



Legislation Text

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THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 525

Resolution approving the decision of the City Planning Commission on ULURP No. C 040543 ZMM, a Zoning Map change (L.U. No. 225).

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on July 14, 2006 its decision dated July 12, 2006 (the "Decision"), on the application submitted by Truffles LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment to the Zoning Map (ULURP No. C 040543 ZMM) (the "Application");

WHEREAS, the Application is related to Applications Numbers N 040544 ZRM (L.U. No. 226), zoning text amendment to the Special Tribeca Mixed Use District, Zoning Resolution Section 111-00, to establish a new Area A4 and to establish use and bulk regulations within the new Area A4, and C 040545 ZSM (L.U. No. 227), zoning special permit pursuant to Zoning Resolution Sections 13-562 and 74-52 to allow a 180-space public parking garage to be developed as part of a proposed residential building in the area of the rezoning;

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 August 14, 2006, which was recessed to August 16, 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 (CEQR No. 06DCP067M): In January 2006, the applicant revised the 2004 version of the applications, proposing C6-2A (6 FAR) and C6-3A (7.5 FAR) districts for the four blocks and a reduced maximum building height of 160 feet along a wide street in the C6-3A portion. After a study of the potential environmental impact of the subject application (C 040543 ZMM), a Negative Declaration was issued on February 6, 2006, which included a restrictive declaration for hazardous materials and "E" designations for hazardous materials and noise;

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.

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 12a:

1. changing from an M1-5 District to a C6-2A District property bounded by Watts Street, Washington Street, Hubert Street, and a line 100 feet westerly of Washington Street; and
2. changing from an M1-5 District to a C6-3A District property bounded by Watts Street, a line 100 feet westerly of Washington Street, Hubert Street, and West Street.

within the Special Tribeca Mixed Use District, as shown on a diagram (for illustrative purposes only) dated February 6, 2006, modified by the City Planning Commission on July 12, 2006, and subject to CEQR Designation E-162, Community District 1, Borough of Manhattan.

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 September 13, 2006, on file in this office.

City Clerk, Clerk of The Council