Legislation Details (With Text)

File #:	Res 1292-2012	**Version:**	*	**Name:**	LU 563 - Zoning, West Village Residences, LLC and Saint Vincent's Catholic Medical Centers, Manhattan (C 120033 ZMM)
Type:	Resolution			**Status:**	Adopted
				In control:	Committee on Land Use
On agenda:	3/28/2012				
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Title: Resolution approving the decision of the City Planning Commission on ULURP No. C 120033 ZMM, a Zoning Map amendment (L.U. No. 563).

Sponsors:

Indexes:

Attachments: 1. Committee Report, 2. Hearing Transcript - Stated Meeting 3-28-12

Date	Ver.	Action By	Action	Result
3/14/2012	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
3/28/2012	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1292

Resolution approving the decision of the City Planning Commission on ULURP No. C 120033 ZMM, a Zoning Map amendment (L.U. No. 563).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on January 24, 2012 its decision dated January 23, 2012 (the "Decision"), on the application submitted by RSV, LLC and Saint Vincent's Catholic Medical Centers of New York, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map to facilitate the development of a proposed, mixed-use development on a 92,925 square foot lot located on 7th Avenue between West 12th Street and West 11th Street (Block 607, Lot 1; Block 617, Lots 1 and 55). The proposed buildings will contain approximately 450 market-rate residential units, as well as a small amount of retail space and doctor's offices and also includes a 16,677 square foot publicly accessible open space on the triangular parcel of land located immediately west of the East Site in Community District 2 (ULURP No. C 120033 ZMM), Borough of Manhattan (the "Application");

WHEREAS, the Application is related to Applications C 120029 ZSM (L.U. No. 559), a special permit pursuant to Section 74-743 to allow the distribution of open space, to modify height and setback and rear yard requirements, to modify inner court requirements, and to allow for the maximum floor area permitted within a Large-Scale General Development; C 120030 ZSM (L.U. No. 560), a special permit pursuant to Section 74-744 (b) to modify the use location requirements of Section 32-422 (Location of floors occupied by commercial uses) within a Large-Scale General Development; C 120031 ZSM (L.U. No. 561), a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an accessory parking garage with a maximum capacity of 152 spaces within a Large-Scale General Development; and N 120032 ZRM (L.U. No. 562), a zoning text

amendment relating to Section 74-743 (Special Provisions for bulk modifications);

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 the Decision and Application on March 6, 2012;

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

WHEREAS, the Council has considered the relevant environmental issues and the Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on January 12, 2012, which identified significant adverse impacts with regard to construction noise (CEQR No. 10DCP003M);

RESOLVED:

Having considered the FEIS together with respect to the Decision, the Council finds that:

(1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;

(2) Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action is approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and

(3) The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, pursuant to a Restrictive Declaration, dated January 23, 2012, those project components related to the environment and mitigation measures that were identified as practicable.

(4) The Decision together with the FEIS constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11(d).

The Council has referred this application with the related applications (C 120029 ZSM (L.U. No. 559, C 120030 ZSM (L.U. No. 560), C 120031 ZSM (L.U. No. 561), and N 120032 ZRM to the City Planning Commission for modifications.

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 this report, C 120033 ZMM, the Technical Memorandum dated March 23, 2012, both incorporated by reference herein, the Council approves the Decision.

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. 12a and 12c:

1. changing from an R6 District to an R8 District property bounded by West 12th Street, a line 475 feet easterly of Seventh Avenue, a line midway between West
12th Street and West 11th Street, a line 425 feet easterly of Seventh Avenue, West

11th Street, a line 100 feet northeasterly of Greenwich Avenue, and a line 100 feet easterly of Seventh Avenue;

2. changing from a C1-6 District to an R8 District property bounded by a line 100 feet northeasterly of Greenwich Avenue, West 11th Street, and a line 100 feet easterly of Seventh Avenue; and

3.
changing from a C2-6 District to a C6-2 District property bounded by West 12th Street, a line 100 feet easterly of Seventh Avenue, West 11th Street, and Seventh Avenue;

as shown on a diagram (for illustrative purposes only) dated August 22, 2011, Community District 2, Borough of Manhattan.

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 March 28, 2012, on file in this office.

City Clerk, Clerk of The Council

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