



Legislation Details (With Text)

**File #:** Res 1672-2017      **Version:** \*      **Name:** LU 734 - Planning, 126TH STREET BUS DEPOT, Manhattan (N170276ZRM)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 9/27/2017

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving with modifications the decision of the City Planning Commission on Application No. N 170276 ZRM, 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 in Community District 11, Borough of Manhattan (L.U. No. 734).

**Sponsors:** David G. Greenfield, Rafael Salamanca, Jr.

**Indexes:**

**Attachments:** 1. August 9, 2017 - Stated Meeting Agenda with Links to Files, 2. Land Use Calendar - Week of August 21, 2017 - August 25, 2017, 3. Hearing Transcript - Planning 8-21-17, 4. Land Use Calendar - Week of September 4, 2017 - September 8, 2017, 5. Land Use Calendar - September 6, 2017, 6. City Planning Commission Approval Letter, 7. September 27, 2017 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 9-27-17, 9. Committee Report, 10. Minutes of the Stated Meeting - September 27, 2017

Date	Ver.	Action By	Action	Result
9/6/2017	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
9/27/2017	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1672**

**Resolution approving with modifications the decision of the City Planning Commission on Application No. N 170276 ZRM, 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 in Community District 11, Borough of Manhattan (L.U. No. 734).**

**By Council Members Greenfield and Salamanca**

WHEREAS, the City Planning Commission filed with the Council on July 28, 2017 its decision dated July 26, 2017 (the "Decision"), pursuant to Section 201 of the New York City Charter, regarding an application submitted by the New York City Economic Development Corporation, for an amendment of the text of the Zoning Resolution of the City of New York to modify Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, which in conjunction with the related actions would facilitate a new mixed-use, mixed-income development comprising approximately 730 residential units with ground floor retail space, community facility space and a memorial to commemorate the Harlem African Burial Ground, which comprises a portion of the proposed project site located in the East Harlem neighborhood of Manhattan, (Application No. N 170276 ZRM), Community District 11, Borough of Manhattan (the "Application");

WHEREAS, the Application is related to applications C 170275 ZMM (L.U. No. 733), an amendment

to the Zoning Map; C 170093 MMM (L.U. No. 735), an amendment to the City Map; and C 170278 PPM (L.U. No. 736), disposition of City-owned property;

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 21, 2017;

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, including the Final Generic Environmental Impact Statement (FGEIS) for which a Notice of Completion was issued on July 13, 2017 (CEQR No. 16DME011M), which identified significant adverse impacts with respect to historic and cultural resources - archaeological resources, transportation (traffic, buses, subways, and pedestrians) and construction activities related to noise;

RESOLVED:

Having considered the FGEIS with respect to the Decision and Application, the Council finds that:

- (1) The FGEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts disclosed in the FGEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigation measures that were identified as practicable.

The Decision and the FGEIS constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d).

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 the report, N 170276 ZRM, incorporated by reference herein, the Council approves the Decision with the following modifications:

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

Matter in double strikeout is old, deleted by the City Council;

Matter in double underline is new, added by the City Council;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**MANHATTAN**

\* \* \*

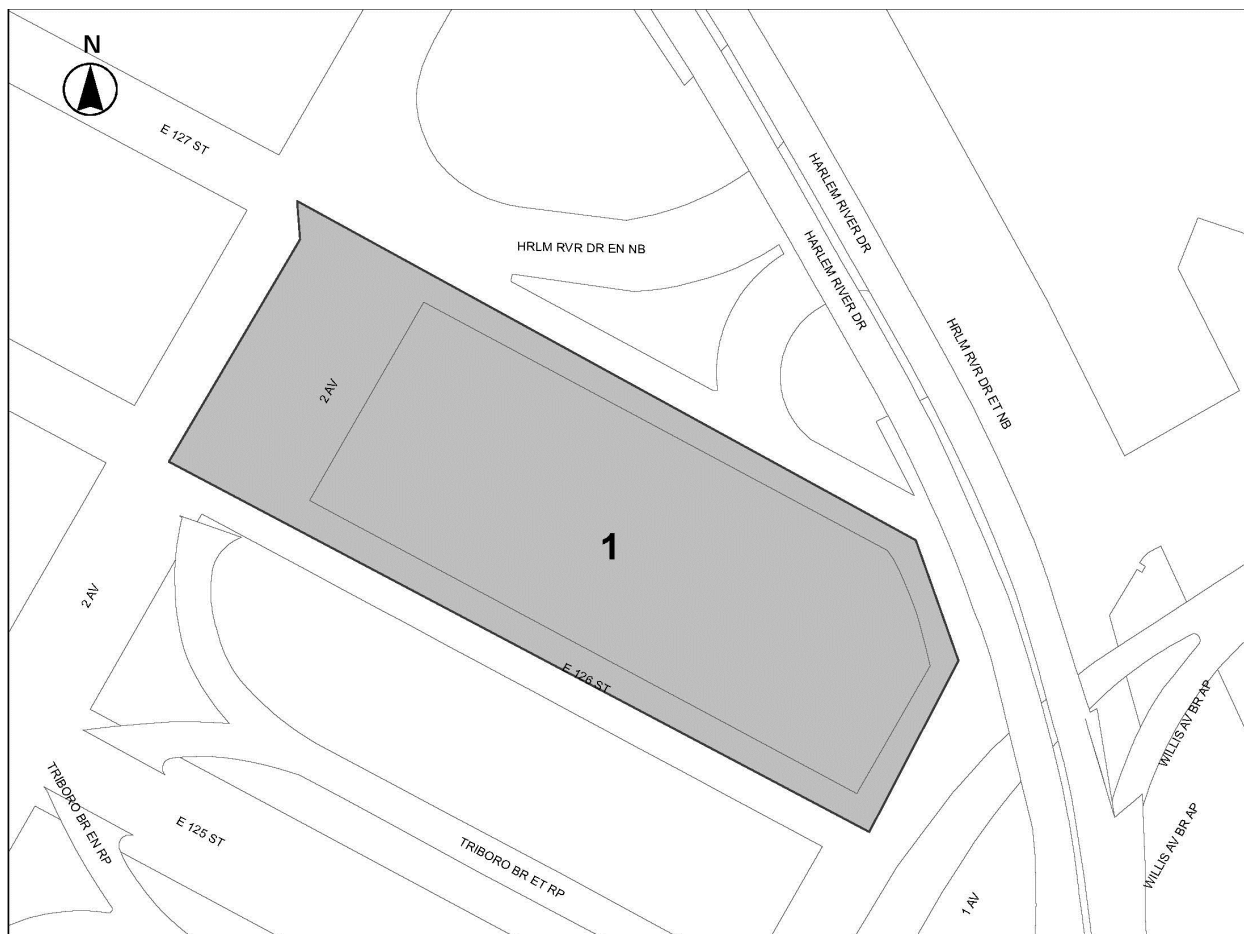
**Manhattan Community District 11**

\* \* \*

In the C6-3 District within the area shown on the following Map 2:

Map 2. (date of adoption)

[PROPOSED MAP]



Mandatory Inclusionary Housing area     *see Section 23-154(d)(3)*

Area 1 (date of adoption) -MIH Program Option 1 and Option 2 Deep Affordability Option

Portion of Community District 11, 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 September 27, 2017, on file in this office.

City Clerk, Clerk of The Council