



IN THE MATTER OF an application submitted by Paco Lafayette, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(a) of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail and office uses) below the floor level of the second story of a proposed 7-story commercial building on a zoning lot with street frontages on two wide streets and, as of December 15, 2003, has not more than 40% of its lot area occupied by existing buildings, located at 300 Lafayette Street (Block 510, Lots 38, 39 and 40), in an M1-5B District, within the SoHo Cast-Iron Historic District, Borough of Manhattan, Community District 2.

The application for a Special Permit, in conjunction with the related actions, was filed by Paco Lafayette, LLC on September 13, 2013. The requested Special Permit, in conjunction with the related actions, would facilitate the development of a new seven-story commercial building at 300 Lafayette Street.

RELATED ACTIONS

In addition to the Special Permit, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

N 140092 ZRM	Zoning Text Amendment to Section 74-712 to modify lot coverage requirements in M1-5A and M1-5B Districts.
C 140093 ZSM	Special Permit pursuant to Section 74-712(b) to modify the height and setback requirements of Section 43-43.
C 140095 ZSM	Special Permit, pursuant to Section 74-922 to allow large retail establishments (Use Group 6 and/or Use Group 10A) with no limitation on floor area per establishment..

BACKGROUND

The applicant, Paco Lafayette LLC, seeks the grant of special permits pursuant to Sections 74-712(a), 74-712(b) and 74-922 of the Zoning Resolution, as well as a Zoning Text Amendment to

Section 74-712, to construct a new commercial building at 300 Lafayette Street. The proposed building would be built in accordance with the amended zoning text. The project site is located in SoHo Cast-Iron Historic District within Manhattan Community District 2.

A more detailed description of this application, the surrounding area and the related special permits and zoning text amendment are included in the report on the related application for the proposed Zoning Text Amendment, N 140092 ZRM.

ENVIRONMENTAL REVIEW

This application (C 140096 ZSM), in conjunction with the related applications (N 140092 ZRM, C 140095 ZSM, C 140093 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR Number is 13DCP120M. The lead is the City Planning Commission (CPC).

After a study of the potential impacts of the proposed actions, a Negative Declaration was issued on October 7, 2013.

UNIFORM LAND USE REVIEW

On October 7, 2013, this application (C 140096 ZSM), in conjunction with the applications for the related actions (C 140095 ZSM, C 140093 ZSM), was certified as complete by the Department of City Planning, and was duly referred to Manhattan Community Board 2 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 application for a Zoning Text Amendment, (N 140092 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 140096 ZSM), in conjunction with the related applications (N 140092 ZRM, C 140095 ZSM, C 140093 ZSM), on October 24, 2013 and on that date, by a vote of 37 in favor, 1 opposed and 0 abstaining, adopted a resolution recommending approval of this application with conditions.

A summary of the vote and recommendation of Community Board 2 appears in the report on the related application for the proposed Zoning Text Amendment, N 140092 ZRM.

Borough President Recommendation

This application, (C 140096 ZSM), in conjunction with the related applications (N 140092 ZRM, C 140095 ZSM, C 140093 ZSM), was considered by the Borough President, who issued a recommendation approving the application with conditions on November 14, 2013.

A summary of the recommendation of Borough President appears in the report on the related application for the proposed Zoning Text Amendment, N 140092 ZRM.

City Planning Commission Public Hearing

On November 6, 2013 (Calendar No. 3), the City Planning Commission scheduled November 20, 2013 for a public hearing on this application (C 140096 ZSM), and the applications for the related actions (N 140092 ZRM, C 140095 ZSM, C 140093 ZSM). The hearing was duly held on November 20, 2013 (Calendar No. 12), in conjunction with the public hearing on the applications for the related actions.

There were a number of speakers, as described in the report on the related application for the proposed Zoning Text Amendment, N 140092 ZRM, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a Special Permit pursuant to Section 74-712(a)

of the Zoning Resolution, in conjunction with the applications for related actions, is appropriate.

A full consideration and analysis of the issues, and reasons for approving this application, appears in the report on the related application for the proposed Zoning Text Amendment, N 140092 ZRM.

FINDINGS

The City Planning Commission hereby makes the following findings pursuant to Section 74-712

(a) (Developments in Historic Districts) of the Zoning Resolution, as amended in the report on the related text amendment (N 140092 ZRM):

Such use modifications

- (i) have minimal adverse effects on the conforming uses in the surrounding area;
- (ii) are compatible with the character of the surrounding area; and
- (iii) for modifications that permit residential use, result in a development that is compatible with the scale of the surrounding area.

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 application submitted by Paco Lafayette LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(a) of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail and office uses) below the floor level of the second story of a proposed 7-story commercial building on a zoning lot with street frontages on two

wide streets and, as of December 15, 2003, has not more than 40% of its lot area occupied by existing buildings, located at 300 Lafayette Street (Block 510, Lots 38, 39 and 40), in an M1-5B District, within the SoHo Cast-Iron Historic District, Borough of Manhattan, Community District 2, is approved, subject to the following terms and conditions:

1. The property that is the subject of this application (C 140096 ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following approved plans, prepared by CookFox Architects, LLP, filed with this application and incorporated in this resolution:

<u>Dwg. No.</u>	<u>Title</u>	<u>Last Date Revised</u>
A-003.00	Zoning Analysis	September 13, 2013
A-100.00	Zoning Lot Site Plan	September 13, 2013
A-101.00	Section Diagram	September 13, 2013
A-102.00	Section Diagram	September 13, 2013
A-104.00	Floor Plan - Cellar	September 13, 2013
A-105.00	Floor Plan - Ground	September 13, 2013

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operating and maintenance.

4. In the event the property that is the subject of the application is developed as, sold as, or converted to condominium units, a homeowners' association, or cooperative ownership, a copy of this resolution and the restrictive declaration described below and any subsequent modifications to either document shall be provided to the Attorney General of the State of New York at the time of application for any such condominium, homeowners' or cooperative offering plan and, if the Attorney General so directs, shall be incorporated in full in any offering documents relating to the property.
5. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sub-lessee or occupant.
6. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution the provisions of which shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure or breach of any of the conditions referred to above, may constitute grounds for the City Planning Commission or the City Council, as applicable,

to disapprove any application for modification, renewal or extension of the special permit hereby granted.

7. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's action or failure to act in accordance with the provisions of this special permit.

The above resolution (C 140096 ZSM), duly adopted by the City Planning Commission on December 18, 2013 (Calendar No. 7), 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.

KENNETH J. KNUCKLES, ESQ., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER,
ALFRED C. CERULLO, III, BETTY Y. CHEN,
MICHELLE R. DE LA UZ, MARIA M. DEL TORO,
JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners