



Legislation Text

File #: Res 0882-2011, **Version:** *

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 882

Resolution approving the decision of the City Planning Commission on ULURP No. C 110177 ZMM, a Zoning Map amendment (L.U. No. 397).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on May 16, 2011 its decision dated May 11, 2011 (the "Decision"), on the application submitted by the New York City Department of City Planning and Manhattan Community Board 4, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map to rezone all or portions of 18 blocks in the West Clinton neighborhood in Manhattan Community District 4 from M1-5, M2-3 and M3-2 districts to R8, R8A, R8A/C2-5, R9, R9/C2-5 and M2-4 districts, which along with the Zoning Text amendment will provide new opportunities for residential development, including new affordable housing, in the West Clinton neighborhood, to encourage new manufacturing compatible uses between Eleventh Avenue and the West Side Highway, and to ensure that the form of new buildings relates to and enhances neighborhood character (ULURP No. C 110177 ZMM) (the "Application");

WHEREAS, the Application is related to Application N 110176 ZRM (L.U. No. 396), an amendment of the Zoning Resolution relating to Article IX, Chapter 6 (Special Clinton District), and Article I, Chapter 4 (Sidewalk Café Regulations), and Appendix F;

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 June 2, 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 Negative Declaration issued on January 3, 2011, which included (E) designations to avoid the potential for significant adverse impacts related to air quality, noise and hazardous materials (E-268), (CEQR No. 11DCP068M);

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 City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in this report, C

110177 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 No. 8c:

1. changing from an M1 -5 District to an R8 District property bounded by:
 - a. West 52nd Street, a line 200 feet easterly of Eleventh Avenue, West 51st Street, a line 175 feet easterly of Eleventh Avenue, West 48th Street, a line 450 feet westerly of Tenth Avenue, a line midway between West 46th Street and West 47th Street, a line 500 feet westerly of Tenth Avenue, West 47th Street, and a line 100 feet easterly of Eleventh Avenue; and
 - a. West 46th Street, a line 450 feet westerly of Tenth Avenue, West 45th Street, and a line 100 feet easterly of Eleventh Avenue,
2. changing from an M1-5 District to an R8A District property bounded by:
 - a. West 52nd Street, a line 100 feet easterly of Eleventh Avenue, West 47th Street, and Eleventh Avenue; and
 - a. West 46th Street, a line 100 feet easterly of Eleventh Avenue, West 45th Street, and Eleventh Avenue;
3. changing from an M1-5 District to an R9 District property bounded by West 44th Street, the easterly boundary line of a railroad right-of-way, West 43rd Street, and Eleventh Avenue;
4. changing from an M1-5 District to an M2-4 District property bounded by:
 - a. West 52nd Street, Eleventh Avenue, West 51st Street, and a line 150 feet westerly of Eleventh Avenue;
 - a. West 49th Street, Eleventh Avenue, West 47th Street, and Twelfth Avenue; and
 - a. West 47th Street, a line 500 feet westerly of Tenth Avenue, a line midway between West 46th Street and West 47th Street, a line 450 feet westerly of Tenth Avenue, West 46th Street and Eleventh Avenue;
5. changing from an M2-3 District to an M2-4 District property bounded by:
 - a. West 55th Street, Eleventh Avenue, West 52nd Street, a line 150 feet westerly of Eleventh Avenue, West 51st Street, Eleventh Avenue, West 49th Street, and Twelfth Avenue; and
 - a. West 47th Street, Eleventh Avenue, West 43rd Street, Twelfth Avenue, West 45th Street, a line perpendicular to the southerly street line of West 46th Street distant 250 feet easterly (as

measured along the street line) from the point of intersection of the southerly street line of West 46th street and the easterly street line of Twelfth Avenue, West 46th Street, and Twelfth Avenue;

6. changing from an M3-2 District to an M2-4 District property bounded by West 46th Street, a line perpendicular to the southerly street line of West 46th Street distant 250 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of West 46th street and the easterly street line of Twelfth Avenue, West 45th Street, and Twelfth Avenue;
7. establishing within a proposed R8A District a C2-5 District bounded by:
 - a. West 52nd Street, a line 100 feet easterly of Eleventh Avenue, West 47th Street, and Eleventh Avenue; and
 - a. West 46th Street, a line 100 feet easterly of Eleventh Avenue, West 45th Street, and Eleventh Avenue;
8. establishing within a proposed R9 District a C2-5 District bounded by West 44th Street, a line 100 feet easterly of Eleventh Avenue, West 43rd Street, and Eleventh Avenue; and
8. establishing a Special Clinton District bounded by the northerly street line of West 47th Street and its westerly and easterly prolongations, the easterly street line of Eleventh Avenue and its northerly and southerly prolongations, the southerly street line of West 45th Street and its easterly prolongation, a line 100 feet westerly of Eleventh Avenue, the southerly street line of West 44th Street, a line perpendicular to the southerly street line of West 45th Street distant 150 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of West 45th street and the easterly street line of Twelfth Avenue, the southerly street line of West 45th Street, the easterly street line of Twelfth Avenue, West 43rd Street, and Twelfth Avenue;

as shown on a diagram (for illustrative purposes only) dated January 3, 2011, and subject to the CEQR Declaration E-268, Community District 4, 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 June 14, 2011, on file in this office.

City Clerk, Clerk of The Council