



## Legislation Details (With Text)

**File #:** Res 1130-2005      **Version:** \*      **Name:** LU 538 - Zoning Reso., Special Permit 1 York St., Manhattan (050283ZSM)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 8/17/2005

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 050283 ZSM (L.U. No. 538), for the grant of a special permit pursuant to Section 111-51(b) of the Zoning Resolution to modify the regulations of Sections 111-02 and 111-111(e) to allow the enlargement of an existing 6-story building outside of the historic districts designated by the Landmarks Preservation Commission, designed for non-residential use and erected prior to December 15, 1961, for loft dwellings on property located at 55 Avenue of the Americas a.k.a. One York Street (Block 212/Lots 24, 26, 41, and 43) in an M1-5 District, within the Special TriBeCa Mixed-Use District (Area B1), Manhattan.

**Sponsors:** Melinda R. Katz, Tony Avella

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 8/17/05

| Date      | Ver. | Action By             | Action                    | Result |
|-----------|------|-----------------------|---------------------------|--------|
| 8/16/2005 | *    | Committee on Land Use | P-C Item Approved by Comm |        |
| 8/17/2005 | *    | City Council          | Approved, by Council      | Pass   |

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1130

**Resolution approving the decision of the City Planning Commission on ULURP No. C 050283 ZSM (L.U. No. 538), for the grant of a special permit pursuant to Section 111-51(b) of the Zoning Resolution to modify the regulations of Sections 111-02 and 111-111(e) to allow the enlargement of an existing 6-story building outside of the historic districts designated by the Landmarks Preservation Commission, designed for non-residential use and erected prior to December 15, 1961, for loft dwellings on property located at 55 Avenue of the Americas a.k.a. One York Street (Block 212/Lots 24, 26, 41, and 43) in an M1-5 District, within the Special TriBeCa Mixed-Use District (Area B1), Manhattan.**

**By Council Members Katz and Avella**

WHEREAS, the City Planning Commission filed with the Council on July 29, 2005, its decision dated July 13, 2005 (the "Decision") on the application submitted by One York Property LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 111-51(b) of the Zoning Resolution to modify the regulations of Section 111-02 and 111-111(e) to allow the enlargement of an existing 6-story building outside of the historic districts designated by the Landmarks Preservation Commission, designed for non-residential use and erected prior to December 15, 1961, for loft dwellings on property located at 55 Avenue of the Americas a.k.a. One York Street (Block 212/Lots 24, 26, 41, and 43) in an M1-5 District, within the Special TriBeCa Mixed-Use District (Area B1), Community District 1, Borough of Manhattan (ULURP No. C 050283 ZSM) (the "Application");

WHEREAS, the Application is related to ULURP Applications Numbers N 050281 ZRM (L.U. No. 536), zoning text amendment to Sections 111-02, 111-111, 111-50 and a new Section 111-51; C 050282 ZSM (L.U. No. 537), special permit pursuant to Section 111-50 to permit the conversion to loft dwellings of an existing building; C 050284 ZSM (L.U. No. 539), special permit pursuant to Section 74-921 to permit Use Group 4A community facility use on the first, second and third floors in an M1-5 zoning district; and C 050285 ZSM (L.U. No. 540), special permit pursuant to Section 13-561 to permit an accessory parking garage with 47 spaces;

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 111-51(b) 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 August 15, 2005 on the Decision and Application;

WHEREAS, the Council has considered the relevant environmental issues and the Conditional Negative Declaration, issued on March 28, 2005 (CEQR No. 05DCP037M); and

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

RESOLVED:

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 August 17, 2005 on file in this office.

.....  
City Clerk, Clerk of The Council