



Legislation Details (With Text)

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**In control:** Committee on Land Use

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**Title:** Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 210422 ZMM, a Zoning Map amendment (L.U. No. 918).

**Sponsors:** Rafael Salamanca, Jr., Francisco P. Moya

**Indexes:**

**Attachments:** 1. Res. No. 1889, 2. Calendar of the Zoning Subcommittee Meeting - November 9, 2021, 3. REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, 4. November 10, 2021 - Stated Meeting Agenda with Links to Files, 5. Hearing Transcript - Stated Meeting 11-10-21, 6. Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, 7. December 15, 2021 - Stated Meeting Agenda with Links to Files, 8. LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, 9. City Planning Commission Approval Letter, 10. Committee Report, 11. Hearing Transcript - Stated Meeting 12-15-21, 12. Minutes of the Stated Meeting - December 15, 2021

Date	Ver.	Action By	Action	Result
12/9/2021	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
12/15/2021	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1889**

**Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 210422 ZMM, a Zoning Map amendment (L.U. No. 918).**

**By Council Members Salamanca, Jr. and Moya**

WHEREAS, New York City Department of City Planning (DCP), filed an application pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12a and 12c, changing from an M1-5A District to an M1-5/R7X District, changing from an M1-5B District to an M1-5/R7X District, changing from an M1-5A District to an M1-5/R9X District, changing from an M1-5B District to an M1-5/R9X District, changing from an M1-5A District to an M1-6/R10 District, changing from an M1-5B District to an M1-6/R10 District, establishing a Special SoHo-NoHo Mixed Use District (SNX), which in conjunction with the related action would facilitate land use changes for a 56-block area to implement the SoHo/NoHo Neighborhood Plan in Manhattan, Community District 2 (ULURP No. C 210422 ZMM) (the "Application");

WHEREAS the City Planning Commission filed with the Council on October 22, 2021 its decision dated October 20, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 210423 ZRM (L.U. No. 919), a zoning text amendment to establish the Special SoHo-NoHo Mixed Use District in Zoning Resolution (ZR) Section 14-03 and establish a Mandatory Inclusionary Housing (MIH) area;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on November 9, 2021;

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

WHEREAS, the Council has considered the relevant environmental issues, including the Positive Declaration issued October 28, 2020 (CEQR No. 21DCP059M). Significant adverse impacts related to hazardous materials, air quality and noise would be avoided through the placement of (E) designations (E-619) on selected projected and potential development sites as specified in Chapters 10, 15 and 17, respectively of the Final Environmental Impact Statement (FEIS). The FEIS determined that the proposed actions would have identified significant adverse impacts, which along with proposed mitigation measures, are summarized in Chapter 21, "Mitigation" of the FEIS. The Council has also considered the Technical Memorandum dated \_\_\_\_\_;

RESOLVED:

Having considered the FEIS and Technical Memorandum with respect to the Decision and Application, the Council finds that:

1. The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
2. The environmental impacts disclosed in the FEIS were evaluated in relation to the social, economic, and other considerations associated with the actions that are set forth in this report; and
3. Consistent with social, economic, and other essential considerations from among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and

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

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 the report, C 210422 ZMM, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission with the following modifications:

Matter ~~double struck out~~ is old, deleted by the City Council;  
Matter double-underlined is new, added by the City Council

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 M1-5B to an M1-5/R7D District property bounded by Prince Street, Lafayette Street, Broome Street, and Crosby Street;

21. changing from an M1-5A District to an M1-5/R7X District property bounded by West Houston Street, Mercer Street, Broome Street, a line midway between West Broadway and Wooster Street, a line perpendicular to the easterly street line of West Broadway distant 70 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of West Broadway and the northerly street line of Canal Street, West Broadway, Broome Street, and a line midway between Thompson Street and West Broadway;

32. changing from an M1-5B District to an M1-5/R7X District property bounded by:

a. Great Jones Street, a line 230 feet easterly of Lafayette Street, East 4<sup>th</sup> Street, a line 140 feet easterly of Lafayette Street, a line 130 feet northerly of East 4<sup>th</sup> Street, a line 100 westerly of Bowery, Bleecker Street, Lafayette Street, a line 122 feet southerly of Bond Street, and a line 140 feet easterly of Broadway;

b. a line passing through two points: one on the easterly street line of Lafayette Street distant 120 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Jersey Street and the easterly street line of Lafayette Street and the other on the westerly street line of Mulberry Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Jersey Street and the westerly street line of Mulberry Street, Mulberry Street, Prince Street, and Lafayette Street;

c. Prince Street, Lafayette Street, Broome Street, Centre Street, Grand Street, a line 100 feet easterly of Crosby Street, Howard Street, and Crosby Street; and

d. Broome Street, Mercer Street, the westerly centerline prolongation of Howard Street, Greene Street, a line perpendicular to the easterly street line of Wooster Street distant 150 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Wooster Street and the northerly street line of Canal Street, Wooster Street, a line perpendicular to the easterly street line of West Broadway distant 70 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of West Broadway and the northerly street line of Canal Street, and a line midway between West Broadway and Wooster Street;

43. changing from an M1-5A District to an M1-5/R9X District property bounded by a line perpendicular to the easterly street line of West Broadway distant 70 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of West Broadway and the northerly street line of Canal Street, a line midway between West Broadway and Wooster Street, Canal Street, and West Broadway;

5. changing from an M1-5B District to an M1-5/R9A District property bounded by Astor Place, Lafayette Street, a line 100 feet southerly of Astor Place, a line 100 feet westerly of Fourth Avenue, a line 100 feet westerly of Bowery, a line 130 feet northerly of East 4<sup>th</sup> Street, a line 140 feet easterly of Lafayette Street, East 4<sup>th</sup> Street, a line 230 feet easterly of Lafayette Street, a line 105 feet northerly of Great Jones Street, Lafayette Street, Great Jones Street, a line 140 feet easterly of Broadway, a line 122 feet southerly of Bond Street, Lafayette Street, Bleecker Street, Mulberry Street, East Houston Street, and

Broadway;

64. changing from an M1-5B District to an M1-5/R9X District property bounded by:
- a. a line 105 feet northerly of Great Jones Street, a line 230 feet easterly of Lafayette Street, Great Jones Street and Lafayette Street;
  - b. Astor Place, Lafayette Street, a line 100 feet southerly of Astor Place, a line 100 feet westerly of Fourth Avenue, a line 100 feet westerly of Bowery, Great Jones Street, a line 140 feet easterly of Broadway, a line 122 feet southerly of Bond Street, Lafayette Street, Bleecker Street, Mulberry Street, East Houston Street, Lafayette Street, Prince Street, Crosby Street, Howard Street, the southerly prolongation of a line 100 feet easterly of Crosby Street, a line perpendicular to the northerly street line of Canal Street distant 110 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Canal Street and the westerly street line of Lafayette Street, Canal Street, a line midway between West Broadway and Wooster Street, a line perpendicular to the easterly street line of West Broadway distant 70 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of West Broadway and the northerly street line of Canal Street, Wooster Street, a line perpendicular to the easterly street line of Wooster Street distant 150 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Wooster Street and the northerly street line of Canal Street, Greene Street, the westerly centerline prolongation of Howard Street, and Mercer Street, West Houston Street, and Broadway;
75. changing from an M1-5A District to an M1-56/R10 District property bounded by Broome Street, West Broadway, Canal Street, and a line midway between West Broadway and Thompson Street;
8. changing from an M1-5B District to an M1-5/R10 District property bounded by:
- a. Grand Street, Baxter Street, Canal Street, a line perpendicular to the northerly street line of Canal Street distant 110 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Canal Street and the westerly street line of Lafayette Street, and a line 100 feet easterly of Crosby Street and its southerly prolongation;
  - b. a line 200 feet northerly of Broome Street, a line midway between Thompson Street and West Broadway, Canal Street, Avenue of the Americas, Grand Street, and Thompson Street;
96. changing from an M1-5B District to an M1-6/R10 District property bounded by:
- a. a line 100 feet southerly of Astor Place, Fourth Avenue, Bowery, Great Jones Street, 100 feet westerly of Bowery, and a line 100 feet westerly of Fourth Avenue; and
  - b. a line 200 feet northerly of Broome Street, a line midway between Thompson Street and West Broadway, Canal Street, Avenue of the Americas, Watt Street, and Thompson Street, Grand Street, and Avenue of the Americas; and
  - c. Grand Street, Baxter Street, Canal Street, a line perpendicular to the northerly street line of Canal Street distant 110 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Canal Street and the westerly street line of Lafayette

Street, and a line 100 feet easterly of Crosby Street and its southerly prolongation; and

107. establishing a Special SoHo-NoHo Mixed Use District (SNX) bounded by Astor Place, Lafayette Street, a line 100 feet southerly of Astor Place, Fourth Avenue, Bowery, Great Jones Street, a line 100 feet westerly of Bowery, Bleecker Street, Mulberry Street, East Houston Street, Lafayette Street, a line passing through two points: one on the easterly street line of Lafayette Street distant 120 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Jersey Street and the easterly street line of Lafayette Street and the other on the westerly street line of Mulberry Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Jersey Street and the westerly street line of Mulberry Street, Mulberry Street, Prince Street, Lafayette Street, Broome Street, Centre Street, Grand Street, Baxter Street, Canal Street, Avenue of the Americas, Watts Street, Thompson Street, a line 200 northerly of Broome Street, a line midway between Thompson Street and West Broadway, West Houston Street, and Broadway;

Borough of Manhattan, Community District 2, as shown on a diagram (for illustrative purposes only) dated May 17, 2021, and subject to the conditions of CEQR Declaration of E-619.

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 \_\_\_\_\_, 2021, on file in this office.

City Clerk, Clerk of The Council