



Legislation Details (With Text)

**File #:** Res 1741-2017      **Version:** \*      **Name:** LU 773 - Zoning, EAST HARLEM NEIGHBORHOOD REZONING, Manhattan (C 170358 ZMM)

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

**In control:** Committee on Land Use

**On agenda:** 11/30/2017

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**Title:** Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 170358 ZMM, a Zoning Map amendment (L.U. No. 773).

**Sponsors:** David G. Greenfield, Donovan J. Richards

**Indexes:**

**Attachments:** 1. October 17, 2017 - Stated Meeting Agenda with Links to Files, 2. Hearing Testimony - Zoning 10-11-17, 3. Hearing Transcript - Zoning 10-11-17, 4. Land Use Calendar - Week of November 20, 2017 - November 24, 2017, 5. Additional Meeting of the Subcommittee on Zoning & Franchises, 6. REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, 7. Land Use Calendar - November 21, 2017, 8. City Planning Commission Approval Letter, 9. November 30, 2017 - Stated Meeting Agenda with Links to Files, 10. Committee Report, 11. Resolution, 12. Hearing Transcript - Stated Meeting 11-30-17, 13. Minutes of the Stated Meeting - November 30, 2017

Date	Ver.	Action By	Action	Result
11/21/2017	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
11/30/2017	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1741**

**Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 170358 ZMM, a Zoning Map amendment (L.U. No. 773).**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on October 2, 2017 its decision dated October 2, 2017 (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, Section Nos. 6a and 6b, which in conjunction with the related actions would facilitate the East Harlem Neighborhood Initiative, a comprehensive, community-focused effort aimed at identifying opportunities for the creation of new mixed-income housing and the preservation of existing affordable housing units (ULURP No. C 170358 ZMM), Community District 11, Borough of Manhattan (the "Application");

WHEREAS, the Application is related to applications N 170359 ZRM (L.U. No. 774) an amendment to the text of the Zoning Resolution to establish an East Harlem Corridor Special District and to designate a Mandatory Inclusionary Housing area; and C 170360 HUM (L.U. No. 775), amendment to the bulk and use regulations, and the expiration date, of the Milbank Frawley Circle-East Urban Renewal Plan;

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 11, 2017;

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 Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on September 19, 2017 (CEQR No. 17DCP048M), which identified significant adverse impacts with respect to hazardous materials, air quality and noise which would be avoided through the placement of (E) designations (E-422), and additional significant adverse impacts with respect to shadows, historic and cultural resources (architectural and archeological), transportation (traffic, transit and pedestrians), and construction activities related to noise, and the Technical Memoranda dated September 29, 2017, (the “Technical Memoranda”);

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 Proposed Actions, as modified with the modifications adopted herein and in the Technical Memorandum 002, is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by the placement of (E) designations for Hazardous Materials, Air Quality, and Noise, which form part of the Proposed Actions, or the specification of required mitigation measures, as appropriate; and
- (4) 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 this determination, pursuant to 6 N.Y.C.R.R. §617.11(d).

The Decision and the FEIS 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 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 170358 ZMM, incorporated by reference herein, the Council approves the Decision with the following modifications:

Matter ~~strike out~~ is old, deleted by the City Council;  
Matter underline is new, added by the City Council.

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 Nos. 6a and 6b:

1. Eliminating from within an existing R7-2 District a C1-4 District bounded by:
  - a. East 124th Street, Park Avenue, East 123rd Street, and a line 100 feet westerly of Park Avenue;
  - b. East 124th Street, Second Avenue, East 123rd Street, and a line 100 feet westerly of Second Avenue;
  - c. East 122nd Street, Park Avenue, East 121st Street, and a line 100 feet westerly of Park Avenue;
  - d. East 120th Street, Park Avenue, a line midway between East 116th Street-Luis Munoz Marin Boulevard and East 117th Street, a line 100 feet westerly of Lexington Avenue, East 117th Street, Lexington Avenue, East 120th Street, a line 100 feet easterly of Lexington Avenue, East 115th Street, a line 100 feet westerly of Lexington Avenue, a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Park Avenue, East 115th Street, and a line 100 feet westerly of Park Avenue; and
  - de. East 112th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110th Street and East 111th Street, and a line 100 feet westerly of Lexington Avenue;
2. eliminating from within an existing R8A District a C1-5 District bounded by:
  - a. East 122<sup>nd</sup> Street, Second Avenue, East 120<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 115<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;
  - b. East 112<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 109<sup>th</sup> Street, Third Avenue, East 106<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Third Avenue;
  - c. East 112<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 108<sup>th</sup> Street, Second Avenue, East 109<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue; and
  - d. East 106<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 104<sup>th</sup> Street, a line 100 feet westerly of Second Avenue;
3. eliminating from within an existing R7-2 District a C2-4 District bounded by:
  - a. East 132<sup>nd</sup> Street, Park Avenue, East 131<sup>st</sup> Street, and a line 100 feet westerly of Park Avenue;
  - b. East 124<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, a line midway between East 123<sup>rd</sup> Street and East 124<sup>th</sup> Street, and Park Avenue;
  - c. East 123<sup>rd</sup> Street, Park Avenue, East 122<sup>nd</sup> Street, and a line 100 feet westerly of Park Avenue;
  - d. East 124<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, East 120<sup>th</sup> Street, Lexington Avenue, East 122<sup>nd</sup> Street, and a line 100 feet westerly of Lexington Avenue; and

- e. a line 125 feet northerly of East 119<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, and Park Avenue;
4. eliminating a Special Transit Land Use District bounded by the southerly street line of East 126<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, the northerly street line of East 120<sup>th</sup> Street and its easterly prolongation, a line 100 feet westerly of Second Avenue, a line midway between East 124<sup>th</sup> Street and East 125<sup>th</sup> Street/Dr. Martin Luther King, Jr. Boulevard, a line 150 feet westerly of Second Avenue, a line midway between East 125<sup>th</sup> Street/Dr. Martin Luther King, Jr. Boulevard and East 126<sup>th</sup> Street, and line 100 feet westerly of Second Avenue;
5. changing from an R7-2 District to an R7A District property bounded by East 132<sup>nd</sup> Street, a line 100 feet easterly of Madison Avenue, East 128<sup>th</sup> Street, Madison Avenue, ~~East 127<sup>th</sup> Street, a line 100 feet easterly of Madison Avenue,~~ East 126<sup>th</sup> Street, a line 100 feet westerly of Madison Avenue, East 130<sup>th</sup> Street, Madison Avenue, East 131<sup>st</sup> Street, and a line 100 feet westerly of Madison Avenue;
6. changing from an R7-2 District to an R7B District property bounded by
  - a. East 132<sup>nd</sup> Street, a line 100 feet westerly of Madison Avenue, East 131<sup>st</sup> Street, and a line 100 feet easterly of Fifth Avenue;
  - b. East 132<sup>nd</sup> Street, a line 100 feet westerly of Park Avenue, a line midway between East 129<sup>th</sup> Street and East 130<sup>th</sup> Street, a line 90 feet westerly of Park Avenue, East 129<sup>th</sup> Street, a line 70 feet westerly of Park Avenue, East 128<sup>th</sup> Street, and a line 100 feet easterly of Madison Avenue;
  - c. East 130<sup>th</sup> Street, a line 100 feet westerly of Madison Avenue, East 126<sup>th</sup> Street, and a line 100 feet easterly of Fifth Avenue;
  - d. East 127<sup>th</sup> Street, a line 100 feet westerly of Park Avenue, East 126<sup>th</sup> Street, a line 165 feet easterly of Madison Avenue, a line midway between East 126<sup>th</sup> Street and East 127<sup>th</sup> Street, and a line 100 feet easterly of Madison Avenue;
  - e. East 124<sup>th</sup> Street, a line 100 feet westerly of Second Avenue, East 123<sup>rd</sup> Street, a line 100 feet easterly of Third Avenue;
  - f. East 123<sup>rd</sup> Street, a line 100 feet westerly of Lexington Avenue, a line midway between East 121<sup>st</sup> Street and East 122<sup>nd</sup> Street, and a line 100 feet easterly of Park Avenue;
  - g. a line midway between East 119<sup>th</sup> Street and East 120<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, and a line 100 feet easterly of Park Avenue;
  - h. a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue, East 115<sup>th</sup> Street, and a line 100 feet easterly of Park Avenue;
  - i. East 111<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, East 110<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, a line midway between East 110<sup>th</sup> Street and East 111<sup>th</sup> Street, and a

line 155 feet easterly of Park Avenue; and

- j. East 107<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, East 106<sup>th</sup> Street, a line 180 feet easterly of Park Avenue, a line midway between East 106<sup>th</sup> Street and East 107<sup>th</sup> Street, and a line 230 feet easterly of Park Avenue;

7. changing from a C8-3 District to an R7B District property bounded by line a line midway between East 129<sup>th</sup> Street and East 130<sup>th</sup> Street, a line 90 feet westerly of Park Avenue, East 129<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue;

8. changing from an R7-2 District to an R7D District property bounded by:

a. East 124<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, East 117<sup>th</sup> Street, Lexington Avenue, East 122<sup>nd</sup> Street, and a line 100 feet westerly of Lexington Avenue;

b. East 117<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, and a line 100 feet easterly of Park Avenue, East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, and Park Avenue;

c. a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Park Avenue, East 115<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue;

~~e.d.~~ a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Lexington Avenue, East 115<sup>th</sup> Street, and a line 100 feet westerly of Lexington Avenue; and

~~d.e.~~ East 112<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, East 104<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, East 107<sup>th</sup> Street, Lexington Avenue, East 110<sup>th</sup> Street, and a line 100 feet westerly of Lexington Avenue;

9. changing from an R7A District to an R7D District property bounded by:

a. a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Third Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, and a line 100 feet easterly of Lexington Avenue; and

b. a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Second Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, and a line 100 feet easterly of Third Avenue;

10. changing from an R7-2 to an R8A District property boundary by East 118<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 117<sup>th</sup> Street, Park Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue;

~~10.11.~~ changing from an R7-2 District to an R9 District property bounded by:

- a. East 132<sup>nd</sup> Street, the westerly boundary line of the New York Central Railroad right-of-way, East 131<sup>st</sup> Street, and a line 100 feet westerly of Park Avenue;
- b. ~~East 124<sup>th</sup> Street, Second Avenue, East 123<sup>rd</sup> Street, and a line 100 feet westerly of Second Avenue;~~
- ~~e.b.~~ East 118<sup>th</sup> Street a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, Park Avenue, East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Park Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, and a line 100 feet westerly of Park Avenue; and
- ~~d.c.~~ a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue;

~~12.~~ changing from an R7-2 District to an R9A District property bounded by East 124<sup>th</sup> Street, Second Avenue, East 123<sup>rd</sup> Street, and a line 100 feet westerly of Second Avenue;

~~11.13.~~ changing from an R7A District to an R9A District property bounded by East 120<sup>th</sup> Street, a line 100 feet westerly of Second Avenue, East 119<sup>th</sup> Street, and a line 110 feet westerly of Second Avenue;

~~14.~~ changing from an R8A District to an R9 District property bounded by East 112<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 109<sup>th</sup> Street, Third Avenue, East 106<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Third Avenue;

~~12.15.~~ changing from an R8A District to an R9A District property bounded by:

- a. East 122<sup>nd</sup> Street, Second Avenue, East 120<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 115<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;
- b. East 112<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 108<sup>th</sup> Street, Second Avenue, East 109<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue; and
- c. East 106<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;

~~13.16.~~ changing from an R7-2 District to an R10 District property bounded by:

- a. East 122<sup>nd</sup> Street, Park Avenue, East 121<sup>st</sup> Street, and a line 100 feet westerly of Park Avenue;  
and
- b. East 122<sup>nd</sup>0<sup>th</sup> Street, Park Avenue, a line midway between East 119<sup>th</sup> Street and East 120<sup>th</sup> Street, a line 100 feet easterly on Park Avenue, East 118<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue, East 120<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue;

~~14.~~ changing from an R8A District to an R10 District property bounded by East 112<sup>th</sup> Street, a line 100 feet

~~easterly of Third Avenue, East 109<sup>th</sup> Street, Third Avenue, East 106<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Third Avenue;~~

~~15.17.~~ changing from a C4-4 District to a C4-6 District property bounded by East 124<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 123<sup>rd</sup> Street, Third Avenue, East 122<sup>nd</sup> Street, and a line 100 feet westerly of Third Avenue;

~~16.18.~~ changing from a C4-4D District to a C4-6 District property bounded by East 122<sup>nd</sup> Street, a line 100 feet easterly of Third Avenue, East 115<sup>th</sup> Street and a line 100 feet westerly of Third Avenue;

~~17.19.~~ changing from an R7-2 District to a C6-4 District property bounded by East 124<sup>th</sup> Street, Park Avenue, East 122<sup>nd</sup> Street, and a line 100 feet easterly of Park Avenue;

~~18.20.~~ changing from a C4-4D District to a C6-4 District property bounded by East 126<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard, a line 140 feet easterly of Park Avenue, East 124<sup>th</sup> Street, and a line 90 feet easterly of Park Avenue;

~~19.21.~~ changing from a C6-3 District to a C6-4 District property bounded by East 126<sup>th</sup> Street, a line 90 feet easterly of Park Avenue, East 124<sup>th</sup> Street, the westerly boundary line of the New York Central Railroad right-of-way, East 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard, and a line 90 feet westerly of Park Avenue;

~~20.22.~~ changing from a C8-3 District to a M1-6/R9 District property bounded by:

a. East 131<sup>st</sup> Street, the westerly boundary line of the New York Central Railroad right-of-way, East 128<sup>th</sup> Street, a line 70 feet westerly of Park Avenue, East 129<sup>th</sup> Street, a line 90 feet westerly of Park Avenue, a line midway between East 129<sup>th</sup> Street and East 130<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue; and

b. East 127<sup>th</sup> Street, the westerly boundary line of the New York Central Railroad right-of-way, East 126<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue;

~~21.23.~~ changing from R7-2 District to an M1-6/R10 District property bounded by:

a. East 124<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, a line midway between East 123<sup>rd</sup> Street and East 124<sup>th</sup> Street, and Park Avenue; and

b. a line 125 feet northerly of East 119<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, a line midway between East 119<sup>th</sup> Street and East 120<sup>th</sup> Street, and Park Avenue;

~~22.24.~~ changing from an M1-2 District to an M1-6/R10 District property bounded by East 128<sup>th</sup> Street, a line 160 feet easterly of Park Avenue, a line 100 feet southerly of East 128<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, ~~the easterly centerline prolongation of East 127<sup>th</sup> Street, East 126<sup>th</sup> Street,~~ and the westerly boundary line of the New York Central Railroad right-of-way;

25. changing from an M1-2 District to an M1-6/R10 District property bounded by the easterly centerline prolongation of East 127<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 126<sup>th</sup> Street, and the westerly boundary line of the New York Central Railroad right-of-way;

~~23-26.~~ changing from an M1-4 District to an M1-6/R10 District property bounded by a line midway between East 123<sup>rd</sup> Street and East 124<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, a line 125 feet northerly of East 119<sup>th</sup> Street, and Park Avenue;

~~24-27.~~ establishing within an existing R7-2 District a C1-5 District bounded by:

- a. East 115<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 112<sup>th</sup> Street, and a line 70 feet westerly of Park Avenue;
- b. East 115<sup>th</sup> Street, Lexington Avenue, a line 240 feet southerly of East 115<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, East 112<sup>th</sup> Street, and a line 100 feet westerly of Lexington Avenue;
- c. East 115<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 112<sup>th</sup> Street, a line 100 feet westerly of Third Avenue, a line 252 feet southerly of East 115<sup>th</sup> Street, and Third Avenue; and
- d. East 115<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, a line 100 feet northerly of East 113<sup>th</sup> Street, Second Avenue, East 113<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 112<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;

~~25-28.~~ establishing within a proposed R7D District a C1-5 District bounded by:

- a. East 120<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, East 117<sup>th</sup> Street, and Lexington Avenue;
- b. ~~a line midway between East 117<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and~~ East 117<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, and a line 100 feet easterly of Park Avenue; and
- c. a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Lexington Avenue, East 115<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue; and
- e.d. East 112<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110<sup>th</sup> Street and East 111<sup>th</sup> Street, and a line 100 feet westerly of Lexington Avenue;

~~26-29.~~ establishing within a proposed R7D District a C2-5 District bounded by:

- a. East 124<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, East 120<sup>th</sup> Street, Lexington Avenue, East 122<sup>nd</sup> Street, and a line 100 feet westerly of Lexington Avenue;
- b. East 117<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, and Park Avenue; and
- c. a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Park Avenue, East 115<sup>th</sup> Street, and a line 100 feet westerly of Park



Avenue;

30. establishing within a proposed R8A District a C2-5 District bounded by East 118<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 117<sup>th</sup> Street, Park Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue;

27.31. establishing within a proposed R9 District a C2-5 District bounded by:

a. East 132<sup>nd</sup> Street, the westerly boundary line of the New York Central Railroad right-of-way, East 131<sup>st</sup> Street, and a line 100 feet westerly of Park Avenue;

b. East 118<sup>th</sup> Street a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, Park Avenue, East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Park Avenue, East 115<sup>th</sup> Street a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, and a line 100 feet westerly of Park Avenue;

c. a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, and a line 100 feet westerly of Lexington Avenue; and

d. East 124<sup>th</sup> Street, Second Avenue, East 123<sup>rd</sup> Street, and a line 100 feet westerly of Second Avenue;

e. East 122<sup>nd</sup> Street, Second Avenue, East 120<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 115<sup>th</sup> Street, a line 100 feet westerly of Second Avenue, East 119<sup>th</sup> Street, a line 110 feet westerly of Second Avenue, East 120<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;

f. East 112<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 108<sup>th</sup> Street, Second Avenue, East 109<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue; and

g. East 106<sup>th</sup> Avenue, a line 100 feet easterly of Second Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;

d. East 112<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 109<sup>th</sup> Street, Third Avenue, East 106<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Third Avenue;

32. establishing within a proposed R9A District a C2-5 District bounded by:

a. East 124<sup>th</sup> Street, Second Avenue, East 123<sup>rd</sup> Street, and a line 100 feet westerly of Second Avenue;

b. East 122<sup>nd</sup> Street, Second Avenue, East 120<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 115<sup>th</sup> Street, a line 100 feet westerly of Second Avenue, East 119<sup>th</sup> Street, a line 110 feet westerly of Second Avenue, East 120<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;

c. East 112<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 108<sup>th</sup> Street, Second Avenue, East 109<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue; and

d. East 106<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;

~~28.33.~~ establishing within a proposed R10 District a proposed C2-5 District ~~property~~bounded by:

a. East 122<sup>nd</sup> Street, Park Avenue, East 121<sup>st</sup> Street, and a line 100 feet westerly of Park Avenue;  
and

~~a.b. East 122<sup>nd</sup>0<sup>th</sup> Street, Park Avenue, a line midway between East 119<sup>th</sup> Street and East 120<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 118<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue, East 120<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue; and~~

b. ~~East 112<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 109<sup>th</sup> Street, Third Avenue, East 106<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Third Avenue;~~

~~29.34.~~ establishing a Special East Harlem Corridors District bounded by:

a. East 132<sup>nd</sup> Street, the westerly boundary line of the New York Central Railroad right-of-way, East 128<sup>th</sup> Street, a line 70 feet westerly of Park Avenue, East 129<sup>th</sup> Street, a line 90 feet westerly of Park Avenue, a line midway between East 129<sup>th</sup> Street and East 130<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue;

b. East 128<sup>th</sup> Street, a line 160 feet easterly of Park Avenue, a line 100 feet southerly of East 128<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 126<sup>th</sup> Street, a line 100 feet westerly of Park Avenue, East 127<sup>th</sup> Street, and the westerly boundary line of the New York Central Railroad right-of-way;

c. East 124<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, East 117<sup>th</sup> Street, Lexington Avenue, East 122<sup>nd</sup> Street, a line 100 feet westerly of Lexington Avenue, East 124<sup>th</sup> street, a line 100 feet easterly of Lexington Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Third Avenue, East 124<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 123<sup>rd</sup> Street, Third Avenue, East 122<sup>nd</sup> Street, a line 100 feet easterly of Third Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Second Avenue, East 119<sup>th</sup> Street, a line 110 feet westerly of Second Avenue, East 120<sup>th</sup> Street, a line 100 feet westerly of Second Avenue, East 122<sup>nd</sup> Street, Second Avenue, East 120<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 115<sup>th</sup> Street, a line 100 feet westerly of Second Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Third Avenue, East 115<sup>th</sup> Street, a line 100 feet westerly of Third Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Lexington Avenue, East 115<sup>th</sup> Street, a line 100 feet westerly of Park Avenue, East 120<sup>th</sup> Street, Park Avenue, East 121<sup>st</sup> Street, and a line 100 feet westerly of Park Avenue;

d. East 124<sup>th</sup> Street, Second Avenue, East 123<sup>rd</sup> Street, and a line 100 feet westerly of Second

Avenue;

- e. East 112<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, East 104<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, East 107<sup>th</sup> Street, Lexington Avenue, East 110<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue;
- f. East 112<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 109<sup>th</sup> Street, Third Avenue, East 106<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Third Avenue;
- g. East 112<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 108<sup>th</sup> Street; Second Avenue, East 109<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue; and
- h. East 106<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue; ~~and~~

~~30.35.~~ establishing a Special Transit Land Use District bounded by:

- a. East 126<sup>th</sup> Street, a line 85 feet easterly of Fifth Avenue, a line midway between East 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard and East 126<sup>th</sup> Street, a line 100 feet westerly of Park Avenue, East 126<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 124<sup>th</sup> Street, a line 200 feet westerly of Madison Avenue, a line midway between East 124<sup>th</sup> Street and East 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard, and Fifth Avenue;
- b. East 120<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, a line 100 feet southerly of East 115<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;
- c. a line midway between East 110<sup>th</sup> Street and East 111<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, the southerly street line of East 110<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue; and
- d. the northerly street line of East 105<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, a line midway between East 104<sup>th</sup> Street and East 105<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;

as shown on a diagram (for illustrative purposes only) dated April 24, 2017, and subject to the conditions of CEQR Declaration E-422, Community District 11, Borough of 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 November 30, 2017, on file in this office.

City Clerk, Clerk of The Council