



Application #:	Project Name:
CEQR Number:	Borough(s): Community District Number(s):
Please use the above application number on all correspondence concerning this application	

## SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:
  - **EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ" ~~XXXXXXXXXX~~
  - **MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271
  - **FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

*Docket Description:*

Applicant(s):		Applicant's Representative:	
Recommendation submitted by:			
Date of public hearing:		Location:	
Was a quorum present? YES <input type="checkbox"/> NO <input type="checkbox"/>		A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.	
Date of Vote:		Location:	
<b>RECOMMENDATION</b> <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions			
<b><u>Please attach any further explanation of the recommendation on additional sheets, as necessary.</u></b>			
<b>Voting</b> # In Favor:      # Against:      # Abstaining:      Total members appointed to the board:			
Name of CB/BB officer completing this form		Title	Date

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	8 In Favor	1 Opposed	0 Abstained	1 Rescued
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	1 Rescued

RE: 121 Chambers Street, Uniform Land Use Review Procedure (ULURP) application for a special permit to modify height regulations  
190277 ZSM

WHEREAS: 121 Chambers St LLC (the “Applicant”) has filed an application with the NYC Department of City Planning (DCP) for a special permit to add one story to a building at 121 Chambers/103 Reade Street within the Tribeca South Historic District; and

WHEREAS: The proposed development would be a seven-story mixed use building with residential uses on the second through seventh floors (the second floor would be converted from office and storage use to residential use) and retail/restaurant on the first floor. There would be eight market-rate residential rental units; and

WHEREAS: The Applicant seeks a special permit pursuant to ZR Section 74-711 for a waiver of the one-story and height limit of Section 111-20(c)(2) in order to allow the construction of a seventh floor and an increase in the height of the building of 3’3” from 90’1” to 93’4”; and

WHEREAS: In January 2017 Manhattan Community Board 1 (CB1) adopted a resolution recommending that the Landmarks Preservation Commission (LPC) reject the application on the grounds that the rooftop mechanicals would be highly visible from the street. In response to these concerns the Applicant amended its plan and moved the mechanicals more towards the center of the roof so that they would be minimally visible from the street, and on January, 28, 2019, LPC issued a Certificate of Appropriateness for this project; and

WHEREAS: CB1’s Land Use, Zoning and Economic Development Committee notified the public of the Application and held a hearing and public meeting at the offices of the Manhattan Borough President on May 13, 2019, beginning at 6:00 p.m., during which no members of the public elected to provide testimony regarding the Application. During the public meeting, the Committee reviewed the Application, discussed various concerns and issues, and voted to adopt the recommendations set forth in this resolution; and

WHEREAS: CB1 thereafter held a public meeting at the Borough of Manhattan Community College on May 28, 2019, beginning at 6:00 p.m., during which the full board of CB1 reviewed the Application and voted to adopt the recommendations set forth in this resolution; now

THEREFORE  
BE IT  
RESOLVED

THAT: Pursuant to Section 197-c(e) of the New York City Charter and Section 2-03(f) of the ULURP Rules promulgated by the NYC City Planning Commission (CPC), ***CBI recommends the CPC approve ULURP application 190277 ZSM*** for a special permit for a waiver of the one-story and height limit of Section 111-20(c)(2).