



## **CITY PLANNING COMMISSION**

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August 10, 2005/Calendar No. 12

N 050428 MEM

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**IN THE MATTER OF** an application, submitted by the New York City Economic Development Corporation and 270 Greenwich Street Associates LLC for an amendment to the City Map involving the extinguishment of a sidewalk easement on Murray Street between West Street and Greenwich Street, Community District 1, Borough of Manhattan, in accordance with ACC. Map No. 30218, dated June 2, 2005 and signed by the Borough President.

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**WHEREAS**, on November 29, 1972 (Calendar No. 37), the City Planning Commission approved an application (CP 22146) for an amendment to the City Map relating to ACC. Map No. 30025, signed by the Borough President of Manhattan, eliminating and establishing several streets, and establishing a 6 foot wide sidewalk easement on the northerly side of Murray Street between Greenwich Street and West Street, required for the Washington Street Urban Renewal Plan, in the borough of Manhattan, Community District 1, which was subsequently adopted by the Board of Estimate on December 7, 1972 Cal. No. 216, and

**WHEREAS**, the Washington Street Urban Renewal Plan has expired and the easement, which was placed on the City Map in anticipation of the area becoming a high density commercial area, is no longer necessary to the development of the site, and

**WHEREAS**, the sidewalk on the north side of Murray Street between West Street and Greenwich Street has had and would continue to have an overall width of 15 feet after the City Map amendment proposed herein, and

**WHEREAS**, the New York City Economic Development Corporation and 270 Greenwich Street Associates LLC have filed an application (N 050428 MEM) to amend the City Map, in order to extinguish the 6 foot wide sidewalk easement on Murray Street between West Street and Greenwich Street, previously delineated on ACC. Map No. 30025, and

**WHEREAS**, the Topographical Bureau of the Borough President of Manhattan has reviewed and submitted to the City Planning Commission ACC. Map No. 30218 dated June 2, 2005 and signed by the Borough President of Manhattan, showing the extinguishment of a sidewalk easement on Murray Street between West Street and Greenwich Street, and

**WHEREAS**, this application (N 050428 MEM) for an amendment to the City Map is related to five other applications being considered concurrently:

- C 050427 HAM      UDAAP designation, project approval, and disposition.
  
- C 050429 ZSM      Special permit pursuant to Sections 74-743(a) to allow height and setback and rear yard modifications.
  
- C 050430 ZSM      Special Permit pursuant to Sections 13-562 and 74-52 to permit a 400-space public parking garages to be located in the cellar of the proposed building.
  
- N 050431 ZAM      Authorization pursuant to 13-553 to allow a curb cut to be located on a wide street, Murray Street, to provide access to the proposed parking garage.
  
- N 050432 ZCM      Certification pursuant to Section 26-17 to allow curb cuts on Murray Street in connection with the project's loading berths.

**WHEREAS**, this application (N 050428 MEM), in conjunction with the related applications, was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 191 and Executive Order No. 91 of 1977. The CEQR number is 05DME011M. The lead agency is the Office of Deputy Mayor for Economic Development. A detailed discussion of the

environmental review is included in the report on the related application for a special permit (C 050429 ZSM), and

**WHEREAS**, the Commission has determined that the application warrants approval, the Commission therefore adopts the following resolution:

**RESOLVED**, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on July 28, 2005, with respect to this application (CEQR No. 05DME011M), the City Planning Commission finds that the requirements of Part 617, State Environmental Quality Review, have been met, and that consistent with social, economic and other essential considerations:

1. From among the reasonable alternatives thereto, the action to be approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts revealed in the environmental impact statement will be minimized or avoided to the maximum extent practicable by incorporating as conditions to this approval those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

**RESOLVED**, by the City Planning Commission that, pursuant to Section 199 of the New York Charter that, based on the environmental determinations and the consideration described in this report, the application (N 050428 MEM) submitted by the New York City Economic Development Corporation and 270 Greenwich Street Associates LLC for an amendment to the City Map involving the extinguishment of a sidewalk easement on Murray Street between West

Street and Greenwich Street, Community District 1, Borough of Manhattan, in accordance with ACC. Map No. 30218, dated June 2, 2005 and signed by the Borough President, is APPROVED; subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of ACC. Map No. 30218 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.
- b. The subject amendment to the City Map shall not be filed with the appropriate agencies in accordance with condition (a) above until the applicant shall have executed an agreement protecting the city's interest, approved as to form and sufficiency by the Corporation Counsel and accepted by the City Planning Commission. If such agreement is not accepted by the City Planning Commission within two years of the date of this resolution, the approved amendment to the City Map may be returned to the City Planning Commission for rescission.

**AMANDA M. BURDEN, AICP, Chair**  
**KENNETH J. KNUCKLES, Esq. Vice Chair**

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**KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners**