



IN THE MATTER OF an application submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b, changing from an M1-2 District to an C6-3 District property bounded by East 127th Street, First Avenue, East 126th Street, and Second Avenue, Borough of Manhattan, Community District 11, as shown on a diagram (for illustrative purposes only) dated February 21, 2017.

This application for a proposed amendment to the Zoning Map was filed by the applicant on February 16, 2017. The proposed Zoning Map amendment, along with its related actions, would facilitate a new mixed-use, mixed-income development comprising approximately 730 residential units with ground floor retail space, community facility space and a memorial to commemorate the Harlem African Burial Ground, which comprises a portion of the proposed project site. The project site is located in East Harlem, Manhattan Community District 11.

RELATED ACTIONS

In addition to the zoning map amendment (C 170275 ZMM) that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

- | | |
|---------------------|--------------------------------------------------------------------------------|
| N 170276 ZRM | Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area |
| C 170093 MMM | City Map amendment |
| C 170278 PPM | Disposition of City-owned property |

BACKGROUND

A full background discussion and description of this application appears in the report for the related disposition action, (C 170278 PPM).

ENVIRONMENTAL REVIEW

This application (C 170275 ZMM), in conjunction with the related actions (N 170276 ZRM, C 170278 PPM, and C 170093 MMM), 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 designated CEQR number is 16DME011M. The Lead Agency is the Office of the Deputy Mayor for Housing and Economic Development (DME).

A summary of the environmental review and Final Generic Environmental Impact Statement (FGEIS) appears in the report for the related disposition action, (C 170278 PPM).

UNIFORM LAND USE REVIEW

This application (C 170275 ZMM), in conjunction with the related actions (C 170093 MMM and C 170278 PPM), was certified as complete by the Department of City Planning on February 21, 2017, and was duly referred to Community Board 11 and the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 170276 ZRM), which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 11 held a public hearing on this application (C 170275 ZMM) on April 18, 2017 and on that date, by a vote of 26 in favor, one opposed, and with two abstentions, adopted a resolution recommending approval of the application with conditions.

A summary of the Community Board's resolution appears in the report for the related disposition action, (C 170278 PPM).

Borough President Recommendation

This application (C 170275 ZMM) was considered by the Manhattan Borough President, who issued a recommendation approving the application with conditions on June 2, 2017.

A summary of the Borough President's recommendations appears in the report for the related disposition action, (C 170278 PPM).

City Planning Commission Public Hearing

On May 24, 2017 (Calendar No. 3), the City Planning Commission scheduled June 7, 2017, for a public hearing on this application (C 170275 ZMM) and the related actions. The hearing was duly held on June 7, 2017 (Calendar No. 23), in conjunction with the applications for the related actions.

There were a number of appearances, as described in the report for the related disposition action, (C 170278 PPM), and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C 170275 ZMM), in conjunction with the related applications (N 170276 ZRM, C 170278 PPM, and C 170093 MMM), was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 et seq.) The designated WRP number is 16-011.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that the proposed zoning map amendment, in conjunction with the related actions, is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the report for the related disposition action, (C 170278 PPM).

RESOLUTION

RESOLVED, that having considered the Final Generic Environmental Impact Statement (FGEIS), for which a Notice of Completion was issued on July 14, 2017, with respect to this application, the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the FGEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigative measures that were identified as practicable.

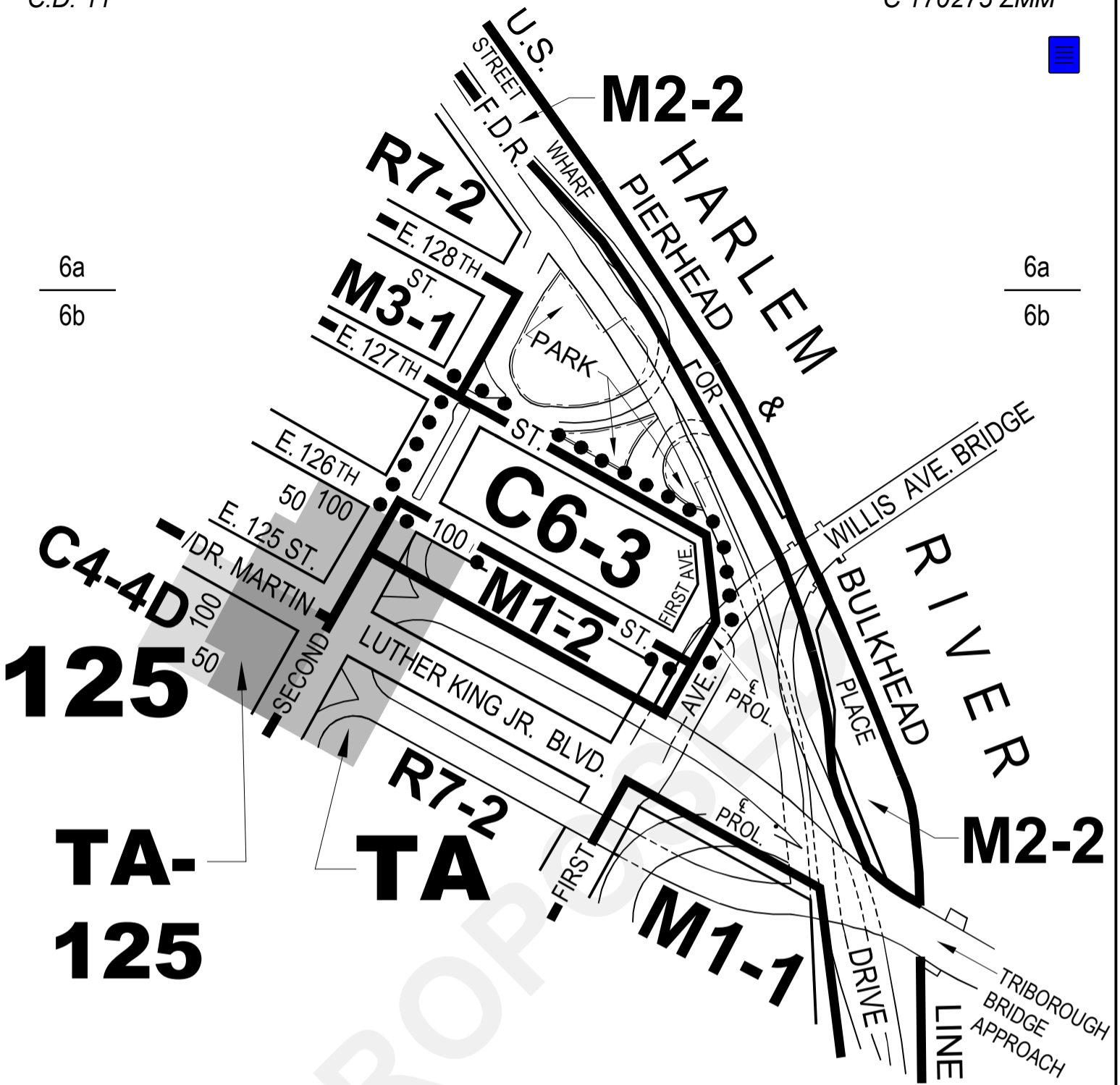
The report of the City Planning Commission, together with the FGEIS, constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination and 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 hereby amended by changing the Zoning Map, Section No. 6b, from an M1-2 District to an C6-3 District property bounded by East 127th Street, First Avenue, East 126th Street, and Second Avenue*, Borough of Manhattan, Community District 11, as shown on a diagram (for illustrative purposes only) dated February 21, 2017.

The above resolution (C 170275 ZMM), duly adopted by the City Planning Commission on July 26, 2017 (Calendar No. 11), 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.

MARISA LAGO, *Chair*
KENNETH J. KNUCKLES, ESQ., *Vice Chairman*
RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, CHERYL COHEN EFFRON,
MICHELLE DE LA UZ, JOSEPH DOUEK,
RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARÍN, LARISA ORTIZ, *Commissioners*

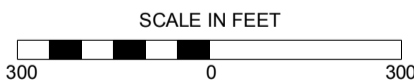


CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP
6b

BOROUGH OF
MANHATTAN

S. Lenard, Director
 Technical Review Division

New York, Certification Date
 FEBRUARY 21, 2017



NOTE:

- Indicates Zoning District Boundary.
- The area enclosed by the dotted line is proposed to be rezoned by changing an M1-2 District to a C6-3 District.
- Indicates a Special 125th Street District.
- Indicates a Special Transit Land Use District.
- Indicates a Special Transit Land Use - 125th Street District.

THIS DIAGRAM REFLECTS PROPOSED CHANGES IN THE CITY MAP
 PURSUANT TO RELATED MAPPING APPLICATION C 170093 MMM