



IN THE MATTER OF an application submitted by Lenox Terrace Development Associates 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 135th Street, Fifth Avenue, West 132nd Street, a line 100 feet westerly of Fifth Avenue, the easterly centerline prolongation of West 134th Street, the easterly street line terminus of West 134th Street, the southerly, easterly and northerly boundary line of Public Bath and its westerly prolongation, Lenox Terrace Place, a line 100 feet southerly of West 135th Street, a line 100 feet easterly of Lenox Avenue-Malcolm X. Boulevard, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard; and
 2. changing from an R7-2 District to a C6-2 District property bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard;
- as shown in a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-547.
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An application for a zoning map amendment was filed by Lenox Terrace Development Associates on August 14, 2019. The requested map amendment, along with its related actions, would facilitate the development of five mixed-use buildings containing residential, commercial, and community facility uses located within an existing development known as Lenox Terrace. The Development Site (Block 1730, Lots 1, 7, 9, 25, 33, 36, 40, 45, 50, 52, 64, 68, 75) is bounded by Lenox Avenue (also known as Malcolm X. Boulevard) to the west, Fifth Avenue to the east, West 132nd Street to the south, and West 135th Street to the north in the Harlem neighborhood of Manhattan, Community District 10.

RELATED ACTIONS

In addition to the zoning map amendment application (C200052 ZMM) that is the subject of this

report, implementation of the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

C 200050 ZSM Special Permit pursuant to ZR Section 74-743 to modify certain height and setback regulations within a large scale general development.

N 200051 ZRM: Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area for the Project Area.

C 200054 ZSM: Special permit pursuant to ZR Section 74-533 to reduce the number of required parking spaces at the development site.

N 200053 ZAM: Authorization pursuant to ZR Section 25-631(f)(2) to modify curb cut requirements at the development site.

BACKGROUND

A description of this application, the surrounding area, and the proposed project is included in the report for the related Special Permit action (C 200050 ZSM).

ENVIRONMENTAL REVIEW

This certified application (C 200052 ZMM), in conjunction with the applications for the related actions (C 200050 ZSM, N 200051 ZRM, C 200054 ZSM, N 200053 ZAM), were reviewed pursuant 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 designated CEQR number is 18DCP084M. The lead agency is the City Planning Commission.

A summary of the environmental review appears in the report for the related Special Permit action (C 200050 ZSM).

UNIFORM LAND USE REVIEW

The zoning map amendment application (C 200052 ZMM), in conjunction with the special permit actions (C 200050 ZSM, C 200054 ZSM), was certified as complete by the Department of City Planning on August 26, 2019, and was duly referred to Manhattan Community Board 10 and the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related text amendment and authorization actions (N 200051 ZRM, N 200053 ZAM), which were referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Review

Community Board 10 held two public hearings on the zoning map amendment (C 200052 ZMM) and the related applications on September 19, and October 17, 2019, and on November 6, 2019, by a vote of 20 in favor, 15 opposed, and one abstention, adopted a resolution recommending disapproval of the application with conditions.

A summary of the Community Board's conditions and recommendations appears in the report for the related special permit (C 200050 ZSM).

Borough President Recommendation

The zoning map amendment application (C 200052 ZMM), in conjunction with the related applications (C 200050 ZSM, N 200051 ZRM, C 200054 ZSM, N 200053 ZAM) were considered by the Manhattan Borough President. The Borough President held a hearing on November 18, 2019 and on December 16, 2019 recommended denial of the application. The Borough President described further explanation of this recommendation in her letter dated on December 12, 2019 which is attached to this report.

City Planning Commission Public Hearing

On December 4, 2019 (Calendar No. 5), the City Planning Commission scheduled December 18, 2019, for a public hearing on the zoning map amendment application (C 200052 ZMM) The hearing was duly held on December 18, 2019 (Calendar No. 30), in conjunction with the public hearings on the applications for the related actions (C 200050 ZSM, N 200051 ZRM, C 200054 ZSM). Nine speakers testified in favor of the application and 28 in opposition.

A summary of the City Planning Commission Public Hearing appears in the report for the related special permit (C 200050 ZSM).

CONSIDERATION

The Commission believes the zoning map amendment application (C 200052 ZMM), in conjunction with the related zoning text amendment (N 200051 ZRM), special permits (C 200050 ZSM, C 200053 ZSM) and authorization (N 200054 ZAM), as modified herein, is appropriate.

A full consideration and analysis of the issues and reasons for approving this application appear in the report for the related Special Permit action (C200050 ZSM).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on August 23, 2019, with respect to this application (CEQR No. 18DCP084M), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and regulations, have been met and that:

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, adopted herein is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable;

2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, pursuant to the Restrictive Declaration marked as Exhibit A,
3. No development pursuant to this resolution shall be permitted until the Restrictive Declaration attached as Exhibit A, as same may be modified with any necessary administrative or technical changes, all as acceptable to Counsel to the Department of City Planning, is executed by Lenox Terrace Development Associates or its successor, and such Restrictive Declaration shall have been recorded and filed in the Office of the Register of the City of New York, County of New York.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; 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 135th Street, Fifth Avenue, West 132nd Street, a line 100 feet westerly of Fifth Avenue, the easterly centerline prolongation of West 134th Street, the easterly street line terminus of West 134th Street, the southerly, easterly and northerly boundary line of Public Bath and its westerly prolongation, Lenox Terrace Place, a line 100 feet southerly of West 135th Street, a line 100 feet easterly of Lenox Avenue-Malcolm X. Boulevard, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard;

2. changing from an R7-2 District to an R8 District property bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard; and
3. establishing within the proposed R8 District a C1-5 District bounded by West 135th Street, Fifth Avenue, West 132nd Street, a line 150 feet westerly of Fifth Avenue, a line 100 feet northerly of West 132nd Street, a line 125 feet westerly of Fifth Avenue, the easterly centerline prolongation of West 134th Street, the southerly, easterly and northerly boundary line of Public Bath and its westerly prolongation, Lenox Terrace Place, a line 100 feet southerly of West 135th Street, a line 100 feet easterly of Lenox Avenue-Malcolm X. Boulevard, a line 100 feet northerly of West 132nd Street, a line 225 feet easterly of Lenox Avenue-Malcolm X. Boulevard, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard;

Borough of Manhattan, Community District 10, as shown on a diagram (for illustrative purposes only) dated August 26, 2019, revised on January 22, 2020, modified by the City Planning Commission on February 3, 2020, and subject to the conditions of CEQR Declaration E-547.

The above resolution (C 200052 ZMM), duly adopted by the City Planning Commission on February 3, 2020 (Calendar No. 3), 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*

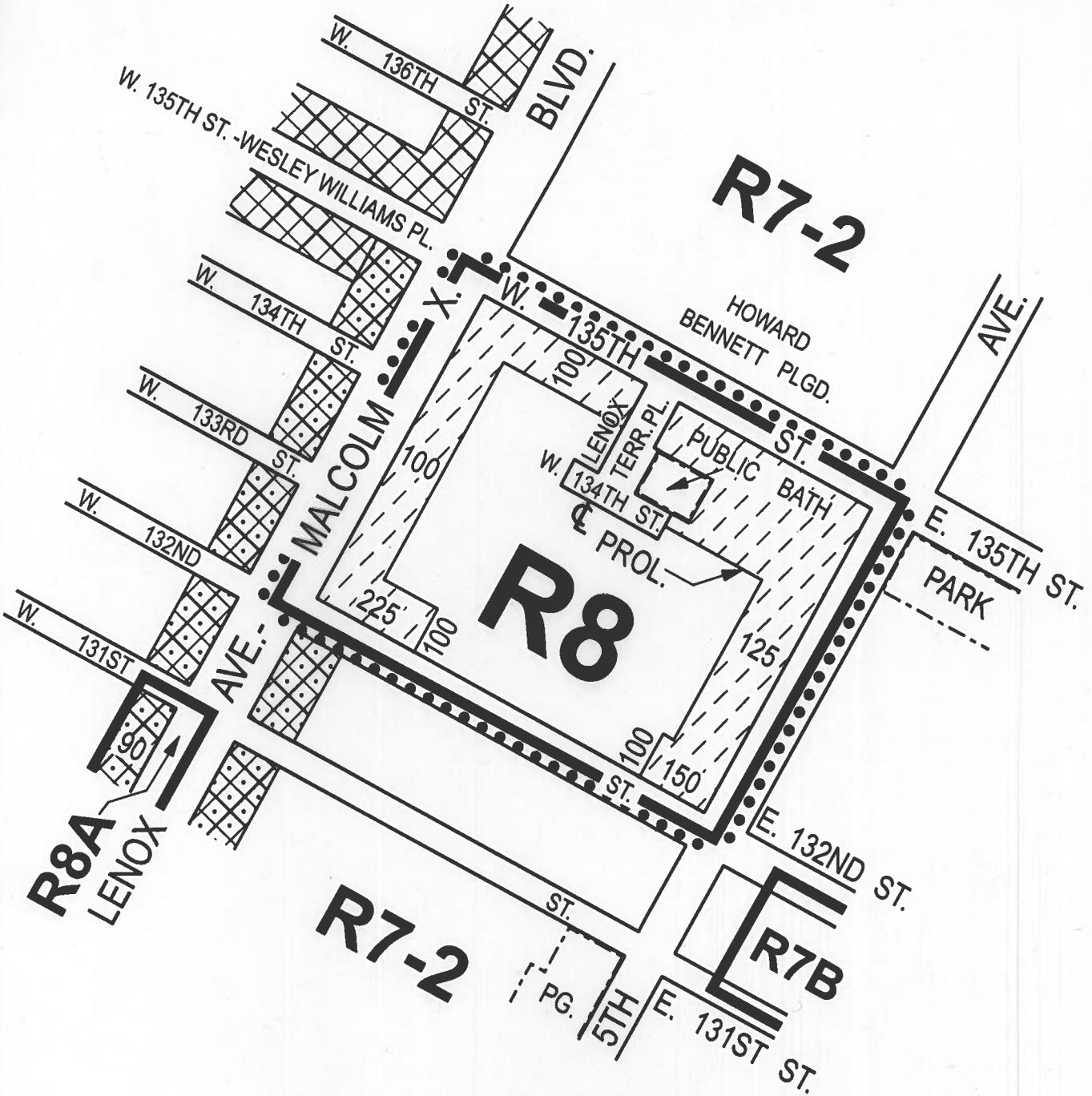
DAVID BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO III,

JOSEPH DOUEK, RICHARD W. EADDY, HOPE KNIGHT,

ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*

ANNA HAYES LEVIN, *Commissioner*, ABSTAINING

MICHELLE DE LA UZ, *Commissioner*, VOTING NO



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

6a

BOROUGH OF
MANHATTAN

S. Lenard, Director
Technical Review Division



New York, Certification Date:
 August 26, 2019
 Revised:
 January 22, 2020
 Modified by CPC:
 February 3, 2020



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by eliminating a C1-4 District from within an existing R7-2 District, by changing an R7-2 District to an R8 District, and by establishing a C1-5 District within portions of the proposed R8 District.
- Indicates a C1-4 District
- Indicates a C1-5 District
- Indicates a C2-4 District

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.