



Legislation Text

File #: Res 1361-2012, **Version:** *

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1361

Resolution approving the decision of the City Planning Commission on Application No. N 120166 ZRM, for an amendment of the Zoning Resolution of the City of New York, relating to the extension of a variance approved by the Board of Standards and Appeals concerning the modification of bulk regulations in the Special Tribeca Mixed Use District (L.U. No. 606).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on April 27, 2012 its decision dated April 25, 2012 (the "Decision"), pursuant to Section 201 of the New York City Charter, regarding an application submitted by the Laight Street Project Owner, LLC, for an amendment of the text of the Zoning Resolution of the City of New York, relating to the extension of a variance approved by the Board of Standards and Appeals concerning the modification of bulk regulations in the Special Tribeca Mixed Use District. The text amendment modifies 111-20 (Special Bulk Provisions for Areas A1 through A7) of the Zoning Resolution and would allow the extension of an existing grandfathering provision for a variance previously approved by the Board of Standards and Appeals for an additional four years (Application No. N 120166 ZRM), Community District 1, Borough of Manhattan (the "Application");

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 22, 2012;

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 September 15, 2010. On February 1, 2012, a Technical Memorandum was issued which describes and analyzes the modifications to the proposed actions made by the City Planning Commission, adopted in N 120166 ZRM, and finds that the previous Negative Declaration is still valid (CEQR No. 10DCP039M);

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment.

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 this report, N

120166 ZRM, incorporated by reference herein, the Council approves the Decision.

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 in ~~strikeout~~ is to be deleted;

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

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

* * *

Article XI: Special Purpose Districts

Chapter 1: Special Tribeca Mixed Use District

111-20

SPECIAL BULK PROVISIONS FOR AREAS A1 THROUGH A7

* * *

(d) Area A4, A5, A6 and A7

Except as set forth herein, the #bulk# regulations of the underlying district shall apply.

* * *

(6) Notwithstanding any of the provisions of Section 11-33 (Building Permits for Minor or Major Development or Other Construction Issued Before Effective Date of Amendment), the #development# of a #building# pursuant to a variance granted by the Board of Standards and Appeals under Calendar No. 231-09-BZ to modify #bulk# regulations, may be continued provided that a building permit has been issued, in accordance with the terms of said variance, within ~~two~~ six years of the original granting of ~~grant~~ of said variance.

* * *

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 31, 2012, on file in this office.

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City Clerk, Clerk of The Council