



Legislation Details (With Text)

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**In control:** Committee on Land Use

**On agenda:** 5/10/2006

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**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 060202 ZSM (L.U. No. 120), grant of a special permit pursuant to Sections 74-712(a) and (b) to facilitate the development of a mixed use building with two wings in the SoHo Cast Iron Historic District within M1-5A and M1-5B Districts, Manhattan.

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

**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. 320

Resolution approving the decision of the City Planning Commission on ULURP No. C 060202 ZSM (L.U. No. 120), grant of a special permit pursuant to Sections 74-712(a) and (b) to facilitate the development of a mixed use building with two wings in the SoHo Cast Iron Historic District within M1-5A and M1-5B Districts, Manhattan.

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 United American Land, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

1. Section 74-712(a) to modify use regulations to allow permitted retail uses (Use Group 6 uses) on the ground floor and cellar and to allow residential use (Use Group 2 uses) on the 2nd through 9th floors (West Broadway wing) and to allow residential use (Use Group 2 uses) on the 1st through 8th floors (Wooster Street wing); and
2. Section 74-712(b) to modify the requirements of Section 43-40 (Height and Setback Regulations), Section 23-47 (Minimum Required Rear Yards), Section 23-533 (Required rear yard equivalents), and Section 23-86 (Minimum Distance Between Legally Required Windows and Wall or Lot Lines);

to facilitate the development of a mixed use building with two wings on a zoning lot where not more than twenty percent of the lot area is occupied by existing buildings located at 311 West Broadway (Block 228/Lot 12), in the SoHo Cast Iron Historic District, within M1-5A and M1-5B Districts, Community District 2, Borough of Manhattan (ULURP No. C 060202 ZSM) (the "Application");

WHEREAS, the Application is related to ULURP Application Numbers N 060201 ZRM (L.U. No. 119), an amendment to the text of the Zoning Resolution pursuant to Section 74-712(b) to allow by special permit the modification of 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 City Planning Commission has made the findings required pursuant to Sections 74-712(a) and (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 May 2, 2006 on the Decision and Application;

WHEREAS, the Council has considered the relevant environmental issues and the Negative Declaration, issued on December 19, 2005 (CEQR No. 05DCP038M); and

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

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment; and

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 May 10, 2006, on file in this office.

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City Clerk, Clerk of The Council