A. INTRODUCTION

As described in Chapter 1, "Project Description," the proposed action include two zoning text amendments. For zoning text amendments, a conceptual analysis considers what the general effects of the provisions of the text would be elsewhere in the City, apart from the area analyzed in the EIS, to assess the potential for the proposed text amendment to result in significant adverse impacts.

B. PROPOSED ZONING TEXT AMENDMENTS

The proposed action includes two zoning text amendments.

One amendment would establish an inclusionary housing floor area bonus affecting only the rezoning area that would increase permitted residential floor area ratio from 7.0 FAR to 9.0 FAR conditioned upon the provision of at least 20 percent of dwelling units as lower income housing units. This would be established pursuant to ZR Section 23-922, Inclusionary Housing Designated Areas, with a new map added to this section of the zoning resolution identifying the project site as an Inclusionary Housing Designated Area. Furthermore, an amendment to ZR 23-942, In Inclusionary Housing Designated Areas, would establish the 7.0 base FAR and the 9.0 maximum FAR for R9X districts or equivalents.

A second text amendment would permit Automobile Sales, Preparation, and Repairs, Enclosed, and Stable for Horses (both Use Group 16A), with accessory automobile parking, within the project site below the level of any floor occupied by DUs. This text amendment also would include text stating that should the ceiling height of the police stable exceed 23 feet (as is proposed), then the accessory parking floor area on the level above the stable would be exempted from being counted as floor area for the purpose of determining FAR. This zoning text amendment would be made to the text of the Special Clinton District, ZR Section 96-80, Excluded Areas.

The purpose and need for these zoning text amendments is presented in Chapter 1.

C. AREA OF APPLICABILITY

The zoning text amendment to ZR Section 23-922 would establish a new Inclusionary Housing Designated Area, consisting of the project site. The related change to ZR 23-942 would establish the 7.0 base FAR and 9.0 maximum bonus FAR for R9X districts or equivalents. As there are no Inclusionary Housing Designated Areas containing R9X districts or equivalents, then this zoning text change would only apply to the project site. Any future mapping of an R9X district in an existing Inclusionary Housing Designated Area or establishment of a new Inclusionary Housing Designated

Area with an R9X district would require its own environmental review under CEQR prior to approval by the City Planning Commission.

The zoning text amendment to ZR Section 96-80, concerning the Automobile dealership space, stable, and location of accessory parking, would apply only to C6-3X districts within the "Excluded Area" of the Special Clinton District which is bounded by W. 56th Street, Tenth Avenue, W. 50th Street, and Eleventh Avenue. It should be noted that there are currently no C6-3X districts within this "Excluded Area" nor are there proposals for any other C6-3X districts in said area apart from the zoning map amendment that is part of the proposed action.

Accordingly, both of these zoning text amendments would apply only to the proposed rezoning area, i.e., the project site.

D. CONCLUSION

As the proposed zoning text amendments would apply only to the project site and would not affect development on any other sites, they would not have the potential to result in significant adverse impacts due to development elsewhere in the City and further analysis is not warranted.