



## Legislation Details (With Text)

<b>File #:</b>	Res 0993-2011	<b>Version:</b>	*	<b>Name:</b>	LU 445 - Zoning, Amendment to Zoning Map (C 110243 ZMM)
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Adopted:</b>	Adopted
		<b>In control:</b>		<b>Committee on Land Use:</b>	Committee on Land Use
<b>On agenda:</b>	8/17/2011				
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	Resolution approving the decision of the City Planning Commission on ULURP No. C 110243 ZMM, a Zoning Map amendment (Preconsidered L.U. No. 445).				
<b>Sponsors:</b>	Leroy G. Comrie, Jr., Mark S. Weprin				
<b>Indexes:</b>					
<b>Attachments:</b>	1. Committee Report, 2. Hearing Transcript - Stated Meeting 8-17-11				

Date	Ver.	Action By	Action	Result
8/16/2011	*	Committee on Land Use	P-C Item Approved by Comm	
8/17/2011	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 993

Resolution approving the decision of the City Planning Commission on ULURP No. C 110243 ZMM, a Zoning Map amendment (Preconsidered L.U. No. 445).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on August 8, 2011 its decision dated August 8, 2011 (the "Decision"), on the application submitted by West 116<sup>th</sup> Residential, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map to rezone an existing R7-2 and R7-2/C1-4 to a C4-5X district on the block bounded by West 116<sup>th</sup> Street, West 117<sup>th</sup> Street, Fifth Avenue and Lenox Avenue-Malcolm X Boulevard in the Central Harlem area of Manhattan, to facilitate development of two mixed-use buildings (ULURP No. C 110243 ZMM) (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 August 15, 2011;

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 Conditional Negative Declaration issued on May 9, 2011, which included an (E) designation for air quality and a restrictive

declaration for hazardous materials to avoid the potential for significant adverse impacts (CEQR No. 11DCP101M);

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment.

Pursuant to Sections 197-d and 200 of the New York City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in this report, C 110243 ZMM, 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 by changing the Zoning Map, Section 6b:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by West 117<sup>th</sup> Street, Fifth Avenue, West 116<sup>th</sup> Street, a line 450 feet easterly of Lenox Avenue-Malcolm X Boulevard, a line midway between West 116<sup>th</sup> Street and West 117<sup>th</sup> Street and a line 100 feet westerly of Fifth Avenue; and
2. changing from an R7-2 District to a C4-5X District property bounded by West 117<sup>th</sup> Street, Fifth Avenue, West 116<sup>th</sup> Street, and a line 450 feet easterly of Lenox Avenue-Malcolm X Boulevard;

as shown on a diagram (for illustrative purposes only) dated May 9, 2011, and subject to the conditions of CEQR Declaration E-278, Community District 10, Borough of 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 August 17, 2011, on file in this office.

City Clerk, Clerk of The Council