Legislation Details (With Text)

File #:	Res 1316-2016	**Version:** *	**Name:**	LU 515 - Planning, LEXINGTON GARDENS II, Manhattan (C160336ZMM)
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Title: Resolution approving the decision of the City Planning Commission on ULURP No. C 160336 ZMM, a Zoning Map amendment (L.U. No. 515).

Sponsors:

Indexes:

Attachments: 1. Land Use Calendar - Week of October 31, 2016 - November 4, 2016, 2. REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, 3. Hearing Testimony - Planning 11-1-16, 4. Land Use Calendar - Week of November 21, 2016 - November 25, 2016, 5. Land Use Calendar - November 22, 6. City Planning Commission Modification Letter, 7. November 29, 2016 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 11-29-16, 9. Committee Report, 10. Minutes of the Stated Meeting - November 29, 2016

Date	Ver.	Action By	Action	Result
11/22/2016	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
11/29/2016	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1316

Resolution approving the decision of the City Planning Commission on ULURP No. C 160336 ZMM, a Zoning Map amendment (L.U. No. 515).

By Council Members Greenfield and Dickens

WHEREAS, the City Planning Commission filed with the Council on October 21, 2016 its decision dated October 19, 2016 (the "Decision"), on the application submitted by Lexington Gardens Owners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 6b, changing from R7-2/C1-5 and C8-4 districts to an R9/ and C2-4 districts, which in conjunction with the other related actions would facilitate a new mixed-use development comprising approximately 390 affordable residential units, with ground floor retail space and community facility space in the East Harlem neighborhood of the Bronx, (ULURP No. C 160336 ZMM), Community District 11, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to applications N 160337 ZRM (L.U. No. 516), a zoning text amendment to designate a Mandatory Inclusionary Housing Area; C 160338 ZSM (L.U. No. 517), a special permit pursuant to ZR Section 74-743(a)(2) to allow, within a Large Scale General Development, the location of a building without regard for applicable yard, court, and height regulations; C 160339 ZSM (L.U. No. 518), a special permit pursuant to ZR Section 74-532 to waive within a Large Scale General Development 103 required off-street parking spaces for a new building and 25 previously required off-street parking spaces for an

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existing development on the zoning lot; C 160340 HAM (L.U. No. 519), a designation of property as an Urban Development Action Area and Urban Development Action Area Project (UDAAP); and, pursuant to Section 197-c of the New York City Charter, disposition of such property to a developer selected by HPD;

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 November 21, 2016;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues including the negative declaration (CEQR No. 16HPD082M) dated June 2, 2016 and the technical memoranda issued on October 11, 2016, and November __, 2016 (together the "Environmental Analysis");

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Environmental Analysis.

Pursuant to Section 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, C 160336 ZMM, incorporated by reference herein, the Council approves the Decision.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 6b:

1. eliminating from within an existing R7-2 District a C1-5 District bounded by a line 100 feet westerly of Lexington Avenue, East 108th Street, Lexington Avenue, and East 107th Street;

2. changing from an R7-2 District to an R9 District property bounded by a line 100 feet easterly of Park Avenue, East 108th Street, Lexington Avenue, and East 107th Street;

3. changing from a C8-4 District to an R9 District property bounded by the easterly boundary line of the New York Central Railroad Right-of-Way, East 108th Street, a line 100 feet easterly of Park Avenue, and East 107th Street; and

4. establishing within the proposed R9 District a C2-4 District bounded by the easterly boundary line of the New York Central Railroad Right-of-Way, East 108th Street, Lexington Avenue, and East 107th Street;

as shown on a diagram (for illustrative purposes only) dated June 6, 2016, Community District 11, Borough of Manhattan .

Adopted.

Office of the City Clerk, }

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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 29, 2016, on file in this office.

City Clerk, Clerk of The Council