



## **CITY PLANNING COMMISSION**

---

January 23, 2013 / Calendar No. 8

C 120380 ZMM

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**IN THE MATTER OF** an application submitted by The Rector, Church-Wardens and Vestrymen of Trinity Church in the City of New York pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12a:

1. changing from an M1-5B District to an M1-6 District property bounded by the former centerline of the Avenue of the Americas and its southerly prolongation, Canal Street, and the Avenue of the Americas and its southerly centerline prolongation; and
2. establishing a Special Hudson Square District bounded by West Houston Street, a line 100 feet easterly of Varick Street, Vandam Street, Avenue of the Americas, Spring Street, Avenue of the Americas and its southerly centerline prolongation, Canal Street, Hudson Street, Spring Street, and Greenwich Street;

as shown on a diagram (for illustrative purposes only) dated August 20, 2012, and subject to the conditions of CEQR Declaration E-288, Community District 2, Borough of Manhattan.

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This application for a zoning map amendment was filed by the The Rector, Church-Wardens and Vestrymen of Trinity Church in the City of New York on May 30, 2012. The requested action, in conjunction with a related zoning text amendment, would facilitate the establishment of the Special Hudson Square District.

### **RELATED ACTION**

In addition to the zoning map amendment, which is the subject of this report (C 120380 ZMM), implementation of the proposal also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 120381(A) ZRM    Amendment to the Zoning Resolution, establishing the Special Hudson Square District, in Article VIII, Chapter 8, and amending related sections of the Zoning Resolution.

### **BACKGROUND**

A full background discussion and description of this application appears in the related report for a zoning text amendment (N 120381(A) ZRM).

## **ENVIRONMENTAL REVIEW**

This application (C 120380 ZMM), in conjunction with the original and modified applications for the related action (N 120381 ZRM, N 120381(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 City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 12DCP045M. The lead is the City Planning Commission.

A summary of the environmental review and the Final Environmental Impact Statement appears in the related report for a zoning text amendment (N 120381(A) ZRM).

## **UNIFORM LAND USE REVIEW**

This application (C 120380 ZMM) was certified as complete by the Department of City Planning on August 20, 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 applications for the related zoning text amendments (N 120381 ZRM and N 120381(A) ZRM), which was referred for information and review in accordance with the procedures for non-ULURP matters.

### **Community Board Public Hearing**

Community Board 2 held a public hearing on this application (C 120380 ZMM) and the original application for a related zoning text amendment (N 120381 ZRM) on October 18, 2012, and on that date, by a vote of 41 in favor, 0 opposed and 1 recusal, adopted a resolution recommending disapproval with conditions.

A summary of the recommendations of Community Board 2 appears in the related report for a zoning text amendment (N 120381(A) ZRM).

### **Borough President Recommendation**

The applications (C 120380 ZMM, N 120381 ZRM, N 120381(A) ZRM) were considered by the President of the Borough of Manhattan, who issued a recommendation on November 26, 2012, for approval with conditions.

A summary of the recommendations of the Borough President appears in the related report for a zoning text amendment (N 120381(A) ZRM).

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

On November 14, 2012 (Calendar No. 2), the City Planning Commission scheduled November 28, 2012, for a public hearing on the application (C 120380 ZMM). The hearing was duly held on November 26, 2012 (Calendar No. 14), in conjunction with the public hearing on the original and modified applications for a related zoning text amendment (N 120381 ZRM and N 120381(A) ZRM).

There were a number of appearances, as described in the related report for a zoning text amendment (N 120381(A) ZRM), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the proposed zoning map amendment (C 120380 ZMM), in conjunction with the related application for a zoning text amendment (N 120381(A) ZRM), as modified, is appropriate.

A full consideration and discussion of the issues, and the reasons for approving this application, appear in the related report for a zoning text amendment (N 120381(A) ZRM).

### **RESOLUTION**

**RESOLVED**, that having considered the Final Generic Environmental Impact Statement (FGEIS), for which a Notice of Completion was issued on January 11, 2013, with respect to this application (CEQR No. 12DCP045M), the City Planning Commission finds that the

requirements of the New York State Environmental Quality Review Act and regulations, have been met and that, consistent with social, economic and other essential considerations:

1. From among the reasonable alternatives thereto, the Proposed Action adopted herein is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those project components related to the environment and mitigation measures that were identified as practicable as set forth in the Restrictive Declaration as executed on January 23, 2013, by the Rector, Church-Wardens and Vestrymen of Trinity Church in the City of New York, with respect to the Subject Properties, as defined therein.

This report of the City Planning Commission, together with the FGEIS, 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 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. 12a:

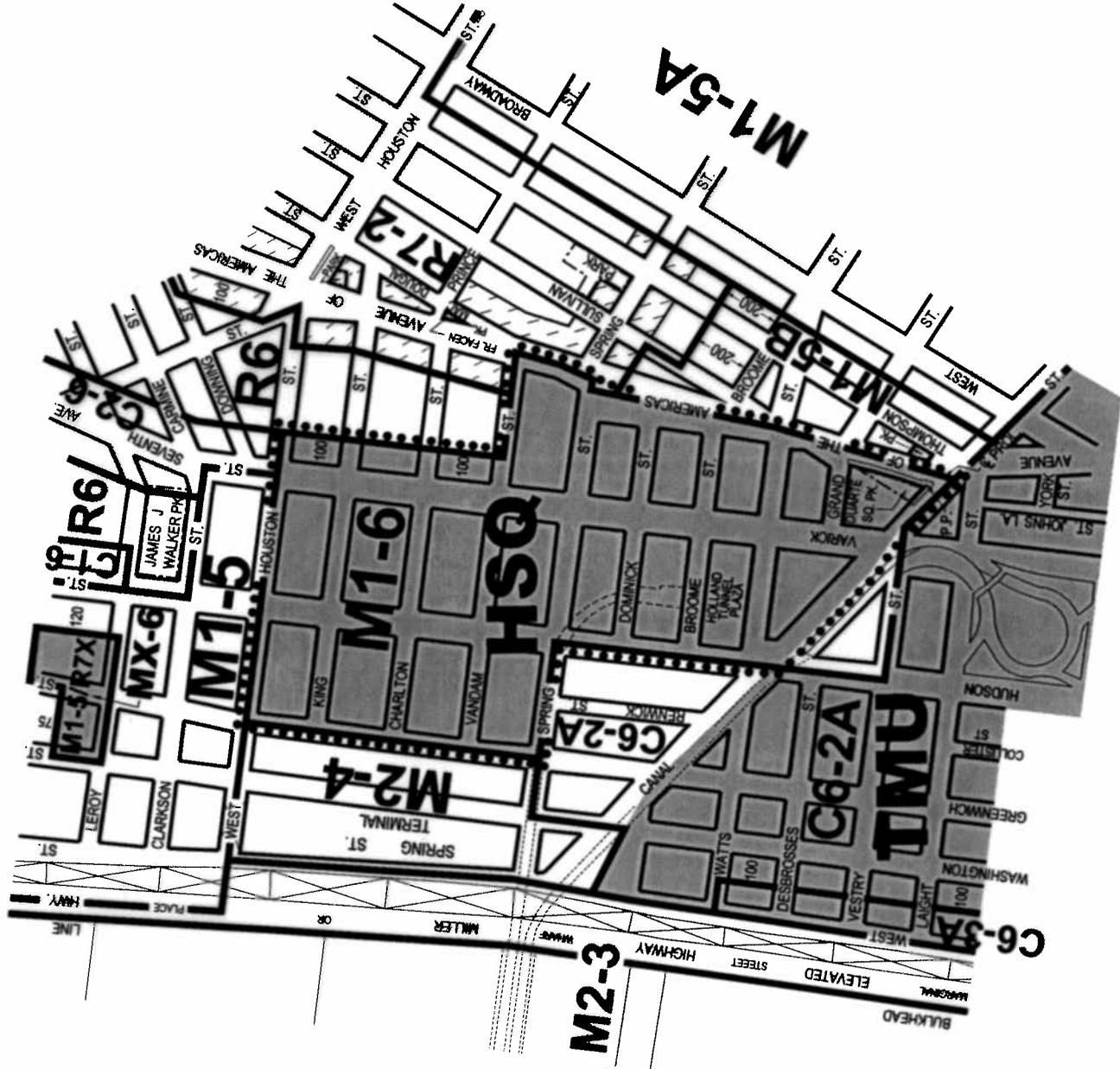
- 1) changing from an M1-5B District to an M1-6 District property bounded by the former centerline of the Avenue of the Americas and its southerly prolongation, Canal Street, and the Avenue of the Americas and its southerly centerline prolongation; and
- 2) establishing a Special Hudson Square District bounded by West Houston Street, a line 100 feet easterly of Varick Street, Vandam Street, Avenue of the Americas, Spring Street, Avenue of the Americas and its southerly centerline prolongation, Canal Street, Hudson Street, Spring Street, and Greenwich Street;

as shown on a diagram (for illustrative purposes only) dated August 20, 2012, and subject to the conditions of CEQR Declaration E-288.

The above resolution (C 120380 ZMM), duly adopted by the City Planning Commission on January 23, 2013 (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 G. CANTOR, P.E.,**  
**BETTY Y. CHEN, MARIA M. DEL TORO, JOSEPH DOUEK, RICHARD W. EADDY,**  
**ANNA HAYES LEVIN, ORLANDO MARÍN, Commissioners**

**MICHELLE DE LA UZ, Commissioner, Voted No.**



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

12a

BOROUGH OF  
MANHATTAN



*J. Miraglia*  
 J. Miraglia, Director  
 Technical Review Division

New York, Certification Date  
 AUGUST 20, 2012



- NOTE:**
- Indicates Zoning District Boundary.
  - ..... The area enclosed by the dotted line is proposed to be rezoned by changing an M1-5B to an M1-6 District and by establishing a Special Hudson Square District.
  -  Indicates a C1-5 District.
  -  Indicates a Special Tribeca Mixed Use District.
  -  Indicates a Special Hudson Square District.