



## CITY PLANNING COMMISSION

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November 2, 2009/Calendar No. 2

C 090294 ZSM

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**IN THE MATTER OF** an application submitted by SDS 15 William 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 91-50, 13-562 and 74-52 of the Zoning Resolution to allow for a public parking garage with a maximum capacity of 195 spaces on portions of the ground floor, cellar 1, cellar 2 and cellar 3 levels of an existing mixed use building on property located at 15 William Street (Block 25, Lots 35 and 27), in a C5-5 District, within the Special Lower Manhattan District, Community District 1, Borough of Manhattan.

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This application for a special permit pursuant to Section 74-52 of the Zoning Resolution was filed by SDS 15 William Street, LLC, on January 22, 2009. The application would facilitate a proposed 195-space attended public parking garage on portions of the cellar and sub-cellar levels of a property located at 15 William Street (Block 25, Lot 35 and 27) within the Special Lower Manhattan District, Community District 1, Borough of Manhattan.

### **RELATED ACTION**

In addition to the special permit for the public parking garage, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

**N 090293 ZRM:** Text Amendment to Appendix A, Map 5 in the Special Lower Manhattan District to remove the prohibition of curb cuts on the north side of Beaver Street.

### **BACKGROUND**

A full background discussion and description of this application appears in the report on the related application for a text amendment (N 090293 ZRM).

## **ENVIRONMENTAL REVIEW**

This application (C 090294 ZSM), in conjunction with the application for the related action (N 090293 ZRM), 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 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 09DCP037M. After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on June 29, 2009. A Revised Negative Declaration was issued on November 2, 2009.

A summary of the environmental review appears in the report on the related application for a text amendment (N 090293 ZRM).

## **UNIFORM LAND USE REVIEW**

This application (C 090294 ZSM) was certified as complete by the Department of City Planning on June 29, 2009, and was duly referred to Manhattan Community Board 1 and the Manhattan Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b) along with the application for the related action (N 090293 ZRM) which was referred in accordance with the procedure for referring non-ULURP applications.

### **Community Board 1 Recommendation**

A summary of the Community Board 1's recommendation appears in the report on the related application for a text amendment (N 090293 ZRM).

### **Borough President Recommendation**

A summary of Borough President's recommendation appears in the report on the related application for a text amendment (N 090293 ZRM).

## **City Planning Commission Public Hearing**

On September 9, 2009 (Calendar No. 6), the City Planning Commission scheduled September 23, 2009 for a public hearing on this application (C 090294 ZSM) and the related application (N 090293 ZRM). The hearing was duly held on September 23, 2009 (Calendar No. 15), in conjunction with the hearing on the related application (N 090293 ZRM).

A summary of the public hearing appears in the report on the related application for a text amendment (N 090293 ZRM).

## **CONSIDERATION**

The Commission believes that the grant of this special permit is inappropriate.

A summary of the consideration appears in the report on the related application for a text amendment (N 090293 ZRM).

## **RESOLUTION**

Based on the consideration described in the report for the related action (N 090293 ZRM), the Commission determined that this application does not warrant approval, and adopted the following resolution on November 2, 2009 (Calendar No. 2):

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that the application (C 090294 ZSM) submitted by SDS 15 William 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 91-50, 13-562 and 74-52 of the Zoning Resolution to allow for a public parking garage with a maximum capacity of 195 spaces on portions of the ground floor, cellar 1, cellar 2 and cellar 3 levels of an existing mixed use building on property located at 15 William Street (Block 25, Lots 35 and 27), in a C5-5 District, within the Special Lower Manhattan District, is **DISAPPROVED**.

Pursuant to Section 200 of the New York City Charter, the action by the City Planning Commission in this matter is final. The report is forwarded to the Office of the Speaker, City Council for information and filing.

**AMANDA M. BURDEN, FAICP, Chair**  
**RAYANN BESSER, IRWIN G. CANTOR, P.E.,**  
**ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,**  
**RICHARD W. EADDY, ANNA HAYES LEVIN, NATHAN LEVENTHAL,**  
**SHIRLEY A. McRAE, KAREN A. PHILLIPS, Commissioners**