Legislation Details (With Text)

File #:	Res 1266-2020	**Version:** *	**Name:**	LU 607 - Zoning, GO Broome Street Development, Manhattan (C 200064 ZMM)
Type:	Resolution		**Status:**	Adopted
			In control:	Committee on Land Use
On agenda:	2/27/2020			
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Title: Resolution approving the decision of the City Planning Commission on ULURP No. C 200064 ZMM, a Zoning Map amendment (L.U. No. 607).

Sponsors: Rafael Salamanca, Jr., Francisco P. Moya

Indexes:

Attachments: 1. Land Use Calendar - Week of January 27, 2020 - January 31, 2020, 2. January 23, 2020 - Stated Meeting Agenda with Links to Files, 3. Hearing Transcript - Stated Meeting 1-23-20, 4. Land Use Calendar - Week of February 10, 2020 - February 14, 2020, 5. Land Use Calendar - February 13, 2020, 6. February 27, 2020 - Stated Meeting Agenda with Links to Files, 7. Committee Report, 8. Res. No. 1266, 9. Hearing Transcript - Stated Meeting 2-27-20, 10. Minutes of the Stated Meeting - February 27, 2020

Date	Ver.	Action By	Action	Result
2/13/2020	*	Committee on Land Use	Approved by Committee	
2/27/2020	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1266

Resolution approving the decision of the City Planning Commission on ULURP No. C 200064 ZMM, a Zoning Map amendment (L.U. No. 607).

By Council Members Salamanca and Moya

WHEREAS, GO Broome, LLC and The Chinatown Planning Council Housing Development Fund Company, Inc., filed an application pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 12c, changing from an R8 District to an R9-1 District and establishing within the proposed R9-1 District a C2-5 District, which in conjunction with the related actions would facilitate the development of two new mixed-use developments containing mostly residential uses, and community facility and commercial uses (the proposed development) in Manhattan Community District 3 (ULURP No. C 200064 ZMM) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on January 21, 2020, its decision dated January 21, 2020 (the "Decision"), on the Application;

WHEREAS, the Application is related to applications C 200061(A) ZSM (L.U. No. 606), a zoning special permit pursuant to Zoning Resolution (ZR) Section 78-312 to waive height, setback, and distance between buildings regulations of ZR Section 23-60 and 23-70; and N 200065 ZRM (L.U. No. 608), a zoning text amendment to Appendix F; ZR Section 23-011, 28-01, and 78-03 to designate a Mandatory Inclusionary Housing (MIH) area and allow use of the Quality Housing Program;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

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WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on January 30, 2020;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the positive declaration, issued on January 25, 2019 (CEQR No. 19DCP119M) and a Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on January 10, 2020 which identified significant adverse impacts with respect to construction (vehicular traffic and noise) and transportation (vehicular traffic and pedestrian traffic), and significant adverse impacts related to hazardous materials, air quality, and noise would be avoided through the placement of (E) designations (E-548) on the project sites. In addition, the FEIS analyzed the amended application and concluded that the amended application would not change the conclusions of the FEIS and the significant adverse impact categories would remain the same and the identified significant adverse impacts and proposed mitigation measures are included in the Restrictive Declaration attached as Exhibit A and Exhibit B to the Decision.

RESOLVED:

Having considered the FEIS with respect to the Decision and Application, the Council finds that:

(1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;

(2) Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable; and

(3) The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, pursuant to two Restrictive Declarations marked as Exhibit A and Exhibit B, those project components related to the environment and mitigation measures that were identified as practicable and the placement of (E) designation (E-548) for hazardous materials, air quality, and noise; and

(4) No development pursuant to this resolution shall be permitted until the Restrictive Declarations attached as Exhibit A and Exhibit B, as same may be modified with any necessary administrative or technical changes, all as acceptable to Counsel to the Department of City Planning and Counsel to the Landmarks Preservation Commission, as executed by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company or its successor, and such Restrictive Declaration shall have been recorded and filed in the Office of the Register of the City of New York, County of New York.

The Decision, together with the FEIS constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 200064 ZMM, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

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. 12c:

1. changing from an R8 District to an R9-1 District property bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street; and

2. establishing within the proposed R9-1 District a C2-5 District bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street;

as shown on a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-548, Community District 3, Borough of Manhattan.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on

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February 27, 2020, on file in this office.

City Clerk, Clerk of The Council

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