



Legislation Details (With Text)

File #: Res 1271-2008 **Version:** * **Name:** LU 658 - ULURP, 23-25 Wooster St. and 325-329 W. B'Way, Manhattan (C070247ZSM)
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On agenda: 2/13/2008

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Title: Resolution approving the decision of the City Planning Commission on ULURP No. C 070247 ZSM (L.U. No. 658), for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 42-10 to allow residential use (U.G. 2 uses); and Section 42-14D(2) to allow retail use (U.G.6 uses) on portions of the ground floor and cellar of the proposed 9-story building at 325-329 West Broadway where the lot coverage is greater than 3,600 square feet, and to modify the height and setback regulations of Section 43-43 (Minimum Height of Front Wall and required Front Setbacks) and the rear yard regulations of Section 43-313 (For portions of through lots), Borough of Manhattan.

Sponsors: Melinda R. Katz, Tony Avella

Indexes:

Attachments: 1. Press Release, 2. Committee Report, 3. Hearing Transcript - Stated Meeting 2/13/08

Date	Ver.	Action By	Action	Result
2/7/2008	*	Committee on Land Use	Approved by Committee	
2/13/2008	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1271

Resolution approving the decision of the City Planning Commission on ULURP No. C 070247 ZSM (L.U. No. 658), for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 42-10 to allow residential use (U.G. 2 uses); and Section 42-14D(2) to allow retail use (U.G.6 uses) on portions of the ground floor and cellar of the proposed 9-story building at 325-329 West Broadway where the lot coverage is greater than 3,600 square feet, and to modify the height and setback regulations of Section 43-43 (Minimum Height of Front Wall and required Front Setbacks) and the rear yard regulations of Section 43-313 (For portions of through lots), Borough of Manhattan.

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on December 26, 2007 its decision dated December 19, 2007 (the "Decision") on the application submitted by ADG-SoHo LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 42-10 to allow residential use (U.G. 2 uses); and Section 42-14D(2) to allow retail use (U.G.6 uses) on portions of the ground floor and cellar of the proposed 9-story building at 325-329 West Broadway where the lot coverage is greater than 3,600 square feet, and to modify the height and setback regulations of Section 43-43 (Minimum Height of Front Wall and required Front Setbacks) and the rear yard regulations of Section 43-313 (For portions of through lots); to facilitate the conversion to residential use of two existing 4-story buildings at 23-25 Wooster Street and the development of a 9-story mixed use building at 325-329 West Broadway (Block 228, Lot 20), in M1-5A and M1-5B Districts, within the SoHo Cast Iron Historic District, Community District 2, Borough of Manhattan (ULURP No. C 070247 ZSM) (the "Application");

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 74-711 of the Zoning

Resolution;

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 February 6, 2008 on the Decision and Application;

WHEREAS, the Council has considered the relevant environmental issues and the Negative Declaration, issued on August 20, 2007 (CEQR No. 07DCP027M);

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

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 New York City Charter and on the basis of the Decision and Application, the Council approves the Decision.

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 February 13, 2008, on file in this office.

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City Clerk, Clerk of The Council