# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 632 through 635**

**(Res. Nos. 1327 through 1330)**

**By Council Members Salamanca and Moya**

## SUBJECT

**MANHATTAN** **CB**-**10 - FOUR APPLICATIONS RELATED TO LENOX TERRACE**

**C 200050 ZSM (L.U. No. 632)**

City Planning Commission decision approvingan application submitted by Lenox Terrace Development Associates pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to modify the height and setback requirements of Sections 23-60 (Height and Setback Regulations) and 35-60 (Modification of Height and Setback Regulations), and the distance between buildings requirements of Section 23-711 (Standard minimum distance between buildings), in connection with a proposed mixed use development, within a large scale general development, on property generally bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard (Block 1730, Lots 1, 7, 9, 25, 33, 36, 40, 45, 50, 52, 64, 68, and 75), in a C6-2 District.

**N 200051 ZRM (L.U. No. 633)**

 City Planning Commission decision approvingan application submitted by Lenox Terrace Development Associates, 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 for the purpose of establishing a Mandatory Inclusionary Housing area.

**C 200052 ZMM (L.U. No. 634)**

 City Planning Commission decision approvingan application submitted by Lenox Terrace Development Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

1. eliminating from an existing R7-2 District a C1-4 District bounded by West 135th Street, Fifth Avenue, West 132nd Street, a line 100 feet westerly of Fifth Avenue, the easterly centerline prolongation of West 134th Street, the easterly street line terminus of West 134th Street, the southerly, easterly and northerly boundary line of Public Bath and its westerly prolongation, Lenox Terrace Place, a line 100 feet southerly of West 135th Street, a line 100 feet easterly of Lenox Avenue-Malcolm X. Boulevard, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard;
2. changing from an R7-2 District to an R8 District property bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard; and
3. establishing within the proposed R8 District a C1-5 District bounded by West 135th Street, Fifth Avenue, West 132nd Street, a line 150 feet westerly of Fifth Avenue, a line 100 feet northerly of West 132nd Street, a line 125 feet westerly of Fifth Avenue, the easterly centerline prolongation of West 134th Street, the southerly, easterly and northerly boundary line of Public Bath and its westerly prolongation, Lenox Terrace Place, a line 100 feet southerly of West 135th Street, a line 100 feet easterly of Lenox Avenue-Malcolm X. Boulevard, a line 100 feet northerly of West 132nd Street, a line 225 feet easterly of Lenox Avenue-Malcolm X. Boulevard, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard;

as shown on a diagram (for illustrative purposes only) dated August 26, 2019, revised on January 22, 2020, modified by the City Planning Commission on February 3, 2020, and subject to the conditions of CEQR Declaration E-547.

**C 200054 ZSM (L.U. No. 635)**

 City Planning Commission decision approvingan application submitted by Lenox Terrace Development Associates pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, within a large scale general development, on property generally bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard (Block 1730, Lots 1, 7, 9, 25, 33, 36, 40, 45, 50, 52, 64, 68, and 75), in a C6-2 District.

## INTENT

 To grant an approval of the special permit pursuant to ZR 74-743 to modify height and setback requirements and distance between buildings requirements within a large-scale general development; amend zoning text to modify Appendix F and map the Project Area as a Mandatory Inclusionary Housing (MIH) Area utilizing Option 1 and 2; amend to rezone the Project Area to eliminate the C1-4 commercial overlays, and change the R7-2 district to R8 and R8/C1-5 districts; approve the special permit to reduce the required number of accessory off-street parking spaces for dwelling units in a development pursuant to ZR 74-533 in the Harlem neighborhood of Manhattan, Community District 10.

## PUBLIC HEARING

 **DATE:** February 12, 2020

 **Witnesses in Favor:** Eight **Witnesses Against:** Twenty

## SUBCOMMITTEE RECOMMENDATION

 **DATE:** February 26, 2020

 The Subcommittee recommended that the Land Use Committee disapprove the applications for L.U. Nos. 632 through 635.

**In Favor: Against: Abstain:**

Moya None None

Levin

Richards

Reynoso

Grodenchik

Rivera

**COMMITTEE ACTION**

 **DATE:** March 3, 2020

 The Committee recommended that the Council approve the resolutions to disapprove the applications.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Deutsch

Koo

Miller

Reynoso

Richards

Treyger

Grodenchik

Ayala

Diaz

Moya

Rivera

## Withdrawal

 **DATE:** March 13, 2020

 By letter dated March 13, 2020, the Applicant withdrew the applications.