



Legislation Text

File #: Res 1184-2007, **Version:** *

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1184

Resolution approving the decision of the City Planning Commission on ULURP No. C 060373 ZSM (L.U. No. 630), for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 44 spaces on portions of the ground floor, cellar and subcellar of a proposed mixed use building on property located at 122 East 32nd Street (Block 887, Lots 84 and 87), in a C6-2A District, Borough of Manhattan.

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on November 16, 2007 its decision dated November 14, 2007 (the "Decision") on the application submitted by 122 East 32nd Street, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 44 spaces on portions of the ground floor, cellar and subcellar of a proposed mixed use building on property located at 122 East 32nd Street (Block 887, Lots 84 and 87), in a C6-2A District, Community District 5, Borough of Manhattan (ULURP No. C 060373 ZSM) (the "Application");

WHEREAS, the Application is related to ULURP Application Number C 060372 ZSM (L.U. No. 629), an amendment to the Zoning Map of an area bounded by East 32nd Street, a line 100, feet westerly of Lexington Avenue, a line midway between East 31st Street and East 32nd Street, and a line 150 feet easterly of Park Avenue South from a C4-5A District to a C6-2A District;

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 74-52 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 December 6, 2007 on the Decision and Application;

WHEREAS, the Council has considered the relevant environmental issues and the Conditional Negative Declaration, issued on August 20, 2007 (CEQR No. 06DCP079M);

To avoid any potential impacts, as part of the proposed action, the (E) designation would be placed on the development site (Block 887, Lot 84) and states the following:

In order to ensure an acceptable interior noise environment, future residential, commercial, and/or community facility uses must provide a closed window condition with a minimum of 35 dB(A) window/wall attenuation on all facades in order to maintain an interior noise level of 45dB(A). In order to maintain a closed-window condition, an alternate means of ventilation would also have to be provided. Alternate means of ventilation would include, but would not be limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.

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 provided that the conditions enumerated in the environmental report are implemented.

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 December 11, 2007, on file in this office.

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City Clerk, Clerk of The Council