



## **CITY PLANNING COMMISSION**

August 20, 2014/Calendar No. 5

C 140299 PPM

---

**IN THE MATTER OF** an application submitted by the NYC Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for disposition of one city-owned property located at 19 East Houston Street, (Block 511, Lot 19), pursuant to zoning, Borough of Manhattan, Community District 2.

---

This application for the disposition of city-owned property was filed by the Department of Citywide Administrative Services (DCAS) on March 12, 2014. The requested action, in conjunction with the related actions, would facilitate the development of a new six-story commercial building at 19 East Houston Street.

### **RELATED ACTIONS**

In addition to the requested action, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

- |                     |  |
|---------------------|--|
| <b>C 140300 ZSM</b> | Special Permit pursuant to Section 74-712(a) to modify use regulations to allow Use Group 6 uses below the floor level of the second story.  |
| <b>C 140301 ZSM</b> | Special Permit pursuant to Section 74-712(b) to modify the height and setback requirements of Section 43-43.   |
| <b>C 140302 ZSM</b> | Special Permit pursuant to Section 74-922 to allow large retail establishments (Use Group 6 and/or Use Group 10A) with no limitation on floor area per establishment; as modified. |

### **BACKGROUND**

The applicants, MC 19 East Houston LLC and the Department of Citywide Administrative Services, seeks the grant of special permits pursuant to Sections 74-712(a), 74-712(b) and 74-922 of the Zoning Resolution, and City-owned property disposition approval to construct a new

commercial building at 19 East Houston Street. The project site is located in SoHo Cast-Iron Historic District within Manhattan Community District 2.

A more detailed description of this application, the surrounding area and the related special permits and zoning text amendment are included in the report on the related application for the special permit, C 140300 ZSM.

### **ENVIRONMENTAL REVIEW**

This application (C 140299 PPM), in conjunction with the related applications (C 140300 ZSM, C 140301 ZSM, C 140302 ZSM), 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR Number is 14DME001M. The lead is the Deputy Mayor for Economic Development.

After a study of the potential impacts of the proposed actions, a Negative Declaration was issued on March 10, 2014.

### **UNIFORM LAND USE REVIEW**

On March 17, 2014, this application (C 140299 PPM), in conjunction with the applications for the related actions (C 140300 ZSM, C 140301 ZSM, C 140302 ZSM), was certified as complete by the Department of City Planning, and was duly referred to Manhattan Community Board 2 and the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b)

### **Community Board Public Hearing**

Community Board 2 held a public hearing on this application (C 140299 PPM), in conjunction with the related applications (C 140300 ZSM, C 140301 ZSM, C 140302 ZSM), on May 22,

2014 and on that date, by a vote of 40 in favor, 0 opposed and 0 abstaining, adopted a resolution recommending approval of this application.

### **Borough President Recommendation**

This application, (C 140299 PPM), in conjunction with the related applications (C 140300 ZSM, C 140301 ZSM, C 140302 ZSM), was considered by the Borough President, who issued a recommendation disapproving the application with conditions on June 30, 2014.

A summary of the recommendation of Borough President appears in the report on the related application for the special permit, C 140300 ZSM.

### **City Planning Commission Public Hearing**

On June 25, 2014 (Calendar No. 1), the City Planning Commission scheduled July 9, 2014 for a public hearing on this application (C 140299 PPM), and the applications for the related actions (C 140300 ZSM, C 140301 ZSM, C 140302 ZSM). The hearing was duly held on July 9, 2014 (Calendar No. 15), in conjunction with the public hearing on the applications for the related actions.

There were a number of speakers, as described in the report on the related application for the special permit, C 140300 ZSM, and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this application for the disposition of City-owned property, in conjunction with the applications for related actions, is appropriate.

A full consideration and analysis of the issues, and reasons for approving this application, appears in the report on the related application for the special permit, C 140300 ZSM.

**RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, that the City Planning Commission pursuant to Section 197-c of the New York City Charter, pursuant to Section 197-c of the New York City Charter, for disposition of one city-owned property located at 19 East Houston Street, (Block 511, Lot 19), pursuant to zoning, Borough of Manhattan, Community District 2, proposed in an application by the Department of Citywide Administrative Services, dated March 12, 2014, is approved.

The above resolution (C 140299 PPM), duly adopted by the City Planning Commission on August 20, 2014 (Calendar No. 5), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**CARL WEISBROD, Chairman**  
**KENNETH J. KNUCKLES, ESQ., Vice Chairman**  
**ANGELA M. BATTAGLIA, RAYANN BESSER,**  
**IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**  
**MICHELLE R. DE LA UZ, JOSEPH I. DOUEK,**  
**RICHARD W. EADDY, ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners**

**CHERYL COHEN EFFRON, BOMEI JUNG, Commissioners Abstaining**