# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 906 and 907**

**(Res. Nos. 1885 and 1886)**

**By Council Members Salamanca and Moya**

## SUBJECT

**MANHATTAN CB-1 – TWO APPLICATIONS RELATED TO 250 WATER STREET**

**C 210438(A) ZSM (L.U. No. 906)**

City Planning Commission decision approving an application submitted by 250 Seaport District, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) – to allow the distribution of total allowable floor area without regard for zoning lot lines; and
2. Section 74-743(a)(2) – to modify the height and setback requirements of Section 62-341 (Development on land and platforms), Section 35-652 (Maximum height of buildings and setback regulations), and Section 23-662 (Maximum height of buildings and setback regulations), and the street wall location requirements of Section 35-651 (Street wall location);

in connection with a proposed mixed use development on property located at 250 Water Street (Block 98, Lot 1), in a C6-2A District, within a Large-Scale General Development generally bounded by Pearl Street, Peck Slip, Water Street, Beekman Street and its easterly prolongation, the U.S. Pierhead line and John Street and its easterly prolongation (Block 73, p/o Lot 10, p/o Lot 8, Lot 11 & a portion of Marginal Street, Wharf or Place, Block 98, Lot 1, Block 74, p/o Lot 20, and the de-mapped portions of Fulton Street, Water Street & Front Street), in C4-6, C5-3, and C6-2A Districts, within the Special Lower Manhattan District.

**N 210439 ZRM (L.U. No. 907)**

City Planning Commission decision approving an application submitted by 250 Seaport District, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying the provisions of the South Street Seaport Subdistrict in Article IX Chapter 1 (Special Lower Manhattan District).

## INTENT

To grant an approval of zoning special permit to allow the distribution of total allowable floor area without regard to zoning lot lines and to modify height, setback and street wall requirements; and approve a zoning text amendment to modify Zoning Resolution (ZR) Article IX, Chapter 1 to facilitate the development of a mixed-use building with 547,000 square feet of zoning floor area located at 250 Water Street (Block 98, Lot 1) in the South Street Seaport area of Lower Manhattan, Community District 1.

## PUBLIC HEARING

**DATE:** October 25, 2021

**Witnesses in Favor:** Sixty-six **Witnesses Against:** Eighteen

## SUBCOMMITTEE RECOMMENDATION

**DATE:** December 9, 2021

The Subcommittee recommends that the Land Use Committee approve with modifications the decisions of the City Planning Commission on L.U. Nos. 906 and 907.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

**DATE:** December 9, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None Barron

Gibson

Koo

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

Moya

Rivera

Riley

Brooks-Powers

Feliz

Borelli

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSION**

            The City Planning Commission filed a letter dated \_\_\_\_\_\_\_\_\_, 2021, with the Council on \_\_\_\_\_\_\_\_\_\_, 2021, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.