



Legislation Text

---

File #: Res 0840-2019, Version: \*

---

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 840**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 180481 ZMM, a Zoning Map amendment (Preconsidered L.U. No. 381).**

**By Council Members Salamanca and Moya**

WHEREAS, the City Planning Commission filed with the Council on March 15, 2019 its decision dated March 13, 2019 (the "Decision"), on the application submitted by 245 East 53rd Street, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 8d, by establishing within an existing R8B District a C2-5 District bounded by a line 150 feet easterly of Third Avenue, a line midway between East 54th Street and East 53rd Street, a line 100 feet westerly of Second Avenue, a line midway between East 53rd Street and East 52nd Street, a line 160 feet easterly of Third Avenue, and East 53rd Street to facilitate the conversion of a ground floor community facility space to commercial use in a new six-story mixed-use development on a vacant property located at 245 East 53<sup>rd</sup> Street (Block 1327, Lot 19) (the "Development Site"), within the rezoning area, (ULURP No. C 180481 ZMM) Community District 6, Borough of Manhattan (the "Application");

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 19, 2019;

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 issued October 29th, 2018 (CEQR No. 19DCP071M), which includes an (E) designation to avoid the potential for significant adverse impacts related to air quality (E-511) (the "Negative Declaration").

**RESOLVED:**

The Council finds that the action described herein will have no significant impact on the environment as set forth in the (E) Designation (E-511) and Negative Declaration.

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, C 180481 ZMM, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is hereby amended by changing the Zoning Map, Section No. 8d, by establishing within an existing R8B District a C2-5 District bounded by a line 150 feet easterly of Third Avenue, a line midway between East 54th Street and East 53rd Street, a line 100 feet westerly of Second Avenue, a line midway between East 53rd Street and East 52nd Street, a line 160 feet easterly of Third Avenue, and East 53rd Street, Borough of Manhattan, Community District 6, as shown on a diagram (for illustrative purposes only) dated October 29, 2018 and subject to the conditions of CEQR Declaration E-511.

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 9, 2019, on file in this office.

City Clerk, Clerk of The Council