



## Legislation Details (With Text)

**File #:** Res 1975-2013      **Version:** \*      **Name:** LU 902 - Zoning, 205 East 92nd St, Manhattan (N 130263 ZRM)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 10/9/2013

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on Application No. N 130263 ZRM, for an amendment of the Zoning Resolution of the City of New York, concerning Article VII, Chapter 8, to amend the ownership provisions of ZR Section 78-06 to allow application for modification of a Residential Large Scale authorizations and special permits granted in connection within an urban renewal area that has expired in Community District 8, Borough of Manhattan (L.U. No. 902).

**Sponsors:** Leroy G. Comrie, Jr., Mark S. Weprin

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 10-9-13

Date	Ver.	Action By	Action	Result
10/9/2013	*	Committee on Land Use	Approved by Committee	
10/9/2013	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1975

Resolution approving the decision of the City Planning Commission on Application No. N 130263 ZRM, for an amendment of the Zoning Resolution of the City of New York, concerning Article VII, Chapter 8, to amend the ownership provisions of ZR Section 78-06 to allow application for modification of a Residential Large Scale authorizations and special permits granted in connection within an urban renewal area that has expired in Community District 8, Borough of Manhattan (L.U. No. 902).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on August 23, 2013 its decision dated August 21, 2013 (the "Decision"), pursuant to Section 201 of the New York City Charter, regarding an application submitted by Carnegie Park Land Holding LLC, for an amendment of the text of the Zoning Resolution of the City of New York, concerning Article VII, Chapter 8, to amend the ownership provisions of ZR Section 78-06 to allow application for modification of a Residential Large Scale authorizations and special permits granted in connection within an urban renewal area that has expired, (Application No. N 130263 ZRM), Community District 8, Borough of Manhattan (the "Application");

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on September 30, 2013;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues and the revised negative declaration (CEQR No. 13DCP121M) issued on August 21, 2013 (the “Revised Negative Declaration”);

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Revised Negative Declaration.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in this report, N 130263 ZRM, incorporated by reference herein, the Council approves the Decision.

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 in underline is new, to be added;

Matter in ~~strikeout~~ is old, to be deleted;

Matter in # # is defined in Section 12-10;

\* \* \* indicate where unchanged text appears in the Zoning Resolution

## Chapter 8

### Special Regulations Applying to Large-Scale Residential Developments

\* \* \*

#### 78-06

##### Ownership

\* \* \*

(b) Notwithstanding the provisions on paragraphs (a) of this Section, the following actions shall be permitted:

\* \* \*

(7) In the event that the urban renewal plan has expired, the owner(s) of a parcel(s) of land previously used as open space for a term of years that has expired within such #large scale residential development#, if located in a former urban renewal area listed below, may make application for and be granted modifications of authorizations or special permits previously granted under the provisions of this Chapter, where such modifications do not seek the distribution of #floor area# from any #zoning lot# not included within such parcel(s), for a #development# that includes a #building# and public open space permitted by the applicable district regulations. Such modifications shall result in a site plan that includes a #building# and public open space that are appropriately located and oriented with respect to other uses in the surrounding area.

Ruppert Brewery Urban Renewal Area - Community District #8 Manhattan

\* \* \*

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on October 9, 2013, on file in this office.

.....  
City Clerk, Clerk of The Council