



Legislation Text

File #: Res 2182-2001, **Version:** *

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 2182

Resolution approving the decision of the City Planning Commission on Application No. N 010696 ZRM, an amendment to the text of the Zoning Resolution regarding Section 96-102, to modify lot coverage requirements in the Special Clinton District (L.U. No. 1279).

By Council Members Eisland and McCaffrey

WHEREAS, the City Planning Commission filed with the Council on December 6, 2001 its decision dated December 5, 2001 (the "Decision"), on the application submitted by 42/9 Residential LLC, pursuant to Section 201 of the New York City Charter, for an amendment to the text of the Zoning Resolution (Application No. N 010696 ZRM) (the "Application");

WHEREAS, the Application is related to ULURP Applications Number C 010698 ZSM (L.U. No. 1280), a special permit pursuant to Sections 13-562, 74-52, and 96-111; and C 010699 ZSM (L.U. No. 1281), a special permit pursuant to Section 96-104 of the Zoning Resolution;

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 December 13, 2001;

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 and the Negative Declaration issued on July 23, 2001 and revised on December 4, 2001 (CEQR No. 01DCP074M);

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment;

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Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application the Council approves the Decision; and

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter in Greystone is new, to be added;
Matter in Strikeout is old, to be deleted;
Matter within # # is defined in Section 12-10; and
* * * indicates where unchanged text would appear in the Zoning Resolution.

* * *

96-102

Lot coverage regulations

For any #development# or #enlargement# within the Preservation Area, the #open space# requirement of Article II, Chapter 3, and the #lot coverage# provisions of Section 24-11, are not applicable. The #lot coverage# provisions of this Section apply to any #development# or #enlargement#. For the purposes of determining lot coverage, any part of a building that is listed as a permitted obstruction in open space or in a rear yard shall not be included in lot coverage. For #zoning lots# or portions thereof located within 100 feet of the #street line# of a #wide street# the maximum #lot coverage# shall not exceed 70 percent. For all #zoning lots# or portions thereof located more than 100 feet from the #street line# of a #wide street#, the maximum #lot coverage# shall not exceed 60 percent.

Any new #development# containing #residential uses# shall provide a minimum of 20 percent of the #lot area# of a #zoning lot# as usable, landscaped open area for the #residential# tenants.

The City Planning Commission, by special permit, may permit up to 100% lot coverage for a development or enlargement on a corner lot. As a condition for such modification, the Commission shall find that the development or enlargement permits adequate access to light and air to surrounding streets and properties and results in a better relationship to adjacent streets, developments and open areas than would be possible without such lot coverage.

The Commission may prescribe appropriate conditions and safeguards to protect and minimize any adverse effects on the character of the surrounding area.

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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 December 19, 2001, on file in this office.

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City Clerk, Clerk of Council