

180-95-BZ

APPLICANT - Jay Segal, Greenberg Traurig, LLP, for Brewran West Associates, LP, owner.

SUBJECT - Application August 10, 2001 - reopening for an amendment to the resolution.

PREMISES AFFECTED - 256 West Street/416-424 Washington Street, Block 218, Lots 28, 23, 20, Borough of Manhattan.

COMMUNITY BOARD #1M

APPEARANCES -

For Applicant: Doris Diether.

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Application reopened and resolution amended.

THE VOTE TO GRANT-

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey, Commissioner Caliendo and Commissioner

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Negative:.....0

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THE RESOLUTION -

WHEREAS, the applicant requested a reopening for an amendment to the resolution; and

WHEREAS, a public hearing was held on this application on January 29, 2002 after due notice by publication in The City Record, laid over for continued hearing to March 26, 2002, May 21, 2002, June 18, 2002, July 9, 2002 and then to July 23, 2002 for decision; and

WHEREAS, on November 14, 2000, the Board permitted in an M1-5 zoning district, within the Special Tribeca Mixed Use District, the residential use of an existing five story building, with a recessed 6th story addition to the existing structure, the erection of a 14-story residential building connected to the existing building by a one-story structure and a below ground parking garage; and

WHEREAS, the applicant seeks to amend the resolution to permit the elimination of a separate arcade-like entrance to the proposed tower on Washington Street, modify the residential entrance at Washington Street; reduce the size of the corridor connecting the West and Washington Street parts of the project; eliminate the entrance to the corridor from West Street; and

WHEREAS, the applicant represents that the subject proposal is needed to provide grater security and that the proposed layout reduces pedestrian traffic on Washington Street, thereby minimizing the entrance of patrons from within the corridor; and

WHEREAS, in response to Board concerns that the proposed amendment might eliminate the thru-block lobby previously granted, the applicant will widen the width of the corridor between the lobbies of the two portions of the building to 12 feet, install more capacious doors into the residential lobbies at each end of the corridor and provide a skylight over the

corridor.

Resolved, that the Board of Standards and Appeals reopens and amends the resolution, pursuant to Z.R. § §72-01 and 72-22, said resolution having been adopted on November 14, 2000, so that as amended this portion of the resolution shall read:

"To permit the elimination of a separate arcade-like entrance to the proposed tower on Washington Street, modify the residential entrance at Washington Street; reduce the size of the corridor connecting the West and Washington Street parts of the project; eliminate the entrance to the corridor from West Street; on condition;

THAT the premises shall be maintained in substantial compliance with Board approved plans marked "Received June 12, 2002"-(1) sheet and "May 15, 2002"- (3) sheets; and on further condition;

THAT the above conditions shall appear on the Certificate of Occupancy;

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only;

THAT the approved plans shall be considered approved only for the portions related to the specific relief granted; and

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plan(s) and/or configuration(s) not related to the relief granted."

(DOB. No. 101130955)

Adopted by the Board of Standards and Appeals, July 23, 2002.