on February 18, 2011.

The above resolution (C 110125 ZMM), duly adopted by the City Planning Commission on March 2, 2011 (Calendar No. 16), 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.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, ANNA HAYES LEVIN, SHIRLEY A. McRAE,
KAREN A. PHILLIPS, Commissioners



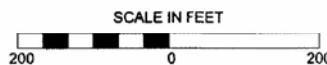
CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP



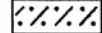

8c

BOROUGH OF
MANHATTAN

S. Voyages
 S. Voyages, R.A. Director
 Technical Review Division

New York, Certification Date
 NOVEMBER 15, 2010
 Revised
 FEBRUARY 18, 2011



- NOTE:
-  Indicates Zoning District Boundary.
 -  The area enclosed by the dotted line is proposed to be rezoned by changing from an M1-5 District to an R8A District.
 -  Indicates a C2-5 District.
 -  **CL** Indicates a Special Clinton District.