



September 11, 2019/Calendar No. 3

N 190156 ZRM

IN THE MATTER OF an application submitted by Catholic Health Care System, 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 11.

The application for an amendment of the Zoning Resolution was filed by Catholic Health Care System (d/b/a ArchCare) on October 19, 2018. The application seeks to modify Appendix F for the purpose of establishing a Mandatory Inclusionary Housing (MIH) area.

RELATED ACTIONS

In addition to the zoning text amendment (N 190156 ZRM) that is the subject of this report, 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 190158 ZMM Amendment to the Zoning Map, Section No. 6b, by changing from an R7-2 District to an R8 District property bounded by East 106th Street, Madison Avenue, East 105th Street and a line 150 feet easterly of Fifth Avenue - Museum Mile, in the Borough of Manhattan, Community District 11.

BACKGROUND

A description of this application, the surrounding area, and the proposed project is included in the report on the related action for the proposed zoning map amendment (C 190158 ZMM).

ENVIRONMENTAL REVIEW

This application N 190156 ZRM, in conjunction with the related application (C 190158 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, 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 19DCP070M. The lead agency is the Department of City Planning.

A summary of the environmental review and the Negative Declaration issued on April 8, 2019 appears in the report on the related action for the proposed zoning map amendment (C 190158 ZMM).

PUBLIC REVIEW

This application (N 190156 ZRM) was duly referred to Community Board 11 and the Borough President in accordance with the procedure for referring non-ULURP matters, along with the application for the related action (C 190158 ZMM), which was certified as complete by the Department of City Planning on April 8, 2019, and referred in accordance with Title 62 of the rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Manhattan Community Board 11 held a public hearing on this application (C 190158 ZMM) on May 21, 2019 and on June 18, 2019, by a vote of 32 in favor, two opposed, and six abstentions, adopted a resolution recommending approval of the application with the condition that “the project team utilize a local nonprofit developer.”

Borough President Recommendation

This application (C 190158 ZMM) was considered by the Manhattan Borough President, who issued a recommendation on August 8, 2019 to approve the application.

City Planning Commission Public Hearing

On July 31, 2019 (Calendar No. 3), the City Planning Commission scheduled August 14, 2019, for a public hearing on this application (N 190156 ZRM). The hearing was duly held on August 14, 2019 (Calendar No. 63), in conjunction with the public hearing on the related application (N 190158 ZMM) (Calendar No. 62).

There were a number of appearances as described in the report for the related zoning map change (C 190156 ZMM), and the hearing was closed.

CONSIDERATION

The Commission believes that the grant of a zoning text amendment (N 190156 ZRM), in conjunction with the related application (C 190158 ZMM), is appropriate. A full consideration and analysis of issues and the reasons for approving this application appear in the report for the related zoning map amendment (C 190158 ZMM).

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 Section 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 as subsequently amended, 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

MANHATTAN

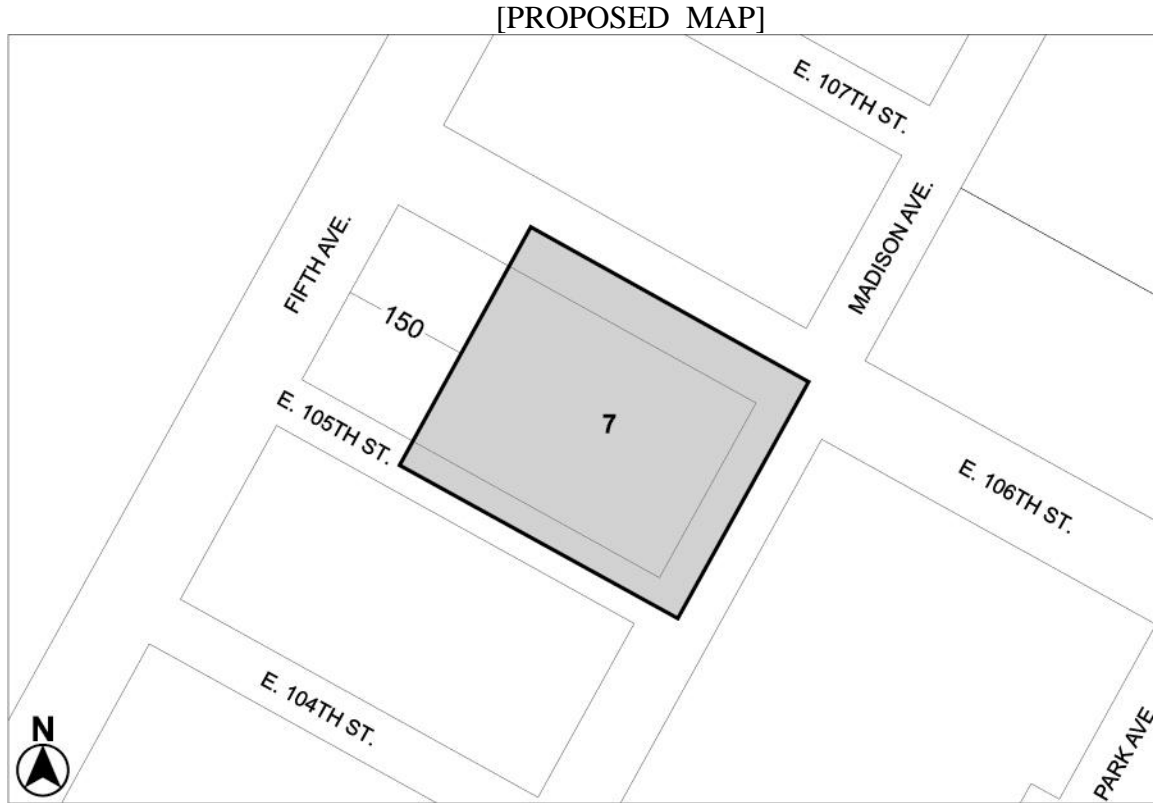
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Manhattan Community District 11

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Map 7 – [date of adoption]



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

Area 7 — [date of adoption] — MIH Program Option 1 and Option 2

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The above resolution (N 190156 ZRM), duly adopted by the City Planning Commission on September 11, 2019 (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 J BURNEY, ALLEN P. CAPPELLI, ALFRED C. CERULLO, III,

MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,

HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*