# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 836 and 837**

**(Res. Nos. 1755 and 1756)**

**By Council Members Salamanca and Moya**

## SUBJECT

**MANHATTAN** **CB**-**9 – TWO APPLICATIONS RELATED TO 629-639 WEST 142ND STREET**

**REZONING**

**C 210261 ZMM (L.U. No. 836)**

 City Planning Commission decision approvingan application submitted by Soma 142, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, by changing from an existing R6A District to an R9A District property bounded by a line midway between West 142nd Street and West 143rd Street and its westerly prolongation, a line 365 feet westerly of Broadway, West 142nd Street and its westerly prolongation, and the easterly boundary line of Riverside Park, Borough of Manhattan, Community District 9, as shown on a diagram (for illustrative purposes only) dated March 15, 2021, and subject to the conditions of CEQR Declaration E-607.

**N 210262 ZRM (L.U. No. 837)**

City Planning Commission decision approvingan application submitted by Soma 142, LLC, 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, Borough of Manhattan, Community District 9.

## INTENT

 To approve the amendment to rezone the Project Area from an R6A district to an R9A district and amend zoning text to designate the Project Area as a Mandatory Inclusionary Housing (MIH) area utilizing Options 1 and 2 to facilitate the proposed development of a 17-story residential building with 81 residential units, 21 of which would be permanently affordable units, in the West Harlem neighborhood of Manhattan Community District 9.

## PUBLIC HEARING

 **DATE:** September 10, 2021

 **Witnesses in Favor:** Three **Witnesses Against:** Twelve

## SUBCOMMITTEE RECOMMENDATION

 **DATE:** September 24, 2021

 The Subcommittee recommends that the Land Use Committee approve the motion to file pursuant to withdrawal of the applications by the Applicant on L.U. Nos. 836 and 837.

**In Favor: Against: Abstain:**

Moya None None

Levin

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

 **DATE:** September 30, 2021

 The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Koo

Levin

Miller

Grodenchik

Adams

Ayala

Moya

Rivera

Riley

Feliz

Borelli