THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 300

Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 220220 ZMM, a Zoning Map amendment (Preconsidered L.U. No. 74).

By Council Members Salamanca and Louis

WHEREAS, the New York City Department of Housing Preservation and Development (HPD), filed an application pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8c, by eliminating from within an existing R8 District a C1-5 District and changing from an R8 District to a C6-2 District, which in conjunction with the related actions would facilitate the construction of a nine-story, mixed-use development containing 112 permanently affordable dwelling units, approximately 67 of which would be supportive housing, along with commercial and community facility space, at 806 Ninth Avenue in the Clinton/Hell's Kitchen neighborhood of Manhattan, Community District 4 (ULURP No. C 220220 ZMM) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on June 13, 2022 its decision dated June 8, 2022 (the "Decision") on the Application;

WHEREAS, the Application is related to applications N 220219 ZRM (Pre. L.U. No. 73), a zoning text amendment to allow CPC to modify, by special permit, non-FAR bulk regulations; C 220221 (A) ZSM (L.U. No. 75), a special permit pursuant to Zoning Resolution Section 96-112 to allow for modifications to Article IX, Chapter 6 (Special Clinton District) regulations; C 220222 PPM (L.U. No. 76), a disposition of city-owned property; and C 220223 PQM (L.U. No. 77), an acquisition of city-owned property;

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

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on June 14, 2022;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Negative Declaration issued December 23rd, 2021 (CEQR No. 20HPD053M) (the "Negative Declaration").

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

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 the report, C 220220 ZMM, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission with the following modifications:

Matter ~~double-struck-out~~ is old, deleted by the City Council;
Matter double-underlined is new, added by the City Council

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 Nos. 8c,

1. eliminating from within an existing R8 District a C1-5 District bounded by West 54th Street, a line 150 feet easterly of Ninth Avenue, a line midway between West 54th Street and West 53rd Street, a line ~~150~~ 275 feet westerly of Eighth Avenue, West 53rd Street, a line 250 feet easterly of Ninth Avenue, a line 55 feet northerly of West 53rd Street, and Ninth Avenue; and

2. changing from an R8 District to a C6-2 District property bounded by West 54th Street, a line ~~150~~ 275 feet westerly of Eighth Avenue, West 53rd Street, a line 250 feet easterly of Ninth Avenue, a line 55 feet northerly of West 53rd Street, and Ninth Avenue;

as shown on a diagram (for illustrative purposes only) dated January 3, 2022, Borough of Manhattan, Community District 4.

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.

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City Clerk, Clerk of The Council