



CITY PLANNING COMMISSION

July 27, 2005/Calendar No. 15

C 050376 ZMM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No.6a:

1. changing from a C8-3 district to an R7-2 District property bounded by a line 100 feet westerly of Park Avenue, East 132nd Street, the westerly boundary line of the Metro North Rail Road right-of-way, and East 131st Street; and
2. establishing within the proposed R7-2 District a C2-4 District bounded by a line 100 feet westerly of Park Avenue, East 132nd Street, the westerly boundary line of the Metro North Rail Road right-of-way, and East 131st Street, as shown on a diagram (for illustrative purposes only) dated April 25, 2005, Borough of Manhattan, Community District 11

The application for an amendment of the Zoning Map was filed by the applicant, the Department of Housing Preservation and Development on March 17, 2005, to facilitate the development of three eight-story residential buildings on East 131st and East 132nd streets between Park and Madison avenues.

RELATED ACTIONS

In addition to the amendment of the Zoning Map which is the subject of this report, (C050376 ZMM), 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 050377 HAM:: UDAAP designation and project approval and the disposition of city-owned property.

BACKGROUND

The applicant, the Department of Housing Preservation and Development, seeks approval of a zoning map amendment to facilitate the development of three separate residential buildings along East 131st and East 132nd streets between Park and Madison avenues.

A full discussion and description of the proposed project appears in the report on the related application for the grant of UDAAP designation and project approval and the disposition of city-owned property.

ENVIRONMENTAL REVIEW

This application (C 050376 ZMM), in conjunction with the application for the related action (C 050377 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 05HPD003M. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential impact of the proposed action, a Negative Declaration was issued on January 13, 2005.

UNIFORM LAND USE REVIEW

This application (C 050376 ZMM), in conjunction with the application for the related action (C 050377 HAM), was certified as complete by the Department of City Planning on April 25, 2005 and was duly referred to Manhattan Community Board 11 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 11 held a public hearing on the applications (C 050376 ZMM, C 050377 HAM) on May 17, 2005 and on that date by a vote of 29 to 3 with 1 abstention, adopted a resolution to approve with conditions.

A summary of the recommendation of Community Board 11 appears in the report on the related application for UDAAP designation and disposition approval (C 050377 HAM).

City Planning Commission Public Hearing

On June 8, 2005 (Calendar No. 5), the City Planning Commission scheduled June 22, 2005 for a public hearing on the application (C 050376 ZMM). The hearing was duly held on June 22, 2005 (Calendar No. 23), in conjunction with the public hearing on the related application (C 050377 HAM). There were two speakers, as described in the report on the related application for the UDAAP approval, (C 050377 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 of the issues, and the reasons for approving this application, appear in the report on the related application for the UDAAP designation and disposition approval, (C 050377 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 6a:

1. Changing from a C8-3 district to an R7-2 District property bounded by a line 100 feet westerly of Park Avenue, East 132nd Street, the westerly boundary line of the Metro North Rail Road right-of-way, and East 131st Street; and
2. establishing within the proposed R7-2 District a C2-4 District bounded by a line 100 feet

westerly of Park Avenue, East 132nd Street, the westerly boundary line of the Metro North Rail Road right-of-way, and East 131st Street;

Borough of Manhattan, Community District 11, as shown on a diagram (for illustrative purposes only) dated April 25, 2005.

The above resolution (C 050376 ZMM), duly adopted by the City Planning Commission on July 27, 2005 (Calendar No. 15), 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, Chairperson
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