



Legislation Details (With Text)

File #: Res 0319-2006 **Version:** * **Name:** LU 119 - Zoning Reso., 311 W. Broadway, Manhattan (N060201ZRM)
Type: Resolution **Status:** Adopted
In control: Committee on Land Use

On agenda: 5/10/2006

Enactment date: **Enactment #:**

Title: Resolution approving the decision of the City Planning Commission on Application No. N 060201 ZRM, an amendment to the text of the Zoning Resolution of the City of New York concerning Article VII, Chapter 4 relating to Section 74-712(b), to allow by special permit the modification of bulk regulations on zoning lots where not more that 20 percent of the lot area is occupied by existing buildings as of December 15, 2003 in M1-5A and M1-5B districts located within historic districts (L.U. No. 119).

Sponsors:

Indexes:

Attachments: 1. Committee Report, 2. Hearing Transcript - Stated Meeting 5/10/06

Date	Ver.	Action By	Action	Result
5/4/2006	*	Committee on Land Use	Approved by Committee	
5/10/2006	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 319

Resolution approving the decision of the City Planning Commission on Application No. N 060201 ZRM, an amendment to the text of the Zoning Resolution of the City of New York concerning Article VII, Chapter 4 relating to Section 74-712(b), to allow by special permit the modification of bulk regulations on zoning lots where not more that 20 percent of the lot area is occupied by existing buildings as of December 15, 2003 in M1-5A and M1-5B districts located within historic districts (L.U. No. 119).

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on April 7, 2006 its decision dated April 5, 2006 (the "Decision"), on the application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment to the text of the Zoning Resolution (Application No. N 060201 ZRM) (the "Application");

WHEREAS, the Application is related to ULURP Applications Numbers C 060202 ZSM (L.U. No. 120), grant of a special permit pursuant to Sections 74-712(a) and (b) to modify use and bulk regulations and C 060203 ZSM (L.U. No. 121), grant of a special permit pursuant to Sections 13-562 and 74-52 to allow an attended public parking garage with a maximum capacity of 150 spaces;

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 May 2, 2006;

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 Negative Declaration, issued on December 19, 2005 (CEQR No. 05DCP038M);

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 City Charter and on the basis of the Decision and Application the Council approves the Decision; and

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter in underline is new, to be added;

Matter within # # is defined in Section 12-10;

Matter in ~~strikeout~~ is text to be deleted;

*** indicates where unchanged text appears in the Zoning Resolution

* * *

74-712

Developments in Historic Districts

* * *

(b) In all districts, the modification of #bulk# regulations, except #floor area ratio# regulations, for any #development# on a #zoning lot# that is vacant or is #land with minor improvements#, and in M1-5A and M1-5B Districts, on zoning lots where not more than 20 percent of the #lot area# is occupied by existing #buildings# as of December 15, 2003, provided the Commission shall find that such #bulk# modifications:

- (1) shall not adversely affect structures or #open space# in the vicinity in terms of scale, location and access to light and air; and
- (2) relate harmoniously to #buildings# in the Historic District as evidenced by a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

* * *

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 May 10, 2006, on file in this office.

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City Clerk, Clerk of The Council