



Legislation Text

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File #: Res 1159-2007, Version: \*

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THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1159

Resolution approving the decision of the City Planning Commission on ULURP No. C 070414 ZSM (L.U. No. 603), for the grant of a special permit pursuant to Section 91-35 of the Zoning Resolution to modify the setback requirements of Section 91-32 (Setback Regulations) in connection with the construction of a mixed use development on property located at 50 West Street (Block 17, Lots 1001-1005 and Block 18, p/o Lot 100), in a C6-9 District, within the Special Lower Manhattan District, Borough of Manhattan.

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on October 1, 2007 its decision dated October 1, 2007 (the "Decision") on the application submitted by West Street Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 91-35 of the Zoning Resolution to modify the setback requirements of Section 91-32 (Setback Regulations) in connection with the construction of a mixed use development on property located at 50 West Street (Block 17, Lots 1001-1005 and Block 18, p/o Lot 100), in a C6-9 District, within the Special Lower Manhattan District, Community District 1, Borough of Manhattan (ULURP No. C 070414 ZSM) (the "Application");

WHEREAS, the Application is related to ULURP Applications Numbers C 070351 MMM (L.U. No. 600), an elimination, discontinuance and closing of volumes above the Brooklyn Battery Tunnel Approaches, an at-grade portion of the Brooklyn Battery Tunnel Approaches, and a volume above Joseph P. Ward Street; N 070412 ZRM (LU. No. 601), an amendment to Zoning Resolution Sections 91-231, 91-31, 91-73, and Appendix A, Map 2 (Special Lower Manhattan District provisions) to allow for development adjacent to the Brooklyn Battery Tunnel Approach, to create a Type 2B street type, and to allow for bonusable urban plazas along properties that front Type 2B street; C 070413 ZSM (L.U. No. 602), a special permit pursuant to the amended 91-73, to allow the unmapped air space above the approaches to the Brooklyn Battery Tunnel to be considered a single zoning lot and to allow the use of demapped air rights on an at-grade portion of such zoning lot; and C 070415 ZSM (L.U. No. 604), a special permit pursuant to Section 74-91, to modify the requirements of Section 37-04 relating to urban plazas;

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 91-35 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 November 13, 2007 on the Decision and Application;

WHEREAS, the Council has considered the relevant environmental review issues and the Negative Declaration, issued on April 18, 2007 (CEQR No. 07DME015M);

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.

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.

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 November 15, 2007, on file in this office.

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City Clerk, Clerk of The Council