Legislation Details (With Text)

File #:	Res 0319-2018	**Version:**	*	**Name:**	LU 53 - Planning, WEST 108TH STREET WSFSSH, Manhattan (N 180113 ZRM)
Type:	Resolution			**Status:**	Adopted
				In control:	Committee on Land Use
On agenda:	4/25/2018				
Enactment date:				**Enactment #:**	

Title: Resolution approving with modifications the decision of the City Planning Commission on Application No. N 180113 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, Community District 7, Borough of Manhattan (L.U. No. 53).

Sponsors:

Indexes:

Attachments: 1. Res. No. 319, 2. March 22, 2018 - Stated Meeting Agenda, 3. Land Use Calendar - Week of March 26, 2018 - March 30, 2018, 4. Hearing Testimony - Planning 3-27-18, 5. Land Use Calendar - Week of April 16, 2018 - April 20, 2018, 6. Hearing Transcript - Stated Meeting 4-25-18, 7. Minutes of the Stated Meeting - April 25, 2018, 8. Committee Report, 9. Exhibit A

Date	Ver.	Action By	Action	Result
4/19/2018	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
4/25/2018	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 319

Resolution approving with modifications the decision of the City Planning Commission on Application No. N 180113 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, Community District 7, Borough of Manhattan (L.U. No. 53).

By Council Members Salamanca and Kallos

WHEREAS, the City Planning Commission filed with the Council on March 16, 2018 its decision dated March 14, 2018 (the "Decision"), pursuant to Section 201 of the New York City Charter, regarding an application submitted by the New York City Department of Housing Preservation and Development (HPD), for an amendment of the text of the Zoning Resolution of the City of New York, modifying the Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, which in conjunction with the related actions would facilitate the development of two new 11-story buildings with affordable and supportive housing and community facility uses on West 108th Street in the Manhattan Valley neighborhood of Manhattan Community District 7, (Application No. N 180113 ZRM), Community District 7, Borough of Manhattan (the "Application");

WHEREAS, the Application is related to applications C 180112 ZMM (L.U. No. 52), a zoning map amendment to change an R8B zoning district to an R8A district; and C 180114 HAM (L.U. No. 54), an Urban Development Action Area Project designation, project approval, and disposition of City-owned 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 March 27, 2018;

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 targeted Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on March 2, 2018 (CEQR No. 17HPD083M), which identified significant adverse impacts with respect to Construction (Noise) as shown in Exhibit A;

RESOLVED:

Having considered the FEIS 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 is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and

(3) The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, through the Land Disposition Agreement between HPD and the project sponsor, those project components related to the environment and mitigation measures that were identified as practicable; and

(4) The Decision, together with 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 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 180113 ZRM, incorporated by reference herein, the Council approves the Decision of the City Planning Commission with the following modifications:

Matter <u>underlined</u> is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
Matter double struck out is old, deleted by the City Council;
Matter <u>double-underlined</u> 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

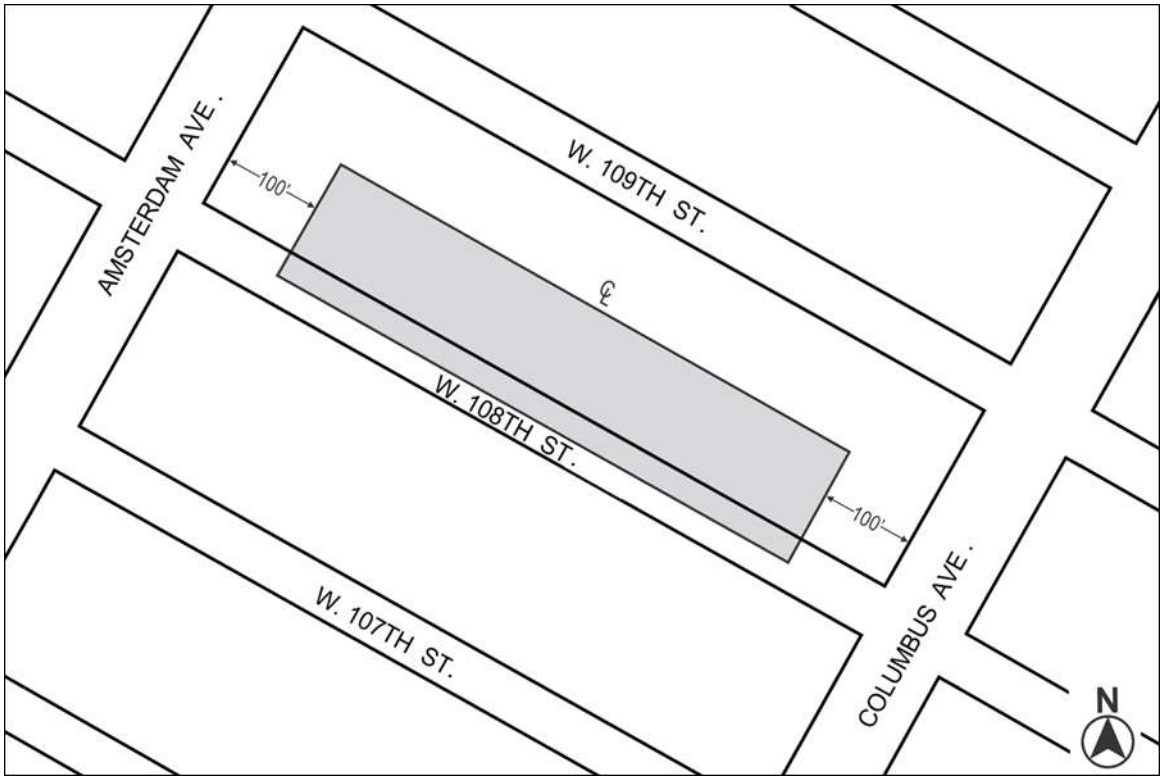
* * *

Manhattan Community District 7

* * *

Map 3 - [date of adoption]

[PROPOSED MAP]



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Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **1** [date of adoption] - MIH Program Option 2 Option 1

Portion of Community District 7, 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 April 25, 2018, on file in this office.

.....…….....
City Clerk, Clerk of The Council