



## **CITY PLANNING COMMISSION**

---

May 26, 2004/Calendar No. 33

C 040270 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. 6a:

- 1) eliminating from an existing R7-2 District, a C1-4 District bounded by West 146th Street, Frederick Douglass Boulevard, West 145th Street, and a line 100 feet westerly of Frederick Douglass Boulevard;
- 2) changing from an R7-2 District to a C4-4D District property bounded by West 146th Street, Frederick Douglass Boulevard, West 145th Street, and a line 100 feet westerly of Frederick Douglass Boulevard; and
- 3) changing from an R8 District to a C4-4D District property bounded by West 146th Street, a line 100 feet westerly of Frederick Douglass Boulevard, West 145<sup>th</sup> Street and Bradhurst Avenue;

within the Bradhurst Urban Renewal Area, Borough of Manhattan, Community District 10, as shown on a diagram (for illustrative purposes only) dated February 9, 2004.

---

The application for an amendment to the Zoning Map was filed by the Department of Housing Preservation and Development on February 3, 2004, to rezone Block 2045, which is bounded by Frederick Douglass Boulevard, Bradhurst Avenue, and West 145<sup>th</sup> and West 146<sup>th</sup> streets, from R8 and R7-2/C1-4 to C4-4D. The requested action, in conjunction with the related actions, would facilitate the development of a new residential/commercial project within the Bradhurst Urban Renewal Area.

## **RELATED ACTIONS**

In addition to an amendment to the Zoning Map, which is the subject of this report, implementation of the applicant's proposal also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. **C 040269 HUM:** First Amendment to the Bradhurst Urban Renewal Plan; and
2. **C 040271 HAM:** Urban Development Action Area designation and project approval, and disposition of city-owned property.

## **BACKGROUND**

The Department of Housing Preservation and Development (HPD) is seeking approval of a zoning map amendment, from R8 and R7-2/C1-4 to C4-4D, in conjunction with the related actions, to facilitate the development of a new mixed residential/commercial building in north Central Harlem's Bradhurst Urban Renewal Area.

A more detailed description of this application, surrounding area, the proposed project and rezoning application, are included in the report on the related application for the proposed amendment to the Bradhurst Urban Renewal Plan, ( C 040269 HUM).

## **ENVIRONMENTAL REVIEW**

This application (C 040270 ZMM), in conjunction with the applications for the related actions (C 040269 HUM and C 040271 HAM), 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 04HPD007M. 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 January 30, 2004.

### **UNIFORM LAND USE REVIEW**

This application (C 040270 ZMM), in conjunction with the applications for the related actions (C 040269 HUM and C 040271 HAM), was certified as complete by the Department of City Planning on February 9, 2004, and was duly referred to Community Board 10 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 10 held a public hearing on this application on April 7, 2004, and on that date, by a vote of 31 to 0 with 0 abstentions, adopted a resolution recommending approval of the application. A summary of the vote and recommendation of Community Board 10 appears in the report on the related application for the proposed amendment to the Bradhurst Urban Renewal Plan, ( C 040269 HUM).

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on April 21, 2004.

A summary of the Borough President's recommendation appears in the report on the related application for the proposed amendment to the Bradhurst Urban Renewal Plan,( C 040269 HUM).

### **City Planning Commission Public Hearing**

On April 28, 2004 (Calendar No. 6), the City Planning Commission scheduled May 12, 2004, for a public hearing on this application (C 040270 ZMM). The hearing was duly held on May 12, 2004 (Calendar No. 18), in conjunction with the public hearings on the applications for the related actions (C 040269 HUM and C 040271 HAM).

There were a number of speakers, as described in the report on the related application for the proposed amendment to the Bradhurst Urban Renewal Plan ( C 040269 HUM), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this amendment of the Zoning Map, in conjunction with the related actions, is appropriate.

A full consideration and analysis of the issues, and reasons for approving this application, appears in the related application for the proposed amendment to the Bradhurst Urban Plan, ( C 040269 HUM).

## **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 the consideration described in this report, 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. 6a:

- 1) eliminating from an existing R7-2 District, a C1-4 District bounded by West 146th Street, Frederick Douglass Boulevard, West 145th Street, and a line 100 feet westerly of Frederick Douglass Boulevard;
- 2) changing from an R7-2 District to a C4-4D District property bounded by West 146th Street, Frederick Douglass Boulevard, West 145th Street, and a line 100 feet westerly of Frederick Douglass Boulevard; and
- 3) changing from an R8 District to a C4-4D District property bounded by West 146th Street, a line 100 feet westerly of Frederick Douglass Boulevard, West 145<sup>th</sup> Street and Bradhurst Avenue;

within the Bradhurst Urban Renewal Area, Borough of Manhattan, Community District 10, as shown on a diagram (for illustrative purposes only) dated February 9, 2004 ( C 040270 ZMM).

The above resolution (C 040270 ZMM), duly adopted by the City Planning Commission on May 26, 2004 (Calendar No. 33), 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, AICP, **Chair**  
KENNETH J. KNUCKLES, Esq., **Vice-Chairman**  
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,  
ANGELA R. CAVALUZZI, R.A., RICHARD W. EADDY,  
ALEXANDER GARVIN, CHRISTOPHER KUI, JOHN MEROLO,  
KAREN A. PHILLIPS, DOLLY WILLIAMS, **Commissioners**