



Legislation Text

File #: Res 0215-2022, Version: *

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 215**

Resolution approving a motion to file pursuant to withdrawal of the application regarding the decision of the City Planning Commission on ULURP No. C 220142 ZSM, for the grant of a special permit (L.U. No. 57).

By Council Members Salamanca and Riley

WHEREAS, One45 Lenox, LLC, filed an application pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to reduce the required accessory off-street parking spaces to 130 spaces (20%) for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue - Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue - Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6 District, which in conjunction with the related actions would facilitate the development of a new 32-story, approximately 826,000-square-foot mixed-use building, with approximately 866 to 939 dwelling units; 80,431 to 135,581 square feet of commercial floor area; approximately 44,000 square feet of community facility floor area; and 130 to 141 off-street accessory parking spaces in the Central Harlem neighborhood of Manhattan, Community District 10 (ULURP No. C 220142 ZSM) (the “Application”);

WHEREAS, the City Planning Commission filed with the Council on April 25, 2022, its decision dated April 25, 2022 (the “Decision”) on the Application;

WHEREAS, the Application is related to applications C 220134 ZMM (L.U. No. 53), zoning map amendment to change the current zoning designation of the project area from C8-3 and R7-2/C1-4 zoning districts to a C4-6 zoning district; N 220135 ZRM (L.U. No. 54), zoning text amendment to establish the project area as a Mandatory Inclusionary Housing (MIH) area and to allow, by a special permit, commercial uses above residential units; C 220136 ZSM (L.U. No. 55), special permit to modify the height and setback regulations; and C 220137(A) ZSM (L.U. No. 56), special permit to modify supplementary use and sign regulations;

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

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 74-533 of the Zoning Resolution of the City of New York;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on

May 10, 2022;

WHEREAS, by submission dated May 31, 2022 and submitted to the Council on May 31, 2022, the Applicant withdrew the application.

RESOLVED:

The Council approves the motion to file pursuant to withdrawal in accordance with Rules 7.90 and 11.60(b) of the Rules of the Council.

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 _____, 2022, on file in this office.

City Clerk, Clerk of The Council