



IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b by eliminating a Special East Harlem Corridors District (EHC) bounded by a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue, East 115th Street, and a line 100 feet easterly of Park Avenue, Borough of Manhattan, Community District 11, as shown on a diagram (for illustrative purposes only) dated December 17, 2018.

An application for a zoning map amendment (C 190235 ZMM) was filed by the Department of City Planning (DCP) on December 10, 2018, in conjunction with a related action, as a follow-up to the East Harlem Neighborhood Rezoning approved in 2017 (C 170358 ZMM). The proposed zoning map amendment is a corrective action to a portion of the special district mapped in East Harlem.

RELATED ACTIONS

In addition to the application (C 190235 ZMM) for a zoning map amendment that is the subject of this report, implementation also requires action by the City Planning Commission on the following action, which is being considered concurrently with this application:

N 170359 ZRM Zoning text amendment to establish and reduce the allowed maximum building heights in the C6-4, R8A, and R7D districts mapped along portions of Park Avenue.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning text amendment (N 190236 ZRM).

ENVIRONMENTAL REVIEW

This application (C 190235 ZMM), in conjunction with the application for the related action (N 190236 ZRM), 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 17DCP048M. The lead is the Department of City Planning.

A summary of the environmental review appears in the report on the related application for the zoning text amendment (N 190236 ZRM).

UNIFORM LAND USE REVIEW

The application (C 190235 ZMM) was certified as complete by DCP on December 17, 2018, and was duly referred to Community Board 11 and the Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 190236 ZRM), which was referred for information and review in accordance with the procedures for non-ULURP actions.

Community Board Public Hearing

Community Board 11 held a public hearing on this application (C 190235 ZMM) on February 6, 2019 and on February 19, 2019, by a vote of 31 to 0 and with one abstention, adopted a resolution recommending approval.

Borough President Recommendation

This application (C 190235 ZMM) was considered by the Borough President, who issued a recommendation approving the application on March 25, 2019.

City Planning Commission Public Hearing

On March 13, 2019 (Calendar No. 9), the City Planning Commission scheduled March 27, 2019, for a public hearing on this application (C 190235 ZMM) and the related application (N 190236 ZRM). The hearing was duly held on March 27, 2019 (Calendar No. 33).

During the public hearing, only one speaker testified on the proposed actions. The speaker was opposed to the text amendment related to the subway relocation requirements as described in the report on the related application for the zoning text amendments (N 190236 ZRM), and the hearing was closed.

CONSIDERATION

The Commission believes that this proposed zoning map amendment, in conjunction with the related action, is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appears in the report on the related action (N 190236 ZRM).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on September 19, 2017, with respect to this application (CEQR No. 17DCP048M), and the Technical Memorandum 004, dated December 14, 2018, 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, the Proposed Actions, as modified with the modifications adopted herein and in the Technical Memorandum 002, is one which minimizes or avoids

adverse environmental impacts to the maximum extent practicable; and

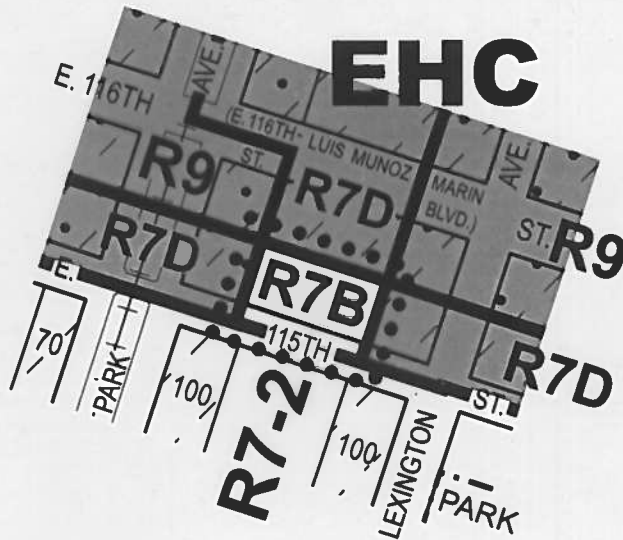
2. The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by the placement of (E) designations for Hazardous Materials, Air Quality, and Noise, which form part of the Proposed Actions, or the specification of required mitigation measures, as appropriate.

The report of the City Planning Commission, together with the FEIS and the Technical Memorandum 004, 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 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b by eliminating a Special East Harlem Corridors District (EHC) bounded by a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue, East 115th Street, and a line 100 feet easterly of Park Avenue, Borough of Manhattan, Community District 11, as shown on a diagram (for illustrative purposes only) dated December 17, 2018.

The above resolution (C 190235 ZMM), duly adopted by the City Planning Commission on April 24, 2019 (Calendar No. 12), 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*
ALLEN P. CAPELLI, ESQ., ALFRED C. CERULLO, III,
MICHELLE de la UZ, JOSEPH I. DOUEK, HOPE KNIGHT,
ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ,
RAJ RAMPERSHAD, *Commissioners*



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

6b

BOROUGH OF
MANHATTAN

S. Lenard, Director
 Technical Review Division



New York, Certification Date:
 DECEMBER 17, 2018



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by eliminating a Special East Harlem Corridors District.
- Indicates a C1-5 District
- Indicates a C2-5 District
- Indicates a Special East Harlem Corridors (EHC).