



Legislation Details (With Text)

**File #:** Res 0574-2004      **Version:** \*      **Name:** LU 104 - ULURP, 200 Chambers St, Manhattan (C040257ZSM)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 9/9/2004

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 040257 (A) ZSM (L.U. No. 104), for the grant of a special permit pursuant to Section 74-721(a) of the Zoning Resolution to permit the modification of the height and setback regulations of Sections 23-60, 33-40 and 35-23 for the development of a mixed-use building.

**Sponsors:**

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 9/9/04

Date	Ver.	Action By	Action	Result
9/8/2004	*	Committee on Land Use	Approved by Committee	
9/9/2004	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 574

Resolution approving the decision of the City Planning Commission on ULURP No. C 040257 (A) ZSM (L.U. No. 104), for the grant of a special permit pursuant to Section 74-721(a) of the Zoning Resolution to permit the modification of the height and setback regulations of Sections 23-60, 33-40 and 35-23 for the development of a mixed-use building.

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on July 30, 2004 its decision dated July 28, 2004 (the "Decision") on the application submitted by the New York City Economic Development Corporation and the West-Chambers Street Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-721(a) of the Zoning Resolution to permit the modification of the height and setback regulations of Sections 23-60, 33-40 and 35-23 of the Zoning Resolution to facilitate the development of a 29-story mixed-use building on a zoning lot located at 200 Chambers Street (Block 142, Lot 9 and part of Lot 1), in a C6-4 District, Community District 1, Borough of Manhattan (ULURP No. C 040257 (A) ZSM) (the "Application");

WHEREAS, the Application is related to ULURP Application Number C 040255 HAM (L.U. No. 103), an urban development action area designation, project approval and disposition;

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 74-721 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 September 7, 2004 on the Decision and Application;

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 July 16, 2004 (CEQR No. 02DME003M); and

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

RESOLVED:

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

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) From among the reasonable alternatives thereto, the actions to be approved are ones which minimize or avoid adverse environmental impacts to the maximum extent practicable; and
- (2) The adverse environmental impacts revealed in the FEIS 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;
- (2) The Decision and 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).

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 September 9, 2004, on file in this office.

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City Clerk, Clerk of The Council