January 21, 2020/Calendar No. 3 C 200064 ZMM

IN THE MATTER OF an application submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of 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;

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

The applicants, GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc., filed an application (C 200064 ZMM) for a zoning map amendment on August 19, 2019. The zoning map amendment, along 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.

RELATED ACTIONS

In addition to the text amendment, which is the subject of this report (C 200064 ZMM), the following actions are also being sought concurrently with this application:

C 200061(A) ZSM	Zoning Special Permit pursuant to ZR Section 78-312 to waive height, setback, and distance between buildings regulations of ZR Section 23-60;
N 200065 ZRM	Zoning Text Amendment to Appendix F; ZR Section 23-011, 28-01, and 78-03 to designate an MIH area and allow use of the Quality Housing Program;

N 200067 ZAM Zoning Authorization pursuant to ZR Section 13-443 to eliminate 33 parking spaces;

N 200066 ZAM Zoning Authorization pursuant to ZR Section 78-311 to waive height and setback regulations of ZR Section 23-60;

M 790721(B) ZSM A modification of the Seward Park Extension West LSRD to update LSRD Site Plan and Zoning Calculations to reflect the enlargement of the LSRD to include Lot 37, the splitting of existing zoning lot 2A into two zoning lots, and the newly proposed development.

BACKGROUND

A full background discussion and description of this application appear in the report for the related zoning special permit (C 200061(A) ZSM).

ENVIRONMENTAL REVIEW

This application (C 200064 ZMM), in conjunction with the applications for the related actions (C 200061(A) ZSM, N 200065 ZRM, N 200066 ZAM, N 200067 ZAM, M 790721(B) 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 City Environmental Quality Review Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 19DCP119M. The lead is the City Planning Commission.

A summary of the environmental review appears in the report for the related special permit action (C 200061(A) ZSM).

UNIFORM LAND USE REVIEW

This application (C 200064 ZMM), in conjunction with the related actions (C 200061 ZSM, N 200065 ZRM, N 200066 ZAM, N 200067 ZAM, M 790721(B) ZSM), was certified as complete by the Department of City Planning on August 26, 2019, and was duly referred to Manhattan

Community Board 3 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 3 held a public hearing on this application (C 200064 ZMM) on September 17, 2019 and on September 24, 2019, by a vote of 30 in favor, none, against and nine abstaining adopted a resolution recommending approval of the application with conditions.

A summary of the community board's recommendation appears in the report for the related action (C 200061(A) ZSM).

Borough President Recommendation

The Manhattan Borough President considered this application (N 200064 ZMM), and on November 18, 2019, issued a recommendation approving the application with conditions.

A summary of the Borough President's recommendation appears in the report for the related action (C 200061(A) ZSM).

City Planning Commission Public Hearing

On November 13, 2019 (Calendar No. 3), the City Planning Commission scheduled December 4, 2019 for a public hearing on this application (C 200064 ZMM). The hearing was duly held on December 4, 2019 (Calendar No. 12), in conjunction with the public hearing on the related actions.

There were numerous speakers, as described in the report for the related zoning special permit action (C 200061(A) ZSM), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 200064 ZMM), in conjunction with the related actions, is appropriate.

A full consideration and analysis of the issues and reasons for approving this application appears in the report for the related special permit action (C 200061(A) ZSM).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on January 10, 2020, with respect to this application (CEQR No. 19DCP119M), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. 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
2. 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
3. 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 report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; 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 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;

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

The above resolution (C 200064 ZMM), in conjunction with the related actions (C 200061(A) ZSM, N 200065 ZRM, N 200067 ZAM, N 200066 ZAM, M 790721(B) ZSM), duly adopted by the City Planning Commission on January 21, 2020 (Calendar No. 3), 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.

MARISA LAGO, *Chair*
KENNETH J. KNUCKLES, *Esq., Vice-Chairman*
DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., MICHELLE DE LA UZ, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, RAJ RAMPERSHAD, *Commissioners*