Legislation Details (With Text)

File #:	Res 1317-2016	**Version:**	*	**Name:**	LU 516 - Planning, LEXINGTON GARDENS II, Manhattan (N160337ZRM)
Type:	Resolution			**Status:**	Adopted
				In control:	Committee on Land Use
On agenda:	11/29/2016				
Enactment date:				**Enactment #:**	

Title: Resolution approving with modifications the decision of the City Planning Commission on Application No. N 160337 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. 516).

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. 1317

Resolution approving with modifications the decision of the City Planning Commission on Application No. N 160337 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. 516).

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"), pursuant to Section 201 of the New York City Charter, regarding an application submitted Lexington Gardens Owners, LLC, for an amendment of the text of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, which in conjunction with the related actions would facilitate the development of Lexington Gardens II, a mixed-use development providing approximately 390 affordable dwelling units, approximately 3,201 square feet of commercial space and approximately 38,053 square feet of community facility space in the East Harlem neighborhood of Manhattan Community District 11, (Application No. N 160337 ZRX), Community District 11, Borough of Manhattan (the "Application");

WHEREAS, the Application is related to applications C 160336 ZMM (L.U. No. 515), an amendment

to the Zoning Map, Section 6b, to change existing C8-4, R7-2 and R7-2/C1-5 Districts to an R9/C2-4 District; 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 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 implications 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 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 160337 ZRM, incorporated by reference herein, the Council approves the Decision with the following modifications:

Matter in <u>underline</u> is new, to be added;
Matter in ~~strikeout~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution
Matter in double strikeout is deleted by the City Council;
Matter in <u>double-underline</u> is added by the City Council

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

* * *

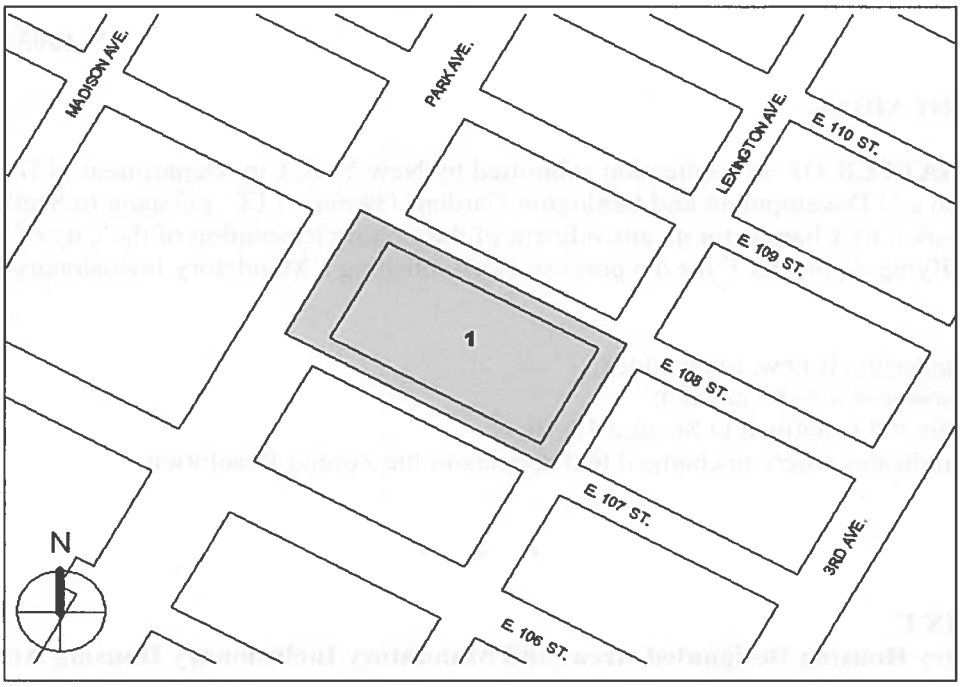
Manhattan Community Districts 9, 10 and 11

* * *

In the R9 District within the areas shown on the following Map 3:

Map 3. (date of adoption)

[PROPOSED MAP]



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

Area **1** (date of adoption) –MIH Program Option 2Option 1

Portion of Community District 11, Manhattan

* * *

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

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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