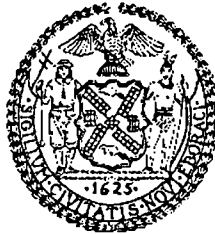


COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—
CITY PLANNING COMMISSION
—
MONDAY, OCTOBER 26, 1992
—
SPECIAL MEETING AT 1:00 P.M.
in
SPECTOR HALL
22 READE STREET, NEW YORK, N.Y.



David N. Dinkins, Mayor
City of New York
Prepared by Lois McDaniel, Calendar Officer

CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

RICHARD L. SCHAFFER, *Chairman*
VICTOR G. ALICEA, *Vice-Chairman*
EUGENIE L. BIRCH, A.I.C.P.
AMANDA M. BURDEN, A.I.C.P.
ANTHONY I. GIACOBBE
MAXINE GRIFFITH
JAMES C. JAO, R.A.
BRENDA LEVIN
JOEL A. MIELE, SR., P.E.
EDWARD T. ROGOWSKY
RONALD SHIFFMAN, A.I.C.P.
JACOB B. WARD, *Commissioners*
LOIS MCDANIEL, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in City Hall, Manhattan, unless otherwise ordered.

Nos. 1, 2 and 3

(Applications for an amendment to the City Map, an amendment of the Zoning Map, and the grant of special permits concerning the proposed Riverside South general large scale development.)

No. 1

CD 7

C 920230 MMM

IN THE MATTER OF an application submitted by Penn Yards Associates pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of various streets,
- the elimination of the lines of the West 70th Street viaduct,
- the establishment of the lines and grades of a new street system,
- the establishment of the lines of a park,
- the establishment of the lines of a public place,
- the change of legal grades, and
- the modification and/or the delineation of various easements/corridors.

all within an area generally bounded by the Hudson River to the west, West 72nd Street to the north, West End Avenue to the east and West 59th Street to the south, and any acquisition or disposition of real property related thereto, to facilitate construction of a mixed-use development with public open space, in accordance with Map Acc. No. 30140 dated May 15, 1992 and signed by the Borough President.

(On August 19, 1992, Cal. No. 3, the Commission scheduled September 9, 1992 for a public hearing. On September 9, 1992, Cal. No. 17, the hearing was closed. On October 21, 1992, Cal. No. 38, the item was laid over.)

For consideration.

CD 7

C 920357 ZMM

IN THE MATTER OF an application submitted by Penn Yards Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c:

- a) changing from an R8 District to a C4-7 District property bounded by West End Avenue, West 61st Street*, Freedom Place South*, a line passing through two points: one 3 feet south of the northerly street line of West 63rd Street* distant 308 feet west of the westerly street line of West End Avenue and the other 108 feet west of the westerly street line of West End Avenue and 67 feet north of the northerly street line of West 61st Street*, and a line passing through two points: one on the last-named point and the other on the westerly street line of West End Avenue distant 37 feet north of the northerly street line of West 61st Street*;
- b) changing from a C4-7 District to an R10 District property bounded by Freedom Place South*, a line passing through two points: one 3 feet south of the northerly street line of West 63rd Street* distant 308 feet west of the westerly street line of West End Avenue and the other 108 feet west of the westerly street line of West End Avenue and 67 feet north of the northerly street line of West 61st Street*, and West 63rd Street*;
- c) changing from an R8 District to a C4-2F District property bounded by a line passing through two points: one on the northerly street line of West 64th Street* distant 378 feet west of the westerly street line of West End Avenue and the other 3 feet south of the northerly street line of West 63rd Street* distant 308 feet west of the westerly street line of West End Avenue, a line passing through two points: one on the last-named point and the other 108 feet west of the westerly street line of West End Avenue and 67 feet north of the northerly street line of West 61st Street*, West 63rd Street*, and a line 65 feet west of Freedom Place South*;
- d) changing from an M1-4 District to an R10 District property bounded by a line 371 feet west of West End Avenue, a line passing through two points: one 3 feet south of the northerly street line of West 63rd

Street* distant 308 feet west of the westerly street line of West End Avenue and the other on the northerly street line of West 64th Street* distant 378 feet west of the westerly street line of West End Avenue, a line 378 feet west of West End Avenue, and West 66th Street*;

- e) changing from an R8 District to an R10 District property bounded by the northerly prolongation of the westerly street line of Freedom Place, West 70th Street, Freedom Place, West 66th Street, a line 378 feet west of West End Avenue, a line passing through two points: one 3 feet south of the northerly street line of West 63rd Street* distant 308 feet west of the westerly street line of West End Avenue and the other on the northerly street line of West 64th Street* distant 378 feet west of the westerly street line of West End Avenue, a line 65 feet west of Freedom Place South*, West 63rd Street*, a line passing through two points: one 3 feet south of the northerly street line of West 63rd Street* distant 308 feet west of the westerly street line of West End Avenue and the other 108 feet west of the westerly street line of West End Avenue and 67 feet north of the northerly street line of West 61st Street*, Freedom Place South*, West 61st Street*, a line 600 feet west of West End Avenue, and the westerly prolongation of the center line of West 71st Street;
- f) changing from a C3 District to an R10 District property bounded by:
 - 1) a line 800 feet west of West End Avenue, the westerly prolongation of the center line of West 72nd Street* and the boundary line of a Park*; and
 - 2) a line 800 feet west of West End Avenue, West 61st Street* and the boundary line of a Park*;
- g) changing from a C3 District to a C4-7 District property bounded by a line 800 feet west of West End Avenue, the westerly prolongation of the center line of West 59th Street, the boundary line of a Park* and its southerly prolongation, and West 61st Street*;
- h) changing from a C3 District to an M2-3 District property bounded by the southerly prolongation of the boundary line of a Park*, the westerly prolongation of the center line of West 59th Street, the U.S. Pierhead Line of the Hudson River and the westerly prolongation of the northerly street line of West 59th Street;

- i) eliminating from the existing R8 District a C1-5 District bounded by West End Avenue, West 61st Street*, a line 600 feet west of West End Avenue, West 71st Street, the northerly prolongation of the westerly street line of Freedom Place, West 70th Street, Freedom Place, a line 458 feet west of West End Avenue, a line 340 feet north of West 66th Street*, Freedom Place, West 66th Street*, a line 378 feet west of West End Avenue, a line 100 feet south of West 66th Street*, a line 458 feet west of West End Avenue, a line 97 feet north of West 61st Street*, a line passing through two points: one 3 feet south of the northerly street line of West 63rd Street* distant 308 feet west of the westerly street line of West End Avenue and the other 108 feet west of the westerly street line of West End Avenue and 67 feet north of the northerly street line of West 61st Street*, and a line passing through two points: one on the last-named point and the other on the westerly street line of West End Avenue, distant 37 feet north of the northerly street line of West 61st Street*;
- j) eliminating from the existing R10 District a C1-5 District bounded by the northerly prolongation of the westerly street line of Freedom Place, the westerly prolongation of West 71st Street, a line 600 feet west of West End Avenue, West 61st Street*, a line 742 feet west of West End Avenue, a line 200 feet south of the westerly prolongation of the southerly street line of West 67th Street, a line 800 feet west of West End Avenue, the westerly prolongation of the southerly street line of West 67th Street, a line 742 feet west of West End Avenue, the westerly prolongation of the southerly street line of West 71st Street, a line 800 feet west of West End Avenue, and West 72nd Street* and its westerly prolongation; and
- k) establishing within the proposed R10 District a C2-5 District bounded by the northerly prolongation of the westerly street line of Freedom Place, West 70th Street, Freedom Place, West 66th Street*, a line 65 feet west of Freedom Place South* and its northerly prolongation, West 63rd Street*, Freedom Place South*, West 61st Street*, a line 75 feet east of Riverside Drive South*, West 64th Street*, Riverside Drive South*, West 66th Street*, a line 75 feet east of Riverside Drive South*, West 70th Street, Riverside Drive South* and West 72nd Street*

as shown on a diagram dated May 18, 1992.

* Refers to streets and a park proposed to be established under related mapping application C 920230 MMM.

(On August 19, 1992, Cal. No. 4, the Commission scheduled September 9, 1992 for a public hearing. On September 9, 1992, Cal. No. 18, the hearing was closed. On October 21, 1992, Cal. No. 39, the item was laid over.)

For consideration.

No. 3

CD 7

C 920358 ZSM

IN THE MATTER OF an application submitted by Penn Yards Associates pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of special permits** pursuant to the following sections of the Zoning Resolution:

(Special Permits)

- 1) Section 74-743(a)(1), to allow the distribution of total allowable floor area and dwelling units without regard for zoning lot lines or district boundaries;
- 2) Section 74-743(a)(3), to allow the location of buildings without regard for the applicable yard, distance between buildings and height and setback regulations including the front wall recess requirements of Section 23-151;
- 3) Section 74-681, to allow developments within or over a railroad or transit right-of-way or yard; and
- 4) Section 74-681(a)(3)(ii), to permit nine (9) public parking garages (A, B, C, D, E/F, G/H, I, J and K) with a total capacity of 2,757 spaces; and
- 5) Sections 13-462 and 74-52, to permit three (3) public parking garages (L, M and N) with a total capacity of 743 spaces; and

(Lapse Provision)

- 6) Extension of the lapse provision of Section 74-99(a)(1) of the Zoning Resolution for the aforementioned special permits pursuant to Section 74-99(c) ;

for a proposed general large-scale development (tentatively known as Riverside South) on property generally bounded by West 72nd Street, Riverside Drive South, West 59th Street, West End Avenue, West 66th Street and Freedom Place (Block 1171, part of Lot 1),

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On August 19, 1992, Cal. No. 5, the Commission scheduled September 9, 1992 for a public hearing. On September 9, 1992, Cal. No. 19, the hearing was closed. On October 21, 1992, Cal. No. 40, the item was laid over.)

For consideration.
