



## Legislation Text

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**File #:** Res 0350-2010, **Version:** \*

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### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 350

Resolution approving the decision of the City Planning Commission on Application No. N 100262 ZRM, for an amendment of the Zoning Resolution of the City of New York, relating to Article II, Chapter 3 (Height and Setback Regulations), Borough of Manhattan (L.U. No. 122).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on May 26, 2010 its decision dated May 26, 2010 (the "Decision"), pursuant to Section 201 of the New York City Charter, regarding an application submitted by the New York City Housing Authority (NYCHA) and 25<sup>th</sup> Street Chelsea Equities LLC, for an amendment of the Zoning Resolution of the City of New York, relating to Article II, Chapter 3 (Height and Setback Regulations) in Community District 4 (Application No. N 100262 ZRM), 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 June 15, 2010;

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 March 19, 2010 (CEQR No. 10CHA001M);

#### 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, and based on the environmental determination and consideration described in this report, N 100262 ZRM, incorporated by reference herein, the Council approves the Decision.

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 underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter with # # is defined in Section 12-10;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution

## 23-60 HEIGHT AND SETBACK REGULATIONS

\* \* \*

### 23-635 Special bulk regulations for certain sites in Community District 4, Borough of Manhattan

Within the boundaries of Community District 4 in the Borough of Manhattan, excluding the Special Clinton District, for #developments# or #enlargements# in R8 Districts without a letter suffix, on #zoning lots# larger than 1.5 acres which include #residences# for which #public funding#, as defined in Section 23-911 (General definitions) is committed to be provided, the City Planning Commission may authorize modifications of height and setback and in conjunction therewith reduce the amount of required off #street# parking, provided the Commission finds that such modifications will facilitate the provision of such #residences#, and such modifications will not unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# on the #zoning lot# or nearby properties, open space, or #streets# and that the reduction in parking is consistent with the needs of the residents. Prior to issuing a building permit for any #development# or #enlargement# utilizing modifications granted by this authorization, the Department of Buildings shall be furnished with written notice of a commitment from the appropriate funding agency for the provision of such #public funding#.

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

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 29, 2010, on file in this office.

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City Clerk, Clerk of The Council