



Legislation Text

File #: Res 0795-2011, **Version:** *

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 795

Resolution approving the decision of the City Planning Commission on Application No. N 110167 ZRM, for an amendment of the Zoning Resolution of the City of New York, concerning Section 111-20 (Special Bulk Provisions for Area A1 through A7) relating to the Special Tribeca Mixed Use District in Community District 1, Borough of Manhattan (L.U. No. 362).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on March 18, 2011 its decision dated March 16, 2011 (the "Decision"), pursuant to Section 201 of the New York City Charter, regarding an application submitted by the Department of City Planning, the Office of the Manhattan Borough President, and Community Board 1, Manhattan for an amendment of the Zoning Resolution of the City of New York, concerning Section 111-20 (Special Bulk Provisions for Area A1 through A7) relating to the Special Tribeca Mixed Use District, to modify the maximum building height requirements for properties in Historic Districts designated by the New York City Landmarks Preservation Commission in Area A4 of the Special Tibeca Mixed Use District (Application No. N 110167 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 April 4, 2011;

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 December 13, 2010 (CEQR No. 11DCP060M);

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 110167 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 old, to be deleted

Matter within # # 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) Areas A4, A5, A6 and A7

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

- (1) Height and setback regulations, as set forth in Section 35-24, shall be modified, as follows:

Area	Minimum Base height (in ft.)	Maximum Base height (in ft.)	Maximum #building# height (in ft.)
A4	60	70	140
A5	60	70	110
A6	60	85	120
A7	60	85	120

~~In~~ For any #building# or portion thereof located within Area A4, a penthouse portion of a #building#, not exceeding ten feet in height, may be constructed within Area A4 above the maximum #building# height, provided that such penthouse portion is set back at least 25 feet from any #narrow street#.

However, for any #building# or portion thereof located both within Area A4 and within an Historic District designated by the Landmarks Preservation Commission, the underlying height and setback regulations of Section 35-24 shall apply, except that the maximum height of such #buildings# or portions thereof shall be 160 feet and the 10 foot penthouse allowance set forth in this paragraph (1) shall not apply.

In Area A4, the provisions of this paragraph, (d) (1), shall not apply to any #building# located in Historic Districts designated by the Landmarks Preservation Commission.

* * *

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 April 6, 2011, on file in this office.

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City Clerk, Clerk of The Council