



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

December 15, 2021

City Council  
City Hall  
New York, NY 10007

Re: 250 Water Street  
ULURP No. N 210439 ZRM; C 210438(A) ZSM  
Related Applications: N 210441 ZAM; N 210445 ZAM; N 210446 ZCM; M 130053(B) ZSM  
Borough of Manhattan

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated December 10, 2021, from the City Council regarding the proposed modifications to the above-referenced application submitted by 250 Seaport District, LLC for a modification to the zoning text amendment to designate 250 Water Street as a receiving site, and a modification to the special permit pursuant to Zoning Resolution Section 74-734(a) reducing the amount of zoning floor area being distributed from Pier 17.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on December 15, 2021, has determined that the City Council's proposed modifications do not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

A handwritten signature in blue ink that reads "Anita L".

Anita Laremont

c: E. Hsu-Chen D. DeCerbo H. Marcus S. Amron R. Singer John Mangin

Anita Laremont, Chair  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Fl. - New York, N.Y. 10271  
(212) 720-3200  
[www.nyc.gov/planning](http://www.nyc.gov/planning)



THE COUNCIL  
THE CITY OF NEW YORK  
LAND USE DIVISION  
250 BROADWAY - ROOM 1602  
NEW YORK NEW YORK 10007

RAJU MANN  
DIRECTOR

TEL.: 212-788-7335  
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December 9, 2021

Honorable Anita Laremont, Chair  
City Planning Commission  
120 Broadway, 31st Floor  
New York, NY 10271

**Re: Application Nos.: C 210438 (A) ZSM and N 210439 ZRM (L.U. Nos. 906 and 907)**

**250 Water Street**

Dear Chair Laremont:

On December 9, 2021 the Land Use Committee of the City Council, by a vote of 15-0-1 for Applications **C 210438 (A) ZSM** and **N 210439 ZRM**, recommended modifications of the City Planning Commission’s decisions in the above-referenced matters.

Pursuant to Section 197-d(d) of the City Charter I hereby file the proposed modifications with the Commission:

**C 210438 (A) ZSM (L.U. No. 906)**

Matter ~~double struck-out~~ is old, deleted by the City Council;  
Matter double-underlined is new, added by the City Council

1. The property that is the subject of this application (C 210438(A) ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by T.J. Gottesdiener, Skidmore, Owings & Merrill, filed with this application and incorporated in this resolution:

<u>Drawing No.</u>	<u>Title</u>	<u>Last Revised Date</u>
Z-001	LSGD Zoning Analysis	<del>10/15</del> 12/09/21
Z-002	LSGD Zoning Site Plan	10/15/2021

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Z-400	Zoning Lot A – Analysis	<del>10/15</del> <u>12/09/21</u>
Z-401	Zoning Lot A – Site Plan	10/15/2021
Z-402	Zoning Lot A – Waiver Plan	10/15/2021
Z-403	Zoning Lot A – Waiver Sections	10/15/2021
Z-404	Zoning Lot A – Waiver Sections	10/15/2021
Z-405	Zoning Lot A – Waiver Sections	10/15/2021
Z-406	Zoning Lot A – Waiver Sections	10/15/2021
Z-407	Zoning Lot A – Waiver Sections	10/15/2021

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, operation and maintenance.
4. 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, sublessee or occupant.
5. Development pursuant to this resolution shall be allowed only after the attached restrictive declaration, the terms of which are hereby incorporated in this resolution, shall have been recorded and filed in the Office of the Register of the City of New York, County of New York.
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 whose provisions 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 as stated above, may constitute grounds for the City Planning Commission or City Council, as applicable, to disapprove any application for modification, renewal or extension of the special permit hereby granted or of the attached restrictive declaration.

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 failure to act in accordance with the provisions of this special permit.

**N 210439 ZRM (L.U. No. 907)**

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution.

Matter ~~double struck out~~ is old, deleted by the City Council;

Matter double-underlined is new, added by the City Council

\* \* \*

**ARTICLE IX**  
**SPECIAL PURPOSE DISTRICTS**

**Chapter 1**  
**Special Lower Manhattan District**

**91-60**  
**REGULATIONS FOR THE SOUTH STREET SEAPORT SUBDISTRICT**

\* \* \*

**91-62**  
**Definitions**

For purposes of this Section, matter in italics is defined in Section 12-10 (DEFINITIONS) or

within this Section.

\* \* \*

### **Receiving lot**

Within the South Street Seaport Subdistrict, a “receiving lot” is a #zoning lot# identified on the map of transfer areas (Map 6 in Appendix A) to which #development rights# may be added. Such “receiving lots” are identified on the map as Parcels 1, 2, 8, 15, 16, 20, 21 and 22.

\* \* \*

### **91-68 Designated Pedestrian Ways**

Within the South Street Seaport Subdistrict, the volume situated above the subsurface #streets# shown on the City Map, and listed in this Section are designated pedestrian ways and are governed by paragraph (b) of the definition of #street# as set forth in Section 91-62 (Definitions):

- (a) Fulton Street, between Water and South Streets
- (b) Water Street, between Fulton and Beekman Streets
- (c) Front Street, between Fulton and Beekman Streets, and between John and Fulton Streets
- (d) South Street (the 18-foot-wide strip located on the northwesterly side), between Beekman and John Streets.

In addition, the designated pedestrian ways referenced in paragraphs (a), (b) and (c) of this Section may be considered a single #zoning lot# for purposes of the definition of #large-scale general development# in Section 12-10 (Definitions).

\* \* \*

### **Appendix A Lower Manhattan District Plan Maps**

**Honorable Anita Laremont, Chair**  
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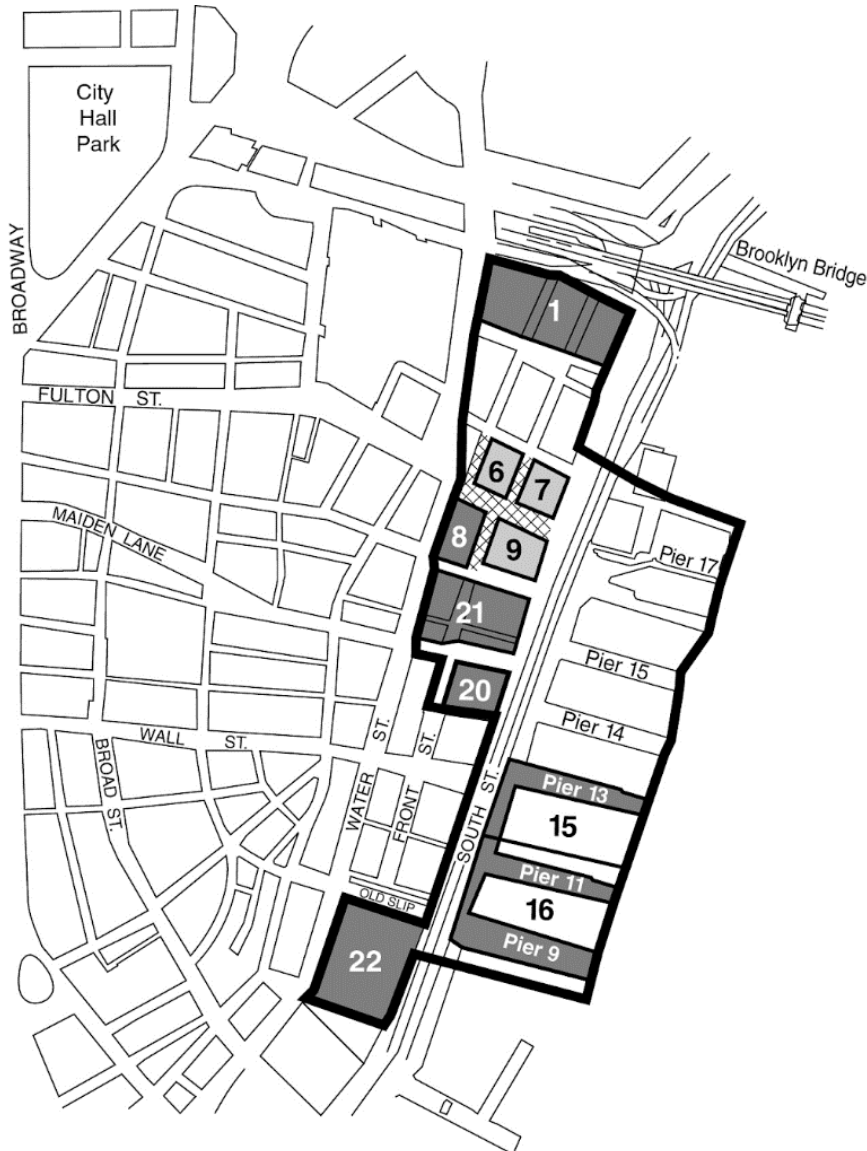
\* \* \*

~~(12/11/01)~~ [date of adoption]

Map 6 - South Street Seaport Subdistrict (91-A6)

[EXISTING MAP TO BE DELETED]

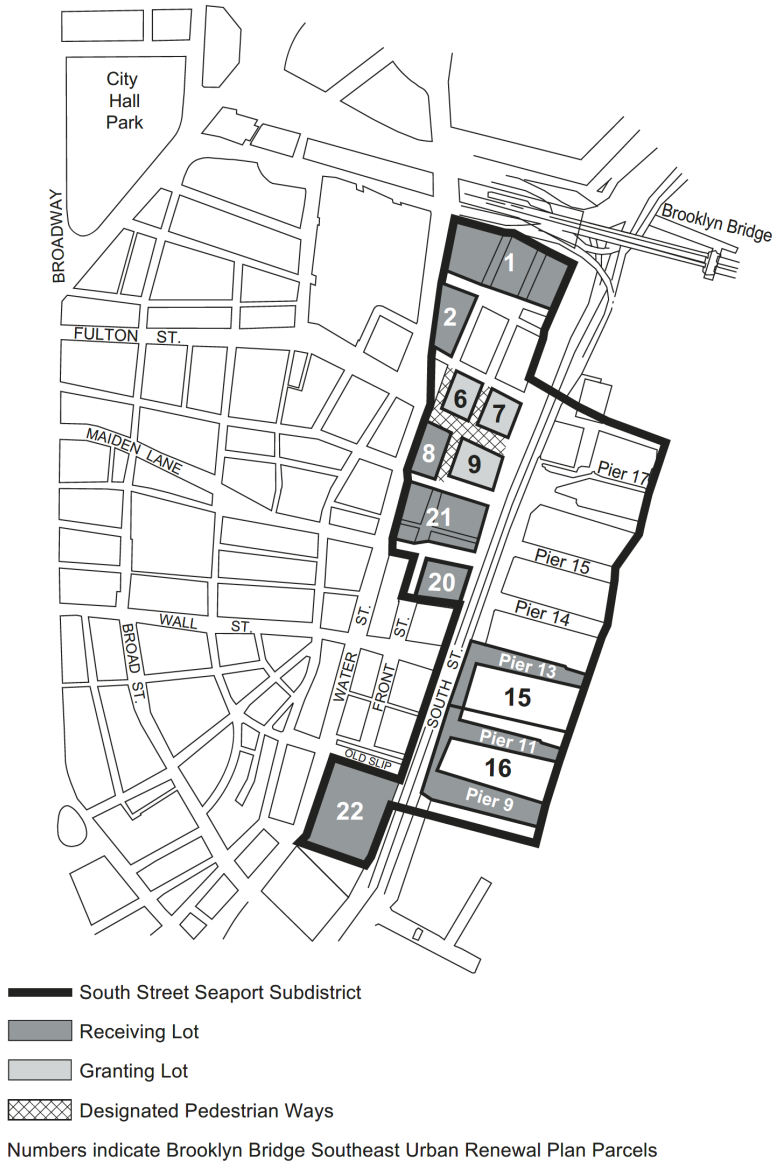
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-  South Street Seaport Subdistrict
-  Receiving Lot
-  Granting Lot
-  Designated Pedestrian Ways

Numbers indicate Brooklyn Bridge Southeast Urban Renewal Plan Parcels

[PROPOSED MAP TO BE ADDED]





**Honorable Anita Laremont, Chair**  
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Please feel free to contact me at (917) 999-8054 if you or your staff have any questions in this regard.

Sincerely,



.....  
Julie Lubin,  
General Counsel

JL:kg

C: Members, City Planning Commission  
Raju Mann, Director, Land Use Division  
Amy Levitan, Deputy Director  
Jeff Campagna, Deputy General Counsel  
Angelina Martinez-Rubio, Deputy General Counsel  
Arthur Huh, Assistant General Counsel  
Susan Amron, Esq., DCP  
James Harris, DCP  
Danielle J. DeCerbo, DCP  
File