



## Legislation Details (With Text)

<b>File #:</b>	Res 1583-2012	<b>Version:</b>	*	<b>Name:</b>	LU 715 - Amendment of the Zoning Map, Manhattan (C 120309 ZMM)
<b>Type:</b>	Resolution	<b>Status:</b>		<b>In control:</b>	Adopted Committee on Land Use
<b>On agenda:</b>	11/13/2012				
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 120309 ZMM, a Zoning Map amendment (L.U. No. 715).				
<b>Sponsors:</b>	Leroy G. Comrie, Jr., Mark S. Weprin				
<b>Indexes:</b>					
<b>Attachments:</b>	1. City Planning Approval Letter, 2. Committee Report, 3. Hearing Transcript - Stated Meeting 11-13-12				

Date	Ver.	Action By	Action	Result
10/25/2012	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
11/13/2012	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1583

Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 120309 ZMM, a Zoning Map amendment (L.U. No. 715).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on September 7, 2012 its decision dated September 5, 2012 (the "Decision"), on the application submitted by the New York City Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, which along with its related action, would facilitate the West Harlem Rezoning, an area-wide 90-block rezoning of northern West Harlem, Community District 9 (ULURP No. C 120309 ZMM), Borough of Manhattan (the "Application");

WHEREAS, the Application is related to Application N 120310 ZRM (L.U. No. 716), an amendment to the text of the Zoning Resolution;

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 October 3, 2012;

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 Final Environmental Impact Statement (“FEIS”) for which a Notice of Completion was issued on August 24, 2012, and the Technical Memorandum dated September 5, 2012 and October 26, 2012 (collectively, the “Technical Memoranda”) (CEQR No. 12DCP070M);

RESOLVED:

Having considered the FEIS and the Technical Memoranda, with respect to the Decision and Application, the Council finds that:

- (1) The FEIS 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 to be approved, as modified herein, is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable;
- (2) The adverse environmental impacts disclosed in the FEIS and the Technical Memoranda will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the proposed action, as modified herein, those mitigative measures that were identified as practicable; and
- (2) The Decision together with the FEIS and the Technical Memoranda, constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of the decision, 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 this report, C 120309 ZMM, incorporated by reference herein, the Council approves the Decision with the following modifications:

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing Zoning Map, Section Nos. 3b and 6a:

Matter in ~~strikeout~~ is old, deleted by the City Council;  
Matter in double underline is new, added by the City Council.

1. eliminating from within an existing R8 District a C1-4 District bounded by a line midway between West 146<sup>th</sup> Street and West 145<sup>th</sup> Street, Broadway, a line 100 feet northerly of West 145<sup>th</sup> Street, a line 100 feet easterly of Broadway, a line 100 feet southerly of West 145<sup>th</sup> Street, Broadway, a line midway between West 145<sup>th</sup> Street and West 144<sup>th</sup> Street, and a line 100 feet westerly of Broadway;
2. changing from an R7-2 District to an R6A District property bounded by:
  - a. West 153<sup>rd</sup> Street, a line 100 feet westerly of Amsterdam Avenue, West 152<sup>nd</sup> Street, and a line 100 feet easterly of Broadway;

- b. a line 100 feet southerly of West 155<sup>th</sup> Street, St. Nicholas Avenue, West 153<sup>rd</sup> Street, St. Nicholas Place, West 152<sup>nd</sup> Street, St. Nicholas Avenue, a line 75 feet northerly of West 152<sup>nd</sup> Street, a line 475 feet easterly of Amsterdam Avenue, West 152<sup>nd</sup> Street, Convent Avenue, West 151<sup>st</sup> Street, a line 125 feet easterly of Amsterdam Avenue, West 152<sup>nd</sup> Street, and a line 100 feet easterly of Amsterdam Avenue;
  - c. a line midway between West 151<sup>st</sup> Street and West 150<sup>th</sup> Street, a line 100 feet westerly of Amsterdam Avenue, West 147<sup>th</sup> Street, and a line 100 feet easterly of Broadway;
  - d. West 150<sup>th</sup> Street, a line 100 feet westerly of Convent Avenue, a line midway between West 149<sup>th</sup> Street and West 148<sup>th</sup> Street, Convent Avenue, West 149<sup>th</sup> Street, St. Nicholas Avenue, West 145<sup>th</sup> Street, a line 100 feet westerly of St. Nicholas Avenue, the easterly prolongation of the northerly street line of West 144<sup>th</sup> Street, a line midway between Hamilton Terrace and St. Nicholas Avenue, West 141<sup>st</sup> Street, Convent Avenue, West 140<sup>th</sup> Street, Amsterdam Avenue, West 145<sup>th</sup> Street, and a line 100 feet easterly of Amsterdam Avenue, and excluding the area bounded by a line midway between West 147<sup>th</sup> Street and West 148<sup>th</sup> Street, Convent Avenue, West 145<sup>th</sup> Street, and a line 100 feet westerly of Convent Avenue;
  - e. a line 100 feet southerly of West 145<sup>th</sup> Street, Bradhurst Avenue, the westerly center line prolongation of West 143<sup>rd</sup> Street, and a line midway between St. Nicholas Avenue and Edgecombe Avenue; and
  - f. West 143<sup>rd</sup> Street, a line 500 feet easterly of Broadway, a line midway between West 142<sup>nd</sup> Street and West 141<sup>st</sup> Street, a line 450 feet easterly of Broadway, West 141<sup>st</sup> Street, and a line 100 feet easterly of Broadway;
3. changing from an R8 District to an R6A District property bounded by:
- a. West 148<sup>th</sup> Street, a line 100 feet westerly of Broadway, West 145<sup>th</sup> Street, a line 315 feet westerly of Broadway, a line midway between West 146<sup>th</sup> Street and West 145<sup>th</sup> Street, a line 250 feet westerly of Broadway, West 146<sup>th</sup> Street, a line 225 feet westerly of Broadway, a line midway between West 147<sup>th</sup> Street and West 146<sup>th</sup> Street and its westerly prolongation, the easterly boundary line of Riverside Park, West 147<sup>th</sup> Street and its westerly center line prolongation, a line 80 feet easterly of Riverside Drive, a line midway between West 148<sup>th</sup> Street and West 147<sup>th</sup> Street, and a line 105 feet easterly of Riverside Drive;
  - b. a line midway between West 143<sup>rd</sup> Street and West 142<sup>nd</sup> Street and its westerly prolongation, a line 200 feet westerly of Broadway, West 142<sup>nd</sup> Street and its westerly center line prolongation, and the easterly boundary line of Riverside Park; and
  - c. a line midway between West 139<sup>th</sup> Street and West 138<sup>th</sup> Street, a line 100 feet westerly of Broadway, a line midway between West 138<sup>th</sup> Street and West 137<sup>th</sup> Street, a line 455 feet westerly of Broadway, West 138<sup>th</sup> Street, and a line 400 feet westerly of Broadway;

4. changing from an R7-2 District to an R7A District property bounded by:
- a. West 155<sup>th</sup> Street, a line 100 feet easterly of Amsterdam Avenue, West 152<sup>nd</sup> Street, a line 125 feet easterly of Amsterdam Avenue, West 151<sup>st</sup> Street, Convent Avenue, West 152<sup>nd</sup> Street, a line 475 feet easterly of Amsterdam Avenue, a line 75 feet northerly of West 152<sup>nd</sup> Street, St Nicholas Avenue, West 152<sup>nd</sup> Street and its easterly center line prolongation, a line midway between St. Nicholas Place and Edgecombe Avenue, a line midway between St. Nicholas Avenue and Edgecombe Avenue, a line 100 feet northerly of West 145<sup>th</sup> Street, St. Nicholas Avenue, West 149<sup>th</sup> Street, Convent Avenue, a line midway between West 149<sup>th</sup> Street and West 148<sup>th</sup> Street, a line 100 feet westerly of Convent Avenue, West 150<sup>th</sup> Street, a line 100 feet easterly of Amsterdam Avenue, a line midway between West 146<sup>th</sup> Street and West 145<sup>th</sup> Street, Amsterdam Avenue, a line 100 feet northerly of West 145<sup>th</sup> Street, a line 100 feet easterly of Broadway, West 147<sup>th</sup> Street, a line 100 feet westerly of Amsterdam Avenue, a line midway between West 151<sup>st</sup> Street and West 150<sup>th</sup> Street, a line 100 feet easterly of Broadway, West 152<sup>nd</sup> Street, a line 100 feet westerly of Amsterdam Avenue, West 153<sup>rd</sup> Street, and Amsterdam Avenue;
  - b. a line 150 feet southerly of West 155<sup>th</sup> Street, a line midway between St. Nicholas Avenue and St. Nicholas Place, West 153<sup>rd</sup> Street, and St. Nicholas Avenue;
  - c. a line midway between West 148<sup>th</sup> Street and West 147<sup>th</sup> Street, Convent Avenue, West 145<sup>th</sup> Street, and a line 100 feet westerly of Convent Avenue;
  - d. a line 100 feet southerly of West 145<sup>th</sup> Street, Amsterdam Avenue, the southerly boundary line of Annunciation Park and its easterly and westerly prolongations, Convent Avenue, West 130<sup>th</sup> Street, Amsterdam Avenue, West 133<sup>rd</sup> Street, a line 200 feet easterly of Broadway, West 135<sup>th</sup> Street, a line 100 feet easterly of Broadway, a line 100 feet easterly of Hamilton Place, a line midway between West 138<sup>th</sup> Street and West 136<sup>th</sup> Street, Hamilton Place, West 138<sup>th</sup> Street, a line 100 feet easterly of Broadway, West 141<sup>st</sup> Street, a line 450 feet easterly of Broadway, a line midway between West 142<sup>nd</sup> Street and West 141<sup>st</sup> Street, a line 500 feet easterly of Broadway, West 143<sup>rd</sup> Street, and a line 100 feet easterly of Broadway;
  - e. West 145<sup>th</sup> Street, St. Nicholas Avenue, a line 100 feet southerly of West 145<sup>th</sup> Street, a line midway between St. Nicholas Avenue and Edgecombe Avenue, the westerly center line prolongation of West 143<sup>rd</sup> Street, Bradhurst Avenue and its southerly centerline prolongation, Edgecombe Avenue, West 141<sup>st</sup> Street, a line midway between Hamilton Terrace and St. Nicholas Avenue, the easterly prolongation of the northerly street line of West 144<sup>th</sup> Street, and a line 100 feet westerly of St. Nicholas Avenue; and
  - f. West 130<sup>th</sup> Street, St. Nicholas Terrace, West 127<sup>th</sup> Street, a line 100 feet westerly of St. Nicholas Avenue, West 126<sup>th</sup> Street, a line 100 feet westerly of Morningside Avenue, West 127<sup>th</sup> Street, a line 100 feet westerly of Convent Avenue, West 129<sup>th</sup> Street, and Convent Avenue;
5. changing from an R7-2 District to an R7D District property bounded by a line 100 feet northerly of West 145<sup>th</sup> Street, Amsterdam Avenue, a line midway between West 146<sup>th</sup> Street and West 145<sup>th</sup> Street,

a line 100 feet easterly of Amsterdam Avenue, West 145<sup>th</sup> Street, Amsterdam Avenue, a line 100 feet southerly of West 145<sup>th</sup> Street, and a line 100 feet easterly of Broadway;

~~5.~~ 6. changing from an R7-2 District to an R8A District property bounded by:

a. West 155<sup>th</sup> Street, St. Nicholas Avenue, a line 100 feet southerly of West 155<sup>th</sup> Street, and a line 100 feet easterly of Amsterdam Avenue; and

b. Edgecombe Avenue, West 145<sup>th</sup> Street, Bradhurst Avenue, a line 100 feet southerly of West 145<sup>th</sup> Street, St. Nicholas Avenue, a line 100 feet northerly of West 145<sup>th</sup> Street, a line midway between St. Nicholas Avenue and Edgecombe Avenue, a line midway between St. Nicholas Place and Edgecombe Avenue, the easterly center line prolongation of West 152<sup>nd</sup> Street, St. Nicholas Place, West 153<sup>rd</sup> Street, a line midway between St. Nicholas Avenue and St. Nicholas Place, a line 150 feet southerly of West 155<sup>th</sup> Street, a line perpendicular to the southerly street line of West 155<sup>th</sup> Street distant 205 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of St. Nicholas Avenue and the southerly street line of West 155<sup>th</sup> Street, a line 100 feet southerly of West 155<sup>th</sup> Street, St. Nicholas Place, and West 155<sup>th</sup> Street; ~~and~~

~~c. a line 100 feet northerly of West 145<sup>th</sup> Street, Amsterdam Avenue, a line midway between West 146<sup>th</sup> Street and West 145<sup>th</sup> Street, a line 100 feet easterly of Amsterdam Avenue, West 145<sup>th</sup> Street, Amsterdam Avenue, a line 100 feet southerly of West 145<sup>th</sup> Street, and a line 100 feet easterly of Broadway;~~

~~6.~~ 7. changing from a C8-3 District to an R8A District property bounded by West 155<sup>th</sup> Street, St. Nicholas Place, a line 100 feet southerly of West 155<sup>th</sup> Street, and a line perpendicular to the southerly street line of West 155<sup>th</sup> Street distant 205 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of St. Nicholas Avenue and the southerly street line of West 155<sup>th</sup> Street;

~~7.~~ 8. changing from an R8 District to a C6-3X District property bounded by a line midway between West 146<sup>th</sup> Street and West 145<sup>th</sup> Street, Broadway, a line 100 feet northerly of West 145<sup>th</sup> Street, a line 100 feet easterly of Broadway, a line 100 feet southerly of West 145<sup>th</sup> Street, Broadway, a line midway between West 145<sup>th</sup> Street and West 144<sup>th</sup> Street, and a line 100 feet westerly of Broadway;

~~8.~~ 9. changing from an M1-1 District to an M1-5/R7-2 District property bounded by West 129<sup>th</sup> Street, a line 100 feet westerly of Convent Avenue, West 127<sup>th</sup> Street, a line 100 feet westerly of Morningside Avenue, a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard, and Amsterdam Avenue;

~~9.~~ 10. establishing within a proposed R6A District a C1-4 District bounded by:

a. a line midway between West 146<sup>th</sup> Street and West 145<sup>th</sup> Street, a line 100 feet westerly of Broadway, West 145<sup>th</sup> Street, and a line 315 feet westerly of Broadway; and

b. a line midway between West 146<sup>th</sup> Street and West 145<sup>th</sup> Street, a line 100 feet westerly of Convent Avenue, West 145<sup>th</sup> Street, Convent Avenue, a line midway between West 146<sup>th</sup> Street

and West 145<sup>th</sup> Street, a line 100 feet westerly of St. Nicholas Avenue, a line 100 feet southerly of West 145<sup>th</sup> Street, and a line 100 feet easterly of Amsterdam Avenue;

~~10.~~ 11. establishing within a proposed R7A District a C1-4 District bounded by:

- a. a line midway between West 146<sup>th</sup> Street and West 145<sup>th</sup> Street, Convent Avenue, West 145<sup>th</sup> Street, and a line 100 feet westerly of Convent Avenue;
- b. a line 100 feet northerly of West 141<sup>st</sup> Street, a line 100 feet westerly of Amsterdam Avenue, West 141<sup>st</sup> Street, and Hamilton Place; and
- c. a line midway between West 140<sup>th</sup> Street and West 139<sup>th</sup> Street, a line 100 feet easterly of Hamilton Place, West 138<sup>th</sup> Street, a line 100 feet easterly of Broadway, West 139<sup>th</sup> Street, and Hamilton Place;

~~11.~~ 12. establishing within an existing R8 District a C1-4 District bounded by West 145<sup>th</sup> Street, a line 100 feet westerly of Broadway, a line midway between West 145<sup>th</sup> street and West 144<sup>th</sup> Street, and a line 270 feet westerly of Broadway;

~~12.~~ 13. establishing within a proposed R8A District a C2-4 District bounded by West 155<sup>th</sup> Street, Edgecombe Avenue, a line 150 feet southerly of West 155<sup>th</sup> Street, St. Nicholas Place, a line 100 feet southerly of West 155<sup>th</sup> Street, and a line perpendicular to the southerly street line of West 155<sup>th</sup> Street distant 205 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of St. Nicholas Avenue and the southerly street line of West 155<sup>th</sup> Street; and

~~13.~~ 14. establishing a Special Mixed Use District (MX-15) bounded by West 129<sup>th</sup> Street, a line 100 feet westerly of Convent Avenue, West 127<sup>th</sup> Street, a line 100 feet westerly of Morningside Avenue, a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard, and Amsterdam Avenue;

Borough of Manhattan, Community District 9, as shown in a diagram (for illustrative purposes only) dated May 7, 2012, modified by the City Planning Commission on September 5, 2012, modified by the City Council on November 13, 2012, and subject to the conditions of CEQR Designation E-284.

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 November 13, 2012, on file in this office.

City Clerk, Clerk of The Council