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September 15, 2010 / Calendar No. 8

C 100369 ZMM

**IN THE MATTER OF** an application submitted by the NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12a, changing from an M1-5 District to a C6-2A District, property bounded by Canal Street, Hudson Street, Vestry Street and its easterly centerline prolongation, Canal Street, Broadway, Walker Street, West Broadway, North Moore Street, a line 100 feet westerly of Varick Street, Ericsson Place, Beach Street, Greenwich Street, Hubert Street, Washington Street, Watts Street, and West Street, Borough of Manhattan, Community District 1, as shown on a diagram (for illustrative purposes only) dated June 7, 2010.

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This application for an amendment to the Zoning Map was filed by the New York City Department of City Planning on May 27, 2010 to change an M1-5 District to a C6-2A District.

### **RELATED ACTIONS**

In addition to the zoning map amendment which is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

**Zoning Text Amendment (N 100370(A) ZRM)** to create new subareas with specific bulk envelopes and densities in the proposed C6-2A and to modify elements of the existing Special Tribeca Mixed Use District

### **BACKGROUND**

A full background discussion and description of this application appears in the related report for a text amendment (N 100370(A) ZRM).

### **ENVIRONMENTAL REVIEW**

This application (C 100369 ZMM) in conjunction with the applications for the related action (N 100370(A) 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 New York City Environmental Quality

Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 10DCP039M. The lead is the City Planning Commission.

A summary of the environmental review appears in the related report for a text amendment (N 100370(A) ZRM).

## **UNIFORM LAND USE REVIEW**

On June 7, 2010, the application for a zoning map amendment (C 100369 ZMM) was certified as complete by the Department of City Planning, 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 related non-ULURP applications (N 100370 ZRM and N 100370(A) ZRM), which were referred for information and review.

### **Community Board Review**

Community Board 1 held a public hearing on the original text amendment application (N 100370 ZRM) and related zoning map amendment action (C 100369 ZMM) on June 22, 2010, and on that same day by a vote of 37 to 0 and 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

The application for changes to the zoning map (C 100369 ZMM) in conjunction with the related text amendments (N 100370 ZRM and N 100370(A) ZRM) were considered by the Borough President who issued a recommendation for approval on August 6, 2010.

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

On July 28, 2010 (Calendar No. 6), the City Planning Commission scheduled August 11, 2010, for a public hearing on this application (C 100369 ZMM) in conjunction with the hearings on the original text amendment application (N 100370 ZRM) and the modified application (N 100370(A) ZRM). The hearing was duly held on August 11, 2010 (Calendar No. 17) in conjunction with the public hearing on the applications for related actions.

There were two speakers in favor and none opposed, as described in the related report for a zoning text amendment (N 100370(A) ZRM) and the hearing was closed.

### **WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW**

This application, in conjunction with the applications for the related zoning text amendments (N 100370 ZRM and N 100370(A) ZRM), was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et. seq.). The designated WRP number is 10-015. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

### **CONSIDERATION**

The Commission believes that the grant of the zoning map amendment is appropriate.

A full consideration and analysis of the issues, and reason for approving this application appears in the related report for a zoning text amendment (N 100370(A) ZRM).

### **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

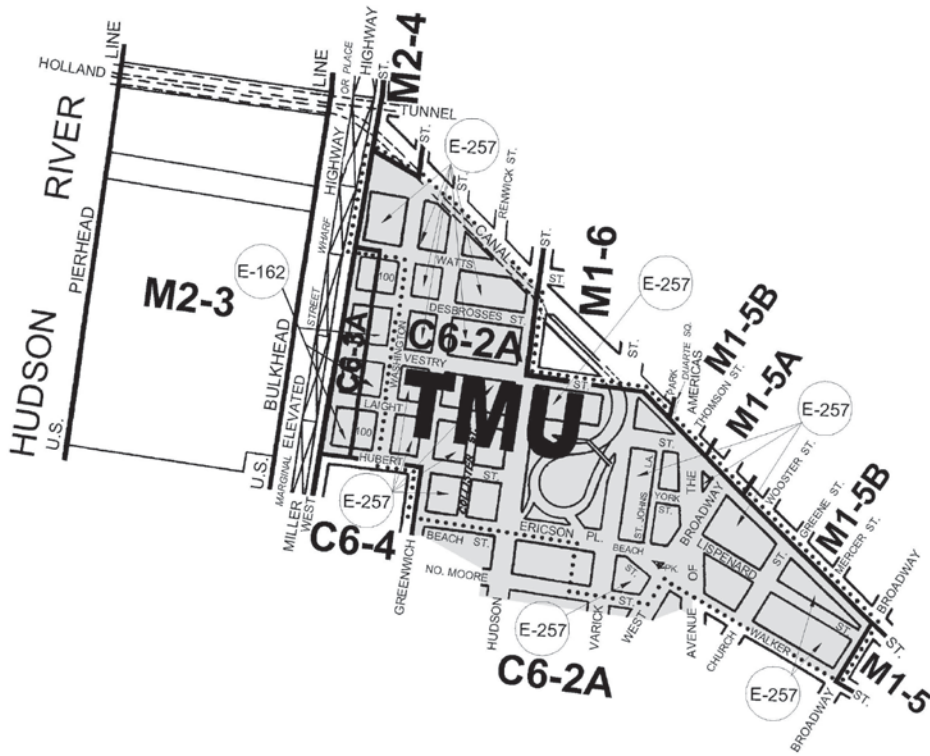
**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section 12a, changing from a M1-5 District to a C6-2A District property bounded by Canal Street, Hudson Street, Vestry Street and its easterly centerline prolongation, Canal Street,

Broadway, Walker Street, West Broadway, North Moore Street, a line 100 feet westerly of Varick Street, Ericsson Place, Beach Street, Greenwich Street, Hubert Street, Washington Street, Watts Street, and West Street, Borough of Manhattan, Community District 1, as shown on a diagram (for illustrative purposes only) dated June 7, 2010.

The above resolution (C 100369 ZMM), duly adopted by the City Planning Commission on September 15, 2010 (Calendar No. 8), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN, FAICP, Chair**  
**ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN CANTOR, P.E.,**  
**MARIA M. DEL TORO, RICHARD W. EADDY, NATHAN LEVENTHAL,**  
**ANNA HAYES LEVIN, SHIRLEY A. McRAE, KAREN A. PHILLIPS, Commissioners**

**BETTY Y. CHEN, Commissioner Recused**



CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
 DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
 ON SECTIONAL MAP  
**12a**





BOROUGH OF  
**MANHATTAN**

New York, Certification Date  
 JUNE 7, 2010

S. Voyages, R.A. Director  
 Technical Review Division



**NOTE:**

-  Indicates Zoning District Boundary.
-  The area enclosed by the dotted line is proposed to be rezoned by changing an M1-5 District to a C6-2A District.
-  Indicates a Special Tribeca Mixed Use District.
-  Indicates a City Environmental Quality Review Declaration, refer to C.E.Q.R. sheet.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.