

IN THE MATTER OF an application submitted by NYC 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 6b, by:

1. Changing from an R7-2 District to an R7X District property bounded by First Avenue, a line 180 feet northerly of East 120th Street, a line 200 feet westerly of First Avenue, and east 120th Street; and
2. Establishing within the proposed R7X District a C1-5 District bounded by a line 180 feet northerly of east 120th Street, a line 100 feet westerly of First Avenue, and east 120th Street

Borough of Manhattan, Community District 11, as shown in a diagram (for illustrative purposes only) dated February 2, 2015, Borough of Manhattan, Community District 11.

This application for an amendment to the Zoning Map (C 150211 ZMM) was filed by the applicant on December 28, 2014. The requested action, in conjunction with the related action, to rezone a portion of a block from an R7-2 District to a R7X/C1-5 District to facilitate the construction of a mixed-use, twelve-story building in the East Harlem neighborhood of Manhattan Community District 11.

RELATED ACTION

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

C 150212 HAM: Designation of an Urban development Action Area and Project, and the disposition of city-owned property.

BACKGROUND

A full background discussion and description of this application appears in the report on the related application for UDAAP designation and project approval (C 150212 HAM).

ENVIRONMENTAL REVIEW

This application (C 150211 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 09HPD026M. The lead is the Department of Housing Preservation and Development.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued January 20, 2015. The lead agency has determined that the proposed actions will have no significant effect on the quality of the environment

UNIFORM LAND USE REVIEW

This application (C 150211 ZMM), was certified as complete by the Department of City Planning on February 2, 2015, and was duly referred to Community Board 11 and the Manhattan Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 11 held a public hearing on the application (C 150211 ZMM) on March 20, 2015 and on that date, by a vote of 33 in favor, 0 opposed and 2 abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 150211 ZMM), was considered by the Manhattan Borough President who issued a recommendation approving the application on January 21, 2015. A summary of the Borough President's recommendation appears in the report on the related application for UDAAP designation and project approval (C 150212 HAM).

City Planning Commission Public Hearing

On May 6, 2015 2015 (Calendar No.1), the City Planning Commission scheduled May 20, 2015 for a public hearing on this application (C 150211 ZMM). The hearing was duly held on May 20, 2015 (Calendar No. 13), in conjunction with the related application (C 150212 HAM).

There were a number of appearances as described in the report on the related application for UDAAP designation and project approval (C 150212 HAM), and the hearing was closed.

CONSIDERATION

The Commission believes that this application (C 150211 ZMM) is appropriate.

A full consideration and analysis of the issues, and reasons for approving this application, appears in the related application for the Urban Development Action Area, and the Urban Development Action Area Project and the Disposition of City-Owned property (C 150212 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 Section 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 December 15, 1961, is further amended by changing the Zoning Map, Section 6b:,

1. changing from an R7-2 District to an R7X District property bounded by First Avenue, a line 180 feet northerly of East 120th Street, a line 200 feet westerly of First Avenue, and East 120th Street; and
2. establishing within the proposed R7X District a C1-5 District bounded by a line 180 feet northerly of East 120th Street, a line 100 feet westerly of First Avenue, and East 120th Street

Borough of Manhattan, Community District 11, as shown in a diagram (for illustrative purposes only) dated February 2, 2015.

The above resolution (C 150211 ZMM), duly adopted by the City Planning Commission on July 1, 2015 (Calendar No. 14) 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.

CARL WEISBROD, *Chairman*

KENNETH J. KNUCKLES, *Esq.*, *Vice Chairman*

RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,

JOSEPH I. DOUEK, RICHARD W. EADDY,

CHERYL COHEN EFFRON, BOME E JUNG, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISA ORTIZ, Commissioners