



CITY PLANNING COMMISSION

October 9, 2013/ Calendar No. 5

C 130271 ZMM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, changing from an R7-2 District to an R8A District property bounded by West 127th Street, a line 100 feet easterly of Adam Clayton Powell Jr. Boulevard , West 126th Street, and Adam Clayton Powell Jr. Boulevard , as shown on a diagram (for illustrative purposes only) dated May 20, 2013, and subject to the conditions of CEQR Declaration E-313, Borough of Manhattan, Community District 10.

The application for an amendment to the Zoning Map was filed by the Department of Housing Preservation and Development on April 24, 2013, to rezone an existing R7-2 district to an R8A district on the east side of Adam Clayton Powell Jr. Boulevard between West 126th and West 127th streets in the Borough of Manhattan, Central Harlem, Community District 10.

Related Action

In addition to the amendment to the Zoning Map, which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 130272 HAM : UDAAP Designation , project approval and disposition of city-owned property.

BACKGROUND

A detailed description of the proposed project and the area is contained in the report on the related UDAAP designation, project approval and disposition of City-owned property application (C 130272 HAM).

ENVIRONMENTAL REVIEW

This application (C 130271 ZMM), in conjunction with the application for the related action (C 130272 HAM), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Housing and Preservation. The designated CEQR number is 07HPD027M.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on May 6, 2013 which included (E) designations for boiler emissions and noise attenuation. A summary of the environmental review, Negative Declaration, and (E) designations appear in the report on the related UDAAP designation, project approval and disposition of City-owned property application (C 130272 HAM).

UNIFORM LAND USE REVIEW

This application (C 130271 ZMM), in conjunction with the related application (C 130271 HAM), was certified as complete by the Department of City Planning on May 20, 2013, and was duly referred to Community Board 10 and the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b).

Community Board Public Hearing

Community Board 10 held a public hearing on this application (C 130271 ZMM) on June 5, 2013, and on that date, by a vote of 27 to 9 with 2 abstentions, adopted a resolution recommending approval of this application.

Borough President Recommendation

This application (C 130272 ZMM) was considered by the Manhattan Borough President who issued a recommendation approving the application with conditions on August 28, 2013.

City Planning Commission Public Hearing

On August 21, 2013 (Calendar No. 1), the Commission scheduled September 11, 2013 for a public hearing on this application (C 130271 ZMM). The hearing was duly held on September 11, 2013 (Calendar No. 34) in conjunction with the hearing for the related action (C 130272 HAM).

There were seven speakers in favor of the application, as described in the report on the related application for the UDAAP and project approval and disposition of city-owned property (C 130272 HAM), and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment of the Zoning Map, in conjunction with the related application, is appropriate.

A full consideration and analysis of the issues, and reasons for approving this application, appear in the related application for the UDAAP designation and project approval and disposition of city-owned property (C 130272 HAM).

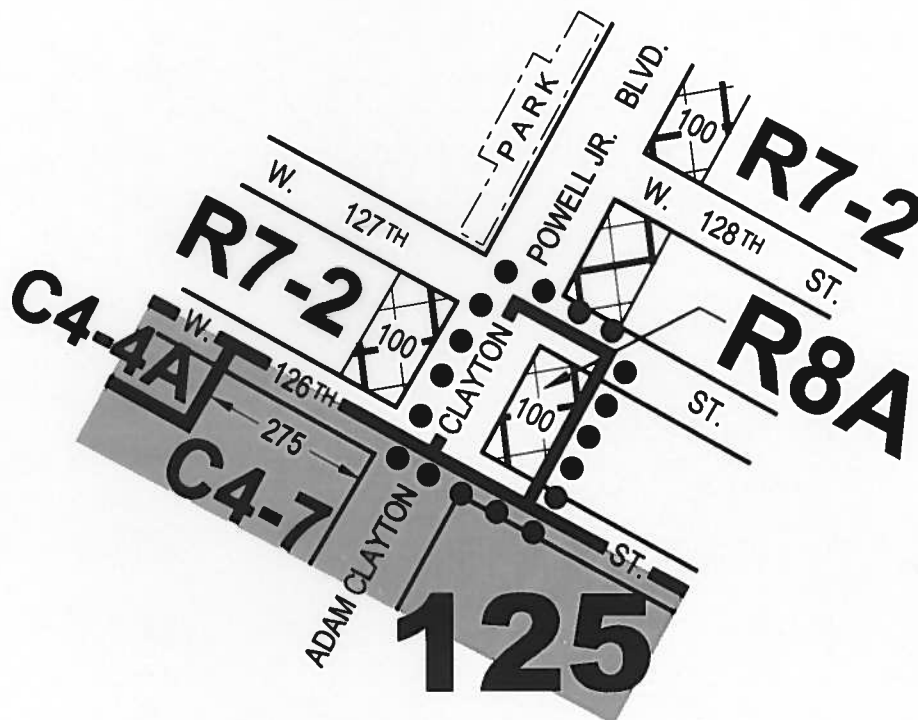
RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, 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. 6a, changing from an R7-2 District to an R8A District property bounded by West 127th, a line 100 feet easterly of Adam Clayton Powell Jr. Boulevard, West 126th Street, and Adam Clayton Powell Jr. Boulevard; Borough of Manhattan, Community District 10, as shown on a diagram (for illustrative purposes only) dated May 20, 2013, and which includes CEQR Designation E-313.

The above resolution (C 130271 ZMM), duly adopted by the City Planning Commission on October 9, 2013 (Calendar No. 5), is filed with the Office of the Speaker, City Council and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

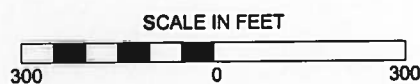
AMANDA M. BURDEN, FAICP, Chair
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ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
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ORLANDO MARIN, Commissioners







CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP
6a
BOROUGH OF
MANHATTAN

New York, Certification Date
MAY 20, 2013

J. Miraglia
J. Miraglia, Director
Technical Review Division



NOTE:

-  Indicates Zoning District Boundary.
-  The area enclosed by the dotted line is proposed to be rezoned by changing an R7-2 District to an R8A District.
-  Indicates a C1-4 District.
-  Indicates a Special 125th Street District.