



## **CITY PLANNING COMMISSION**

September 5, 2012 / Calendar No. 12

C 120143 ZMM

**IN THE MATTER OF** an application submitted by Jamestown Premier Chelsea Market, LP pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b, by establishing a Special West Chelsea District (WCh) bounded by West 16th Street, Ninth Avenue, West 15th Street and Tenth Avenue, Borough of Manhattan, Community District 4, as shown on a diagram (for illustrative purposes only) dated April 9, 2012.

---

This application for a zoning map amendment was filed by Jamestown Premier Chelsea Market, LP on December 20, 2011. The zoning map amendment, along with its related action, would facilitate the development of an office and hotel expansion on the existing Chelsea Market complex, located on a full block bounded by West 15<sup>th</sup> Street, West 16<sup>th</sup> Street, Ninth Avenue and Tenth Avenue (Block 713, Lot 1). The requested actions would designate this block a High Line Bonus Site, and require the provision of High Line amenities and a contribution to the High Line Improvement Fund to achieve the maximum proposed FAR.

### **RELATED ACTIONS**

In addition to the zoning map amendment (C 120143 ZMM) which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following which is being considered concurrently with this application:

N 120142 ZRM      Zoning Text Amendment relating to Article IX, Chapter 8 (Special West Chelsea District).

### **BACKGROUND**

A full background discussion and description of this application appears in the report for the text amendment application (N 120142 ZRM).

### **ENVIRONMENTAL REVIEW**

The application (C 120143 ZMM), in conjunction with the application for the related action, 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 11DCP120M. The lead agency is the City Planning Commission.

After a study of the potential impacts of the proposed actions, a negative declaration was issued on April 9, 2012.

### **UNIFORM LAND USE REVIEW**

This application (C 120143 ZMM), in conjunction with the application for the related action (C 120142 ZRM), was certified as complete by the Department of City Planning on April 9, 2012, and was duly referred to Community Board 2 and the 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 application (N 120142 ZRM), which was referred for review and comment.

### **Community Board Public Hearing**

Community Board 4 held a public hearing on this application (C 120143 ZMM), along with the related action, on May 2, 2012. At its Full Board Meeting on June 6, 2012, by a vote of 26 to 14 with no abstentions, Community Board 4 adopted a resolution recommending disapproval, with conditions, of the application.

A summary of the recommendations of Community Board 4 appears on the related application for a text amendment (N 120142 ZRM).

### **Borough President Recommendation**

This application (C 120143 ZMM), in conjunction with the related action, was considered by the President of the Borough of Manhattan, who recommended disapproval, with conditions, of the application on July 18, 2012.

A summary of the recommendations of the Borough President appears on the related application for a text amendment (N 120142 ZRM).

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

On July 11, 2012 (Calendar No. 5), the City Planning Commission scheduled July 25, 2012 for a public hearing on this application (C 120143 ZMM). The hearing was duly held on July 25, 2012 (Calendar No. 24) in conjunction with the public hearing on the application for the related action.

There were a number of appearances as described in the related application for a text amendment (N 120142 ZRM), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this application for a zoning map amendment (C 120143 ZMM), in conjunction with the related application for a text amendment (N 120142 ZRM) is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application appear in the related report for a text amendment application (N 120142 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 and findings 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 No. 8b, by establishing a Special West Chelsea District (WCh) bounded by West 16th Street, Ninth Avenue, West 15th Street and Tenth Avenue, Borough of Manhattan, Community District 4, as shown on a diagram (for illustrative purposes only) dated April 9, 2012, is approved.

The above resolution (C 120143 ZMM), duly adopted by the City Planning Commission on

September 5, 2012 (Calendar No. 12), 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.

**AMANDA M. BURDEN, *FAICP*, Chair**

**KENNETH J. KNUCKLES, Esq., Vice Chair**

**RAYANN BESSER, IRWIN G. CANTOR, P.E.**

**ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE DE LA UZ,**

**MARIA M. DEL TORO, RICHARD W. EADDY, ANNA HAYES LEVIN,**

**ORLANDO MARÍN, SHIRLEY A. MCRAE, Commissioners**