



Legislation Details (With Text)

File #: Res 0485-2018 **Version:** * **Name:** LU 140 - Zoning, Special Inwood District Rezoning, Manhattan (C 180073 MMM)

Type: Resolution **Status:** Adopted

In control: Committee on Land Use

On agenda: 8/8/2018

Enactment date: **Enactment #:**

Title: Resolution approving the decision of the City Planning Commission on ULURP No. C 180073 MMM, an amendment to the City Map (L.U. No. 140).

Sponsors: Rafael Salamanca, Jr., Francisco P. Moya

Indexes:

Attachments: 1. Resolution, 2. Land Use Calendar - July 10, 2018, 3. Hearing Testimony - Zoning 7-10-18, 4. Hearing Transcript - Zoning 7-10-18, 5. Hearing Transcript - Stated Meeting 6-28-18, 6. Land Use Calendar - August 2, 2018, 7. August 8, 2018 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 8-8-18, 9. Minutes of the Stated Meeting - August 8, 2018, 10. Committee Report

Date	Ver.	Action By	Action	Result
8/2/2018	*	Committee on Land Use	Approved by Committee	
8/8/2018	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 485**

Resolution approving the decision of the City Planning Commission on ULURP No. C 180073 MMM, an amendment to the City Map (L.U. No. 140).

By Council Members Salamanca and Moya

WHEREAS, the City Planning Commission filed with the Council on June 25, 2018 its decision dated June 25, 2018 (the "Decision"), on the application submitted by the New York City Economic Development Corporation, pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Exterior Street between West 202nd Street and West 208th Street;
- the elimination, discontinuance and closing of Academy Street between the U.S. Pierhead and Bulkhead Line and West 201st Street;
- the elimination, discontinuance and closing of West 201st Street and West 208th Street between the U.S. Pierhead Bulkhead Line and Ninth Avenue;
- the elimination, discontinuance and closing of a volume of a portion of West 203rd Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line;
- the adjustment of grades and block dimension as necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with

Map Nos. 30255, 30256 and 30257 dated March 28, 2018 and signed by the Borough President, which in conjunction with the related actions would facilitate a series of land use actions, including a comprehensive rezoning plan, to advance the goals of the Mayor's *Housing New York: A Five-Borough, Ten-year Plan* and to begin implementation of the Inwood NYC Action Plan, a comprehensive planning effort aimed at supporting growth and vitality by fostering a vibrant mix of uses, public access to the waterfront and the preservation of areas with an existing strong built context in the Inwood neighborhood of Manhattan, Community District 12, (ULURP No. C 180073 MMM), Community District 12, Borough of Manhattan (the "Application");

WHEREAS, the Application is related to applications C 180204(A) ZMM (L.U. No. 135), a zoning map amendments; N 180205(A) ZRM (L.U. No. 136), a zoning text amendments, as modified; C 180206 PPM (L.U. No. 137), a disposition of City-owned property; C 180207 PQM (L.U. No. 138), an acquisition of a condominium unit in a future development and of property for public access easements and to rationalize lot boundaries; and C 180208 HAM (L.U. No. 139), an urban development action area project (UDAAP) designation and project approval and the disposition of City-owned property;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b) (3) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on July 10, 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 positive declaration (CEQR No. 17DME007M) issued on August 11, 2017 and a Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on June 14, 2018 which included an (E) designation to avoid the potential significant adverse related to hazardous materials, air quality and noise (E-459) and the Technical Memoranda dated June 22, 2018 and August 3, 2018, (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 available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable;
- (3) The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating, as conditions to the approval, those project components related to the environmental and mitigation measures that were identified as practicable; 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).

Pursuant to Sections 197-d and 199 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 180073 MMM, incorporated by reference herein, the Council approves the Decision for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Exterior Street between West 202nd Street and West 208th Street;
- the elimination, discontinuance and closing of Academy Street between the U.S. Pierhead and Bulkhead Line and West 201st Street;
- the elimination, discontinuance and closing of West 201st Street and West 208th Street between the U.S. Pierhead Bulkhead Line and Ninth Avenue;
- the elimination, discontinuance and closing of a volume of a portion of West 203rd Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line;
- the adjustment of grades and block dimension as necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto in accordance with Map Nos. 30255, 30256 and 30257 dated March 28, 2018 and signed by the Borough President is approved; and be it further

RESOLVED, that pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

RESOLVED, that, pursuant to Section 5-433 of the New York Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map Nos. 30255, 30256 and 30257 dated March 28, 2018 providing for the discontinuance and closing of: of Exterior Street between West 202nd Street and West 208th Street; Academy Street between the U.S. Pierhead and Bulkhead Line and West 201st Street; West 201st Street and West 208th Street between the U.S. Pierhead Bulkhead Line and Ninth Avenue and of a volume of a portion of West 203rd Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line more particularly described as follows:

DISCONTINUING AND CLOSING EXTERIOR STREET, BETWEEN WEST 202 STREET AND WEST 203 STREET, BOROUGH OF MANHATTAN, NEW YORK COUNTY, AS SHOWN ON THE MANHATTAN BOROUGH PRESIDENT'S MAP ACC NO 30255, DATED MARCH 28, 2018

Starting at the point of intersection of the easterly line of Ninth Avenue and southerly line of West 203 Street, thence running 231.94 feet, easterly, along the southerly line of West 203 Street, to the point or place of beginning;

- 1) Thence, running 100.68 feet easterly, along the southerly line of West 203 Street, to a point on the U.S. Pierhead and Bulkhead line;
- 2) Thence, running 201.18 feet, in a southerly direction, along the U.S. Pierhead and Bulkhead line, which makes an interior angle with the previous course of 83 degrees, 20 minutes and 54 seconds, to a point on the northerly line of West 202 Street;
- 3) Thence, running 100.68 feet, in a westerly direction, along the northerly line of West 202 Street, which makes an interior angle with the previous course of 96 degrees, 39 minutes and 06 seconds, to a point;

- 4) Thence, running 201.18 feet, in a northerly direction, along a line which makes an interior angle with the previous course of 83 degrees, 20 minutes and 54 seconds, to the point or place of beginning;

Said Exterior Street to be discontinued and closed contains an area of 20,118 square feet, more or less.

DISCONTINUING AND CLOSING EXTERIOR STREET, BETWEEN WEST 203 STREET AND WEST 204 STREET, BOROUGH OF MANHATTAN, NEW YORK COUNTY, AS SHOWN ON THE MANHATTAN BOROUGH PRESIDENT'S MAP ACC NO 30255, DATED MARCH 28, 2018

Starting at the point of intersection of the easterly line of Ninth Avenue and southerly line of West 204 Street, thence running 262.24 feet, easterly, along the southerly line of West 204 Street, to the point or place of beginning;

- 1) Thence, running 100.68 feet easterly, along the southerly line of West 204 Street, to a point on the U.S. Pierhead and Bulkhead line;
- 2) Thence, running 201.19 feet, in a southerly direction, along the U.S. Pierhead and Bulkhead line, which makes an interior angle with the previous course of 83 degrees, 20 minutes and 54 seconds, to a point on the northerly line of West 203 Street;
- 3) Thence, running 100.68 feet, in a westerly direction, along the northerly line of West 203 Street, which makes an interior angle with the previous course of 96 degrees, 39 minutes and 06 seconds, to a point;
- 4) Thence, running 201.19 feet, in a northerly direction, along a line which makes an interior angle with the previous course of 83 degrees, 20 minutes and 54 seconds, to the point or place of beginning;

Said Exterior Street to be discontinued and closed contains an area of 20,119 square feet, more or less.

DISCONTINUING AND CLOSING EXTERIOR STREET, BETWEEN WEST 204 STREET AND WEST 205 STREET, BOROUGH OF MANHATTAN, NEW YORK COUNTY, AS SHOWN ON THE MANHATTAN BOROUGH PRESIDENT'S MAP ACC NO 30255, DATED MARCH 28, 2018

Starting at the point of intersection of the easterly line of Ninth Avenue and southerly line of West 205 Street, thence running 292.54 feet, easterly, along the southerly line of West 205 Street, to the point or place of beginning;

- 1) Thence, running 100.68 feet easterly, along the southerly line of West 205 Street, to a point on the U.S. Pierhead and Bulkhead line;
- 2) Thence, running 201.18 feet, in a southerly direction, along the U.S. Pierhead and Bulkhead line, which makes an interior angle with the previous course of 83 degrees, 20 minutes and 54 seconds, to a point on the northerly line of West 204 Street;
- 3) Thence, running 100.68 feet, in a westerly direction, along the northerly line of West 204 Street, which makes an interior angle with the previous course of 96 degrees, 39 minutes and 06 seconds, to a point;
- 4) Thence, running 201.18 feet, in a northerly direction, along a line which makes an interior angle with the previous course of 83 degrees, 20 minutes and 54 seconds, to the point or place of beginning;

Said Exterior Street to be discontinued and closed contains an area of 20,118 square feet, more or less.

DISCONTINUING AND CLOSING EXTERIOR STREET, BETWEEN WEST 206 STREET AND WEST 207 STREET, BOROUGH OF MANHATTAN, NEW YORK COUNTY, AS SHOWN ON THE MANHATTAN BOROUGH PRESIDENT'S MAP ACC NO 30255, DATED MARCH 28, 2018

Starting at the point of intersection of the easterly line of Ninth Avenue and southerly line of West 207 Street, thence running 351.98 feet, easterly, along the southerly line of West 207 Street, to the point or place of beginning;

- 1) Thence, running 100.68 feet easterly, along the southerly line of West 207 Street, to a point on the U.S. Pierhead and Bulkhead line;
- 2) Thence, running 191.12 feet, in a southerly direction, along the U.S. Pierhead and Bulkhead line, which makes an interior angle with the previous course of 83 degrees, 20 minutes and 54 seconds, to a point on the northerly line of West 206 Street;
- 3) Thence, running 100.68 feet, in a westerly direction, along the northerly line of West 206 Street, which makes an interior angle with the previous course of 96 degrees, 39 minutes and 06 seconds, to a point;
- 4) Thence, running 191.12 feet, in a northerly direction, along a line which makes an interior angle with the previous course of 83 degrees, 20 minutes and 54 seconds, to the point or place of beginning;

Said Exterior Street to be discontinued and closed contains an area of 19,112 square feet, more or less.

DISCONTINUING AND CLOSING EXTERIOR STREET, BETWEEN WEST 207 STREET AND WEST 208 STREET, BOROUGH OF MANHATTAN, NEW YORK COUNTY, AS SHOWN ON THE MANHATTAN BOROUGH PRESIDENT'S MAP ACC NO 30255, DATED MARCH 28, 2018

Starting at the point of intersection of the easterly line of Ninth Avenue and northerly line of West 207 Street, thence running 365.98 feet, easterly, along the northerly line of West 207 Street, to the point or place of beginning;

- 1) Thence, running 100.68 feet easterly, along the southerly line of West 207 Street, to a point on the U.S. Pierhead and Bulkhead line;
- 2) Thence, running 191.11 feet, in a northerly direction, along the U.S. Pierhead and Bulkhead line, which makes an interior angle with the previous course of 96 degrees, 39 minutes and 06 seconds, to a point on the southerly line of West 208 Street;
- 3) Thence, running 100.68 feet, in a westerly direction, along the southerly line of West 208 Street, which makes an interior angle with the previous course of 83 degrees, 20 minutes and 54 seconds, to a point;
- 4) Thence, running 191.11 feet, in a southerly direction, along a line which makes an interior angle with the previous course of 96 degrees, 39 minutes and 06 seconds, to the point or place of beginning;

Said Exterior Street to be discontinued and closed contains an area of 19,111 square feet, more or less.

DISCONTINUING AND CLOSING ACADEMY STREET, BETWEEN WEST 201 STREET AND THE U.S. PIERHEAD AND BULKHEAD LINE, BOROUGH OF MANHATTAN, NEW YORK COUNTY, AS SHOWN ON THE MANHATTAN BOROUGH PRESIDENT'S MAP ACC NO 30257, DATED MARCH 28, 2018

Starting at the point of intersection of the easterly line of Tenth Avenue and southerly line of West 201 Street, thence running 56.07 feet, easterly, along the southerly line of West 201 Street, to the point or place of beginning;

- 1) Thence, running 139.46 feet easterly, along the southerly line of West 201 Street, to a point;
- 2) Thence, running 348.36 feet, in a southeasterly direction, along a line which makes an interior angle with the previous course of 144 degrees, 59 minutes and 41 seconds, to a point;
- 3) Thence, running 342.85 feet, in an easterly direction, along a line which makes an interior angle with the previous course of 215 degrees, 00 minutes and 19 seconds, to a point on the U.S. Pierhead and Bulkhead line;
- 4) Thence, running 80.54 feet, in a southerly direction, along the U.S. Pierhead and Bulkhead line, which makes an interior angle with the previous course of 83 degrees, 20 minutes and 54 seconds, to a point;
- 5) Thence, running 358.76 feet, in a westerly direction, along a line which makes an interior angle with the previous course of 96 degrees, 39 minutes and 06 seconds, to a point;
- 6) Thence, running 487.82 feet, in a northwesterly direction, along a line which makes an interior angle with the previous course of 144 degrees, 59 minutes and 41 seconds, to the point or place of beginning;

Said Academy Street to be discontinued and closed contains an area of 61,512 square feet, more or less.

DISCONTINUING AND CLOSING WEST 201 STREET, BETWEEN NINTH AVENUE AND THE U.S. PIERHEAD AND BULKHEAD LINE, BOROUGH OF MANHATTAN, NEW YORK COUNTY, AS SHOWN ON THE MANHATTAN BOROUGH PRESIDENT'S MAP ACC NO 30256, DATED MARCH 28, 2018

Starting at the point of intersection of the easterly line of Ninth Avenue and southerly line of West 202 Street, thence running 199.83 feet, southerly, along the easterly line of Ninth Avenue, to the point or place of beginning;

- 1) Thence, running 60.00 feet southerly, along the easterly line of Ninth Avenue, to a point on the southerly line of West 201 street;
- 2) Thence, running 272.02 feet, in a easterly direction, along a line which makes an interior angle with the previous course of 90 degrees, 00 minutes and 00 seconds, to a point on the U.S. Pierhead and Bulkhead line;
- 3) Thence, running 60.41 feet, in a northerly direction, along the U.S. Pierhead and Bulkhead line, which makes an interior angle with the previous course of 96 degrees, 39 minutes and 06 seconds, to a point;
- 4) Thence, running 279.02 feet, in a westerly direction, along a line which makes an interior angle with the

previous course of 83 degrees, 20 minutes and 54 seconds, to the point or place of beginning;

Said West 201 Street to be discontinued and closed contains an area of 16,531 square feet, more or less.

DISCONTINUING AND CLOSING WEST 208 STREET, BETWEEN NINTH AVENUE AND THE U.S. PIERHEAD AND BULKHEAD LINE, BOROUGH OF MANHATTAN, NEW YORK COUNTY, AS SHOWN ON THE MANHATTAN BOROUGH PRESIDENT'S MAP ACC NO 30257, DATED MARCH 28, 2018

Starting at the point of intersection of the easterly line of Ninth Avenue and northerly line of West 207 Street, thence running 189.83 feet, northerly, along the easterly line of Ninth Avenue, to the point or place of beginning;

- 1) Thence, running 60.00 feet northerly, along the easterly line of Ninth Avenue, to a point;
- 2) Thence, running 495.79 feet, in a easterly direction, along a line which makes an interior angle with the previous course of 90 degrees, 00 minutes and 00 seconds, to a point on the U.S. Pierhead and Bulkhead line;
- 3) Thence, running 60.41 feet, in a southerly direction, along the U.S. Pierhead and Bulkhead line, which makes an interior angle with the previous course of 83 degrees, 20 minutes and 54 seconds, to a point;
- 4) Thence, running 488.79 feet, in a westerly direction, along a line which makes an interior angle with the previous course of 96 degrees, 39 minutes and 06 seconds, to the point or place of beginning;

Said West 208 Street to be discontinued and closed contains an area of 29,537 square feet, more or less.

DISCONTINUING AND CLOSING A VOLUME OF WEST 203 STREET, BETWEEN NINTH AVENUE AND THE U.S. PIERHEAD AND BULKHEAD LINE BETWEEN ELEVATION 27.00 AND 84.00, BOROUGH OF MANHATTAN, NEW YORK COUNTY, AS SHOWN ON THE MANHATTAN BOROUGH PRESIDENT'S MAP ACC NO 30255, DATED MARCH 28, 2018

Starting at the point of intersection of the easterly line of Ninth Avenue and northerly line of West 203 Street, thence running 48.00 feet easterly, along the northerly line of West 203 Street, to the point or place of beginning;

- 1) Thence, running 60.00 feet, in a southerly direction, to a point on the southerly line of West 203 Street, which makes an exterior angle to the left of the previous course of 90 degrees, 00 minutes and 00 seconds;
- 2) Thence, running 48.00 feet, in an easterly direction, along the southerly line of West 203 Street, which makes an interior angle with the previous course of 90 degrees, 00 minutes and 00 seconds, to a point;
- 3) Thence, running 60.00 feet, in a northerly direction, along a line which makes an interior angle with the previous course of 90 degrees, 00 minutes and 00 seconds, to a point on the northerly line of West 203 Street;
- 4) Thence, running 48.00 feet, in a westerly direction, along the northerly line of West 203 Street, which makes an interior angle with the previous course of 90 degrees, 00 minutes and 00 seconds, to the point or place of beginning;

Said volume above West 203 Street to be discontinued and closed contains an area of 2,880 square feet and a volume of 164,160 cubic feet, more or less.

RESOLVED, that, pursuant to subdivision 1a of Section 5-433 of the New York City Administrative Code, public utility facilities within the subsurface of the streets cited herein which are to be discontinued and closed by this action, may be maintained in place or relocated within such subsurface by the public utility, so that such maintenance in place or relocation of such facilities is consistent with the proposed use of the closed portion or portions of such subsurface and the requirements of other facilities located therein;

All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map Nos. 30255, 30256 and 30257 dated March 28, 2018 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code; and
- b. The subject streets to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

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 August 8, 2018, on file in this office.

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