



CITY PLANNING COMMISSION

November 16, 2005/Calendar No. 13

C 060033 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) changing from an R7A District to an R8A District, property bounded by West 119th Street, a line 100 feet westerly of Frederick Douglass Boulevard, West 118th Street and a line 125 feet westerly of Frederick Douglass Boulevard; and
- 2) establishing within a proposed R8A District a C1-4 District bounded by West 119th Street, a line 100 feet westerly of Frederick Douglass Boulevard, West 118th Street, and a line 125 feet westerly of Frederick Douglass Boulevard;

Borough of Manhattan, Community District 10, as shown on a diagram (for illustrative purposes only) dated July 25, 2005.

The application for an amendment to the Zoning Map was filed by the Department of Housing Preservation and Development on July 25, 2005, to rezone a portion of Block 1945, which is bounded by Frederick Douglass Boulevard, Manhattan Avenue, West 118th and West 119th streets, from R7A to R8A/C1-4. The requested action, in conjunction with the related actions, would facilitate the development of 93 affordable housing units under the city's Cornerstone Program.

RELATED ACTION

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 application which is being considered concurrently with this application:

C 060034 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 R7A to R8A/C1-4, in conjunction with the related actions, to facilitate the development of 93 affordable housing units under the city's Cornerstone Program.

A more detailed description of this application, the surrounding area and the proposed project, are included in the report on the related application for the proposed Urban Development Action Area designation and project, and disposition of city-owned property, (C 060034 HAM).

ENVIRONMENTAL REVIEW

This application (C 060033 ZMM), in conjunction with the application for the related action (C 060034 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 05HPD008M. 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 27, 2005.

UNIFORM LAND USE REVIEW

This application (C 060033 ZMM), in conjunction with the application for the related action (C 060034 HAM), was certified as complete by the Department of City Planning on July 25, 2005, 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 September 7, 2005, and on that date, by a vote of 25 to 1 with 3 abstentions, adopted a resolution recommending approval of the application with conditions.

A summary of the vote and recommendation of Community Board 10 appears in the report on the related application for the proposed Urban Development Action Area designation and project, and disposition of city-owned property (C 060034 HAM).

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on September 19, 2005.

A summary of the Borough President's recommendation appears in the report on the related application for the proposed Urban Development Action Area designation and project, and disposition of city-owned property (C 060034 HAM).

City Planning Commission Public Hearing

On October 19, 2005 (Calendar No. 15), the City Planning Commission scheduled November 2, 2005, for a public hearing on this application (C 060033 ZMM). The hearing was duly held on November 2, 2005 (Calendar No. 14), in conjunction with the public hearing on the application for the related action (C 060034 HAM).

There were a number of speakers, as described in the report on the related application for the proposed Urban Development Action Area designation and project, and disposition of city-owned property (C 060034 HAM), and the hearing was closed.

CONSIDERATION

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

A full consideration and analysis of the issues, and reasons for approving this application, appears in the related application for the proposed Urban Development Action Area designation and project, and disposition of city-owned property, (C 060034 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 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) changing from an R7A District to an R8A District, property bounded by West 119th Street, a line 100 feet westerly of Frederick Douglass Boulevard, West 118th Street and a line 125 feet westerly of Frederick Douglass Boulevard; and
- 2) establishing within a proposed R8A District a C1-4 District bounded by West 119th Street, a line 100 feet westerly of Frederick Douglass Boulevard, West 118th Street, and a line 125 feet westerly of Frederick Douglass Boulevard;

Borough of Manhattan, Community District 10, as shown on a diagram (for illustrative purposes only) dated July 25, 2005 (C 060033 ZMM).

The above resolution (C 060033 ZMM), duly adopted by the City Planning Commission on November 16, 2005 (Calendar No. 13), 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., ALFRED C. CERULLO, III,
RICHARD W. EADDY, JANE D. GOL,
LISA A. GOMEZ, CHRISTOPHER KUI, JOHN MEROLO,
KAREN A. PHILLIPS, DOLLY WILLIAMS, **Commissioners**