# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 543 and 544**

**(Res. Nos. 1136 and 1137)**

**By Council Members Salamanca and Moya**

## SUBJECT

**MANHATTAN CB-11 – TWO APPLICATIONS RELATED TO TERENCE CARDINAL**

**COOKE**

**C 190158 ZMM (Pre. L.U. No. 543)**

City Planning Commission decision approving an application submitted by Catholic Health Care System pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 6b, by changing from an R7-2 District to an R8 District property bounded by East 106th Street, Madison Avenue, East 105th Street and a line 150 feet easterly of Fifth Avenue - Museum Mile, Borough of Manhattan, Community District 11, as shown on a diagram (for illustrative purposes only) dated April 8, 2019, and subject to the conditions of CEQR Declaration E-531.

**N 190156 ZRM (Pre. L.U. No. 544)**

City Planning Commission decision approving an application submitted by Catholic Health Care System, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area.

## INTENT

To approve the amendment to rezone the project area from R7-2 to R8 and R7-2/C1-5 to R8/C1-5 and amend zoning text to modify Appendix F and map the Project Area as a Mandatory Inclusionary Housing (MIH) area utilizing Option 1 and Option 2, to facilitate a mixed-use development that would include community facility and residential uses in the East Harlem neighborhood of Community District 11 in Manhattan.

## PUBLIC HEARING

**DATE:** September 18, 2019

**Witnesses in Favor:** Eight **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** October 3, 2019

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission (“CPC”) on Pre. L.U. No. 543 and approve with modifications the decision on Pre. L.U. No. 544 to remove MIH Option 2.

**In Favor: Against: Abstain:**

Moya None None

Levin

Richards

Reynoso

Grodenchik

Rivera

**COMMITTEE ACTION**

**DATE:** October 10, 2019

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca Deutsch Miller

Gibson King Grodenchik

Barron

Koo

Lancman

Levin

Reynoso

Richards

Treyger

Adams

Moya

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSIONS**

The City Planning Commission filed a letter dated October 15, 2019, with the Council on October 15, 2019, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.