

SPECIAL MEETING OF AUGUST 20, 1984

TIME: 1:30 p.m.

CAL. NO.	C.P. NUMBER	REPORTS		ACTION	REMARKS	DATA FOR MINUTES
		IN	BoE			
1	C 840562	MMM		fav. Rept. Adopted	} 1-4 Comm. Bond and Motley not voting.	
2	C 840563	ZSM		" " "		
3	C 840566	GFM		" " "		
4	N 840560	ZRY		" " "		
5	C 840054	PSQ		" " "		
6	C 840055	ZMQ		" " "		
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25					Present	
26					Acting Ch. Gallant	
27					Comm Bond *	
28					" Gulin	
29					" Motley *	
30					" Schenberg	
31					" Teah	
32						
33						
34					* did not vote on 1 to 4	
35						
36					Mtg. adjourned at 1:55 p.m.	
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I R E P O R T S

BOROUGH OF MANHATTAN

Nos. 1, 2 and 3

[Proposed Zoning Special Permits, Change in the City Map and an application for a revocable consent to enable construction of a new hospital building and additions and improvements to the existing hospital complex of Presbyterian Hospital].

No. 1

CB 12

C 840562 MMM

IN THE MATTER OF a map change showing:

- a) the elimination of a 27.98 wide (as measured parallel to the lines of Fort Washington Avenue) and 81.41 foot long volume of Fort Washington Avenue, extending from the easterly to the westerly street line above a lower limiting plane at elevation 181.7 (with no upper limiting plane), located 179.17' from the southeast corner of the intersection of Fort Washington Avenue and West 168th Street, as measured along the east line of Fort Washington Avenue; and,
- b) the elimination of a 27.59' wide (as measured parallel to the lines of Fort Washington Avenue) and 82.25' long volume of Fort Washington Avenue, extending from the easterly to westerly street line, above a lower limiting plane at elevation 162.13' and below an upper limiting plane at elevation 181.8', located 68.83' from the northwest corner of the intersection of Fort Washington Avenue and West 165th Street as measured along the west side of Fort Washington Avenue, in accordance with Map No. 30099, dated April 19, 1984 and signed by the Borough President.

(On June 20, 1984 Cal. No. 6, the Commission scheduled July 25, 1984 for a public hearing. On July 25, 1984 Cal. No. 24, the hearing was closed.)

For consideration **DISPOSITION: Favorable Report Adopted.**

No. 2

CB 12

C 840563 ZSM

IN THE MATTER OF an application from the Presbyterian Hospital requesting a special permit pursuant to Sections 79-21, 79-32, 79-43 and 79-403 of the Zoning Resolution, involving a large-scale community facility development, bounded generally by Broadway, Riverside Drive, 165th Street and 168th Street.

Plans for this proposed amendment can be seen at 2 Lafayette Street, Room 1514, N.Y., N.Y.

(On June 20, 1984 Cal. No. 7, the Commission scheduled July 25, 1984 for a public hearing. On July 25, 1984 Cal. No. 25, 1984 the hearing was closed.)

For consideration **DISPOSITION: Favorable Report Adopted.**

No. 3

CB 12

C 840566 GFM

IN THE MATTER OF an application from the Presbyterian Hospital for a revocable consent to construct, maintain and use a tunnel approximately 8'-0" wide and 80'-0" long under and across Fort Washington Avenue, south of 168th Street.

(On June 20, 1984 Cal. No. 8, the Commission scheduled July 25, 1984 for a public hearing. On July 25, 1984 Cal. No. 26, the hearing was closed.)

For consideration **DISPOSITION: Favorable Report Adopted.**

CITYWIDE

No. 4

N 840560 ZRY

[Proposed Zoning Text Amendments, Zoning Special Permits, Change in the City Map and an application for a revocable consent to enable construction of a new hospital building and additions and improvements to the existing hospital complex of Presbyterian Hospital, Manhattan.]

PUBLIC HEARING:

IN THE MATTER OF amendments pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York relating to Section 79-32, 79-43 and 79-403, as follows: (See attached sheets)

79-30 Parking and Loading Regulations.

79-31 Location of Parking Spaces.

* * *

79-32 Location of Loading Berths

When a *large scale community facility development* includes two or more zoning lots, the City Planning Commission may, upon application, authorize permitted required *accessory* loading berths to be located anywhere within the *development* without regard for *zoning lot lines*, provided that in each case the Commission shall make the following special findings:

- a. That such loading berths will be appropriately located in relation to the use or uses to which such berths are *accessory* so as to permit better site planning and will thus benefit the owners, occupants, employees, residents or visitors to the *large scale development* and the City as a whole;
- b. That such loading berths will be accessible to all the uses in the *large scale community Development* without the need to cross any *wide street* at grade;
- c. That the location of such loading berths will not unduly affect the movement of pedestrians or vehicles on the *streets* within or surrounding such *development*; and
- d. That the loading berths comply with all other applicable district regulations.

79-403 Special Permit for Development of Bridges Over Streets

in a *large scale community facility development* containing hospitals or functionally related facilities in Manhattan Community Board #12, when the air space above a *wide street* or portion thereof is closed and demapped by the Board of Estimate, the City Planning Commission may, by special permit after public notice and hearing, and subject to Board of Estimate action, allow the development in such demapped air space of an enclosed bridge or bridges to connect *buildings* within the *large scale community facility development*. As a condition for granting a permit for development of such bridges, the Commission shall find:

- a. That such bridge or bridges are essential to internal circulation of the medical function of the health care facility;
- b. That such bridge or bridges shall not rest upon columns or other supports which intrude upon the *street*;
- c. That the width of each such bridge shall not exceed 20 feet;
- d. That such bridge within the demapped air space utilizes only *floor area* derived from the adjoining *zoning lots* and that no *floor area* credit is generated from the demapped air space;
- e. That illumination of at least 5 foot candles is provided at the *curb level* below such bridge or bridges;

- f. That such bridge in demapped air space over a *wide street* adjoins *zoning lots* wholly within the *large scale development*;
- g. That the minimum horizontal distance between the nearest edges of two such bridges traversing the same *street* shall be two times the width of the *street*;
- h. That the maximum exterior height of each such bridge shall not exceed twelve (12) feet;
- i. That the benefit gained from the bridge or bridges resulting from the bulk design or placement of such bridge or bridges outweighs any adverse impact on neighborhood character and any restriction of access to light and air to surrounding public spaces and *streets*, and
- j. A landscaped open area for public use at *street level*, linked with the pedestrian circulation system, which is at least equivalent to the *street* area covered by the bridge is provided in one location within the *large scale development* and such open area is maintained with planting and seating facilities by the owner of the *development* or his designee.

The Commission may prescribe appropriate conditions and safeguards to minimize the effect of the bridges including but not limited to clearance above the *street* and surfacing materials of the bridge.

79-43

Special Permit for Limited Bulk Modifications for Certain Large Scale Community Facility Developments

For *large scale community facilities* located within the boundaries of Community Boards #8 and #12 in the Borough of Manhattan, that contain *community facility uses* specified in Section 73-64 (Modification for Community Facility Uses), the City Planning Commission may, by special permit after public notice and hearing, and subject to Board of Estimate action, permit modification of regulations relating to height and setback on the periphery of the *development*, *courts* and distance between windows and walls or *lot lines*, not otherwise allowed in Section 79-21 (General Provisions). As a condition for such modification for the Commission shall find that such modification:

- a. is required in order to enable the *large scale community facility* to provide an essential service to the community;
- b. will provide a more satisfactory physical relationship to the existing *buildings* which form the *large-scale community facility*, and provide a more efficient and integrated site plan;
- c. will better complement the existing character of the neighborhood;
- d. will not unduly increase the bulk of buildings in any *block*, to the detriment of the occupants or users of *buildings* in the *block* or nearby *blocks*; and
- e. will not adversely affect any other *zoning lots* or *streets* outside the *development* by unduly restricting access to light and air.

(On June 20, 1984 Cal. No. 29, the Commission scheduled July 25, 1984 for a public hearing On July 25, 1984 Cal. No. 35 the hearing was closed.)

For consideration

DISPOSITION: Favorable Report Adopted.

BOROUGH OF QUEENS

Nos. 5 and 6

[Proposed map change, site selection and acquisition of property for the construction of a sanitation garage.]

CB 11,13

No. 5

C 840054 PSQ

IN THE MATTER OF an application by the Department of Sanitation pursuant to Section 197-c of New York City Charter for the **selection and acquisition of property for the construction of a sanitation garage** located east of Winchester Boulevard, north of Grand Central Parkway, west of the Cross Island Parkway, and south of the entrance ramp to Grand Central Parkway.

(On June 20, 1984 Cal. No. 11, the Commission scheduled July 25, 1984 for a public hearing **On July 25, 1984 Cal. No. 36 the hearing was closed.**)

For consideration

DISPOSITION: Favorable Report Adopted.)

No. 6

CB 11,13

C 840055 ZMQ

IN THE MATTER OF a zoning map change, pursuant to Section 197-c and 200 of the New York City Charter, involving an **amendment of the Zoning Map**, Section 11b abd 11d, from an existing R3-2 District to an C8-3 District, on property bounded by Winchester Boulevard, Cross Island Parkway, Grand Central Parkway and the ramp to the Grand Central Parkway, Borough of Queens as shown on a diagram dated March 12, 1984.

(On June 20, 1984 Cal. No. 12, the Commission scheduled July 25, 1984 for a public hearing **On July 25, 1984 Cal. No. 37 the hearing was closed.**)

For consideration

DISPOSITION: Favorable Report Adopted.

