



## Legislation Text

**File #:** Res 0964-2003, **Version:** \*

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 964

Resolution approving with modification the decision of the City Planning Commission on ULURP No. C 030234 (A) ZMM, a Zoning Map change (L.U. No. 452).

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on May 12, 2003 its decision dated May 7, 2003 (the "Decision"), on the modified application submitted by the Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment to the Zoning Map (ULURP No. C 030234 (A) ZMM) (the "Application");

WHEREAS, the Application is related to Application Number N 030233 ZRY (L.U. No. 451), an amendment to the text 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 June 17, 2003;

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 December 16, 2002 and was considered on February 12, 2003. The original Negative Declaration issued on December 16, 2002 remains valid (CEQR No. 03DCP025Y);

**RESOLVED:**

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

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 with the following modification:

Council's modification:

Matter in Strikeout is old, to be deleted;  
Matter in Graytone is new, to be added.

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 No. 6b,

1. eliminating from an existing R7-2 District a C1-4 District bounded by:

- a. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Third Avenue, East 112th Street, and a line 100 feet easterly of Third Avenue;
- b. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue;
- c. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Third Avenue;
- d. East 115th Street, a line 100 feet westerly of Second Avenue, a line midway between East 120th Street and East 121st Street, a line 100 feet easterly of Third Avenue, a line midway between East 121st Street and East 122nd Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue; and
- e. East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, First Avenue, East 117th Street, and a line 100 feet easterly of First Avenue;

2. eliminating from an existing R7-2 District a C2-4 District bounded by:

- a. a line midway between East 109th Street and East 110th 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 Third Avenue; and
  - b. East 117th Street, First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue;
3. changing from an R7-2 District to an R7A District property bounded by:
- a. East 99th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 101st Street and East 102nd Street, and a line 100 feet westerly of Third Avenue;
  - b. East 104th Street, a line 100 feet easterly of Third Avenue, East 106th Street, and a line 100 feet westerly of Second Avenue;
  - c. East 99th Street, a line 100 feet easterly of Second Avenue, East 106th Street, and a line 100 feet westerly of First Avenue;
  - d. East 105th Street, a line 100 feet easterly of Lexington Avenue, East 112th Street, and a line 100 feet westerly of Third Avenue;
  - e. East 109th Street, a line 100 feet easterly of Third Avenue, East 112th Street, and a line 100 feet westerly of Second Avenue;
  - f. East 111th Street, a line 100 feet easterly of Second Avenue, East 112th Street, and a line 100 feet westerly of First Avenue;
  - g. East 108th Street, a line 100 feet easterly of Second Avenue, a line midway between East 109th Street and East 110th Street, and a line 100 feet westerly of First Avenue;
  - h. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, East 119th Street, and a line 100 feet westerly of Third Avenue;
  - i. East 115th Street, a line 100 feet easterly of Third Avenue, East 122nd Street, and a line 100 feet westerly of Second Avenue;
  - j. East 118th Street, a line 100 feet easterly of Second Avenue, East 120th Street, and a line 100 feet westerly of First Avenue; and
  - k. East 114th Street, a line 100 feet westerly of Pleasant Avenue, East 120th Street, Pleasant Avenue, East 119th Street, a line 100 feet easterly of Pleasant Avenue, East 116th Street (Luis Munoz Marin Boulevard), and Pleasant Avenue;
4. changing from an R7-2 District to an R7B District property bounded by:
- a. a line midway between East 101st Street and East 102nd Street, a line 100 feet easterly of Lexington Avenue, East 105th Street, and a line 100 feet westerly of Third Avenue;
  - b. East 115th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), and a line 100 feet westerly of Third Avenue;
  - c. East 119th Street, a line 100 feet easterly of Lexington Avenue, East 122nd Street, and a line 100 feet westerly of Third Avenue;
  - d. East 115th Street, a line 100 feet easterly of Second Avenue, East 118th Street, and a line 100 feet westerly of First Avenue;
  - e. East 114th Street, a line 100 feet easterly of First Avenue, East 12019th Street, and a line 100 feet westerly of Pleasant Avenue; and
  - f. East 118th Street, a line 100 feet easterly of Pleasant Avenue, East 119th Street, and a line 355 feet easterly of Pleasant Avenue;
5. changing from an R7-2 District to an R7X District property bounded by East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue;
6. changing from an R7-2 District to an R8A District property bounded by:
- a. East 99th Street, a line 100 feet westerly of Third Avenue, East 112th Street, a line 100 feet easterly of Third Avenue, East 109th Street, Third Avenue, East 106th Street, a line 100 feet easterly of Third Avenue, East 104th Street, and Third Avenue;
  - b. East 99th Street, Second Avenue, East 104th Street, a line 100 feet westerly of Second Avenue, East 106th Street, and a line 100 feet easterly of Second Avenue;
  - c. East 99th Street, a line 100 feet westerly of First Avenue, East 106th Street, and First Avenue;
  - d. East 108th Street, Second Avenue, East 109th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue;
  - e. East 108th Street, a line 100 feet westerly of First Avenue, a line midway between East 109th Street and East 110th Street, and First Avenue;
  - f. East 111th Street, a line 100 feet westerly of First Avenue, East 112th Street, and First Avenue; and
  - g. East 115th Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue;
7. changing from a C4-4 District to a C4-4D District property bounded by East 115th Street, a line 100 feet westerly of Third Avenue, East 122nd Street, and a line 100 feet easterly of Third Avenue;
8. changing from an M1-4 District to an R7A District property bounded by a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Second Avenue, East 111th Street, a line 475 feet westerly of First Avenue, East 110th Street, and a line 100 feet westerly of First Avenue;
9. changing from an M1-4 District to an R8A District property bounded by a line midway between East 109th Street and East 110th Street, a line 100 feet westerly of First Avenue, East 110th Street, and First Avenue;
10. changing from an M3-2 District to an M1-4 District property bounded by East 110th Street, a line 475 feet westerly of First Avenue, East 111th Street, and First Avenue;
11. establishing within the proposed R7A District a C1-5 District bounded by:
- a. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, a line midway between East 116th Street and East 117th Street, and a line 100 feet westerly of Third Avenue;
  - b. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Third Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Second Avenue; and
  - c. a line midway between East 120th Street and East 121st Street, a line 100 feet easterly of Third Avenue, a line midway between East 121st

Street and East 122nd Street, and a line 100 feet westerly of Second Avenue;

12. establishing within the proposed R7X District a C1-5 District bounded by East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, First Avenue, East 117th Street, and a line 100 feet easterly of First Avenue;

13. establishing within the proposed R8A District a C1-5 District bounded by:

- a. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Third Avenue, East 112th Street, and a line 100 feet easterly of Third Avenue;
- b. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue; and
- c. East 115th Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue;

14. establishing within the proposed R7A District a C2-5 District bounded by a line midway between East 109th Street and East 110th 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 Third Avenue;

15. establishing within the proposed R7X District a C2-5 District bounded by East 117th Street, First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue; and

16. establishing within the proposed R8A District a C2-5 District bounded by:

- d. a line midway between East 109th Street and East 110th Street, a line 100 feet westerly of First Avenue, East 110th Street, and First Avenue; and
- e. East 111th Street, a line 100 feet westerly of First Avenue, East 112th Street, and First Avenue;

partially within the Special Transit Land Use District, as shown on a diagram (for illustrative purposes only) dated February 13, 2003 and subject to the conditions of CEQR Declaration E-114.

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 June 24, 2003, on file in this office.

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City Clerk, Clerk of the Council

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