



CITY PLANNING COMMISSION

April 25, 2012 / Calendar No. 3

C 070558 ZSX

IN THE MATTER OF an application submitted by Yeshiva University pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to modify the requirements of Section 25-12 (Maximum Size of Accessory Group Parking Facilities) to allow a group parking facility accessory to uses in a Large-Scale Community Facility Development with a maximum capacity of 425 spaces, and to modify the requirements of Section 25-11 (General Provisions) so as to permit some of such off-street parking spaces to be located on the roof, in connection with the proposed enlargement of a garage building at 1925 Eastchester Road (Block 4205, Lot 2), within a Large-Scale Community Facility Development (Block 4117, Lot 1 and Block 4205, Lot 2 & p/o Lot 1), in R4 and R6 Districts, Borough of The Bronx, Community District 11.

This application for a special permit pursuant to Section 74-53 (Maximum Size of Accessory Group Parking Facilities) was filed by Yeshiva University on June 25, 2007 to facilitate the expansion of an existing accessory parking garage by adding two levels plus roof parking resulting in a net increase of 310 spaces (Block 4205, Lot 2) within the Albert Einstein College of Medicine Large Scale Community Facility Development (AECOM LSCFD) in Bronx Community District 11.

RELATED ACTIONS

In addition to the proposed special permit, which is the subject of this report (C 070558 ZSX), implementation of the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

M 920570 (A) ZAX: First Modification to a previously approved authorization to permit an enlarged and modified site plan for the Albert Einstein College of Medicine Large Scale Community Facility Development (AECOM LSCFD).

N 070559 ZAX: Authorization pursuant to Section 79-31 of the Zoning Resolution to permit required accessory parking to be located within the large scale without regard to zoning lot lines.

BACKGROUND

Yeshiva University is requesting several actions to facilitate the expansion of an existing short-term accessory parking garage, including a special permit pursuant to Section 74-53 of the

Zoning Resolution to enlarge the accessory parking garage to have more than 150 permitted accessory parking spaces and to allow certain of those spaces to be located on the roof of the facility. The project site is entirely contained within an existing R6 zoning district and is currently occupied by a one-story garage currently containing 115 accessory parking spaces. This garage is built on top of another garage containing 575 spaces.

The Albert Einstein College of Medicine (AECOM) campus is a Large Scale Community Facility Development (LSCFD) located in the Morris Park section of Community District 11 in the Bronx. The AECOM LSCFD, which was originally constructed in 1967, has been modified several times in order to accommodate new facilities. It currently contains 1,832,428 square feet of floor area and has a total of 1,143 accessory parking spaces. The AECOM LSCFD presently consists of two large zoning lots with a total of 727,953 square feet of lot area; one zoning lot is occupied by AECOM's main campus and the other with AECOM's staff housing complex. The main campus is located at 1300 Morris Park Avenue (Block 4117, Lot 1), within an R4 zoning district. The 488,599 square foot zoning lot contains eight buildings, including a hospital, classrooms, research facilities, a library and administrative and support facilities. The AECOM Large Scale Community Facility Development (LSCFD) was approved by the City Planning Commission on November 29, 1993 (N 920570 ZAX), Calendar No. 1.

The 239,354 square foot "Staff Housing" lot (Block 4205, Lot 2), located across the street from Morris Park Avenue is zoned R6 and contains three residential towers, the Falk recreation center and two parking garages. The two garages were constructed pursuant to three Board of Standards and Appeals (BSA) variances (122-69-BZ, 123-69-BZ, 124-69-BZ) and contain three levels which were approved on June 24, 1969. The BSA did not require that these facilities maintain any reservoir parking spaces. The lower garage has two levels that are connected by internal ramps and contains 575 parking spaces, with 283 spaces on the first level, and 292 spaces on the second level. It is open 24 hours per day, seven days per week. The upper garage contains a single level and 115 parking spaces and is open Monday through Friday, from 6:30 A.M. to 8:00 P.M. Both garages contain a total of 690 parking spaces. The lower garage is not part of the application for a special permit.

The areas immediately west of the campus consist of low and medium density residential neighborhoods, which are generally characterized by two-story, detached single-family homes. The Amtrak rail road corridor runs east of the AECOM campus, through an area which is predominately developed with light manufacturing and industrial uses, such as auto repair and service facilities, warehouses and food distribution centers. The Jacobi Medical Center is located directly north of the AECOM campus. Morris Park Avenue, which bisects the campus, contains a number of medical related uses, including medical supply stores and pharmacies. Small retail uses that serve the surrounding residential blocks, such as grocery stores and restaurants, are located along Williamsbridge Road, west of the AECOM campus.

Special Permit Pursuant to ZR 74-53

The applicant is requesting a special permit pursuant to Section 74-53 of the Zoning Resolution to allow an existing short-term accessory parking garage to have more than 150 permitted parking spaces and to allow certain of those spaces to be located on the roof of that facility. The project site is currently occupied by a one-story garage containing 115 accessory parking spaces and is located within an R6 zoning district. Section 25-12 of the Zoning Resolution, states that group parking facilities accessory to permitted community facility uses located in residential districts may contain up to 150 permitted parking spaces as-of-right. Section 25-13 Z.R. allows up to 225 permitted accessory parking spaces for the same types of community facility uses with the approval of the Commissioner of Buildings. Pursuant to Section 25-11 Z.R., none of the parking spaces in such a facility may be located as-of-right on any roof which is immediately above a story other than a basement.

The proposed enlargement of the Upper Garage, will add two more stories plus roof parking to the facility. The new second level of this garage will contain 112 spaces, the third level will have 106 spaces and the roof will contain 118 spaces. These three new parking levels will contain 336 parking spaces and will produce a net increase of 310 spaces in the Upper Garage, for a total of 425 spaces in the upper garage. There will be reservoir space for 21 cars entering the garage. The enlarged parking facility, along with its existing level, will be used by AECOM employees and visitors who park on a daily basis. All four levels will be connected by a new two-directional external ramp located at the southern end of the facility and will be operated on a self-park basis.

First Modification of a previously approved authorization (M 920570 (A) ZAX)

The applicant is also requesting an amendment to a previously approved authorization to facilitate an enlargement of the AECOM LSCFD by adding approximately 435,956 square feet of Block 4205, Lot 1 to the LSCFD site. This site is currently owned by the City of New York and leased to the New York City Health and Hospitals Corporation (HHC). It is developed with a five-story building containing about 140,024 square-feet of floor area, known as the Price Center for Genetic and Translational Medicine (CGTM). This building is owned by the City of New York and is currently leased to the HHC who has entered into a long-term sublease of the site with AECOM. The ground floor of the building is occupied by specially equipped labs containing state-of-the-art research equipment. Floors two through five contain additional generic biomedical research modules along with office, computer and equipment space. The site also includes the seven-story Van Etten building, which had been used by HHC as an ambulatory care facility and is now largely vacant. AECOM is planning to devote the Van Etten building to one or more medical college uses. Once the site containing these two buildings is combined with AECOM, the LSCFD would contain a total of 2,401,352 square feet of community facility floor area. The AECOM LSCFD would contain about 597,965 square feet of unused development potential.

Authorization Pursuant to ZR Section 79-31 (N 070559 ZAX)

The applicant requests an authorization pursuant to Section 79-31 of the Zoning Resolution to allow 99 required accessory parking spaces to be distributed within the AECOM LSCFD without regard to zoning lot lines. The requested transfer would be from the AECOM Zoning Lot to the Staff Housing Zoning Lot. Currently, the AECOM Zoning Lot is served by 453 parking spaces, it generates a parking requirement of 677 parking spaces. Over the course of years, 125 parking spaces have been approved for transfer from this zoning lot. This leaves 99 spaces required for this lot unaccounted for, this action will correct this discrepancy.

ENVIRONMENTAL REVIEW

This application (C 070558 ZSX), in conjunction with the related applications (M 920550 ZMX, and N 770559 ZAX), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code

of Rules and Regulations, Section 617.00 et. seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 06DCP068X. The lead is the City Planning Commission.

After a study of the potential environmental impacts of the proposed action, a Conditional Negative Declaration was issued on January 3, 2012, stating the following:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated December 30, 2011, prepared in connection with the ULURP Application (Nos. M920570(A)ZAX, N070559ZAX and 070558ZSX). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment, once it is modified as follows:

1. The applicant agrees to undertake a Transportation Monitoring Program (TMP), which would be submitted to the Department of Transportation (NYCDOT) for approval upon completion and occupation of the Staff Housing Garage Expansion. Upon completion and occupation of the Staff Housing Garage Expansion, the applicant will retain a traffic consultant to prepare a scope of work for the follow-up traffic study for NYCDOT's review and approval. The follow-up study will involve data collection and Levels of Service (LOS) analysis to demonstrate peak period traffic operations in the vicinity of the Staff Housing Garage and will compare the traffic volumes and LOS to identify whether traffic improvement measures in the original study are warranted or if other measures are necessary for implementation. If necessary, remediation measures would be undertaken.

Supporting Statement:

The above determination is based on an environmental assessment which finds that:

1. A transportation analysis was prepared for the project site and the Environmental Assessment Statement concluded, as per the analysis, that no significant adverse impacts to transportation are expected. To confirm this conclusion, the New York City Department of Transportation (NYCDOT) reviewed the analysis. Pursuant to DOT correspondence dated July 25, 2011 a Traffic Monitoring Program (TMP) was recommended. As such, the applicant agrees to undertake a TMP subsequent to the environmental approvals for the Staff Housing Garage Expansion. Consequently, no significant adverse impacts related to transportation will occur.
2. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

The applicant signed the Conditional Negative Declaration on January 3, 2012. The Conditional Negative Declaration was published in the City Record on January 12, 2012 and in the New York State Environmental Notice Bulletin on January 18, 2012. Pursuant to the SEQRA

regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq., a 30-day comment period followed.

No comments were received and the Conditional Negative Declaration was issued on April 23, 2012.

UNIFORM LAND USE REVIEW

This application (C 070558 ZSX), was certified as complete by the Department of City Planning on January 3, 2012, and was duly referred to Community Board 11 and the Bronx Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related non-ULURP applications (M 920570 (A) ZAX, N 070559 ZSX) which were referred for review and comment.

Community Board Public Hearing

Community Board 11 held a public hearing on this application and the related non-ULURP applications on January 9, 2012 and on February 16, 2012 by a vote of 25 to 0 with 2 abstentions, adopted a resolution recommending approval, subject to the following conditions:

- That Einstein College look at alternative exiting from the parking lot and consult with CB 11 before Einstein proceeds with construction.

Borough President Recommendation

This application (C 070558 ZSX) was considered by the Office of the President of the Borough of the Bronx, who issued a recommendation on March 20, 2012 approving the application.

City Planning Commission Public Hearing

On March 14, 2012 (Calendar No. 2), the City Planning Commission scheduled March 28, 2012 for a public hearing on this application (C 070558 ZSX). The hearing was duly held on March 28, 2012 (Calendar No. 20). There was one speaker in favor of the application and none opposed.

The applicant's attorney spoke in favor of the application, describing the proposal and addressing the conditions of the Community Board's approval. He informed the Commission that an

additional exit to the parking garage to be located along Pelham Parkway that was requested by the Board cannot be accommodated because the exit would be located on property not owned by AECOM, but belongs to Jacobi Hospital. He also informed the Commission that the Conditional Negative Declaration stated that AECOM is responsible for submitting a traffic study to DOT to ascertain any possible traffic impacts after the garage is built and operational. He stated that the applicant will consult with CB 11 before starting construction.

There were no more speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the grant of this special permit is appropriate.

Yeshiva University's application for a special permit pursuant to Section 74-53 of the Z.R. facilitates the expansion of an existing one-story garage that is currently utilized by the employees and visitors to the AECOM campus. The proposed expansion of this garage will help to alleviate a parking deficit of 99 accessory spaces on Block 4117, Lot 1. In addition, this garage will absorb the 140 parking spaces generated by the newly constructed Price Center, which is located on the ten acre parcel that is being incorporated into AECOM's LSCFD. These parking spaces are currently located off site.

The Commission notes that, upon the completion of the expanded upper garage, there will be a total of 1,000 accessory parking spaces in the two garages with most of the required spaces going into the lower garage. As a result of this special permit, the upper garage will contain 310 parking spaces, which will include both permitted and required spaces.

Regarding Community Board 11's conditional approval of the application that AECOM look into alternative exiting from the garage, the Commission notes that the applicant's representative testified that they have considered their request but are not able to do it because the property belongs to the adjacent Jacobi Hospital. However, the representative stated that AECOM agrees to consult with the community board before construction of the garage.

The Commission notes that the upper garage is located a significant distance from any local residential streets or private dwellings. Furthermore, Eastchester Road, which is relatively wide

and provides the only direct ingress and egress for this facility, is readily accessible from the network of wide streets and parkways surrounding the AECOM campus. Therefore, the upper garage does not draw a substantial number of vehicles to and through local residential streets. The enlarged upper garage will continue to be accessible only from Eastchester Road and this situation will not be altered by the proposed addition of 310 parking spaces to that facility.

The Commission also notes that the proposed garage would contain 21 reservoir spaces, which represent five percent of the 425 parking spaces in the enlarged Upper Garage, whereas the previously approved Board of Standards and Appeals variances did not require any reservoir space.

The Commission notes that the roof parking will not have a detrimental impact on the use or development of nearby residences or other properties because the facility is located a significant distance from both private dwellings and the primary health care facilities that are part of Jacobi Medical Center. This garage will be open Monday through Friday, from 6:30 A.M. to 8:00 P.M. Therefore, no vehicular activity will occur on the roof during the nighttime hours or on weekends, when such activity might create more of a disturbance.

The Commission is aware that this parking garage has been at this location since August 16, 1973 and in that time has not affected the growth and development of the area and that the streets providing access to the garage have proven adequate to handle traffic generated by it. Therefore, the Commission believes that the proposed design would continue or improve on the past performance of the existing garage.

The Commission believes that the first modification to the previously approved authorization to permit an enlarged and modified site plan for the AECOM LSCFD is appropriate.

Yeshiva University's application for the modification of the AECOM LSCFD allows them to incorporate a ten-acre parcel of land which contains two buildings that are part of their campus. These buildings are the Price Center, which is currently a five-story state-of-the-art research facility containing 140,024 square feet of floor area. The other is the seven-story Van Etten building, which is a former ambulatory care facility that is currently vacant.

The Commission believes that Yeshiva University's application for an authorization pursuant to Section 79-31 of the Zoning Resolution to permit required accessory parking to be located within the large scale without regard to zoning lot lines is appropriate.

Approval of this application allows AECOM to remedy a deficit of 99 required accessory parking spaces on the campus lot (Block 4117, Lot 1) by permitting them to transfer these spaces to the expanded parking garage.

The Commission notes that the garage is located a short distance away from AECOM's main campus. Redistributing additional accessory parking spaces from the campus lot to the staff housing lot would be consistent with existing parking arrangements, which have proven to be convenient and efficient for AECOM staff and visitors.

The Commission also notes that the proposed redistribution of 99 accessory parking spaces from the campus lot to the staff housing lot is consistent with the longstanding development pattern within the AECOM LSCFD, whereby the expansion of AECOM's essential educational, research and health care facilities has occurred on the campus lot, while any required accessory parking generated by that construction has been provided within the existing staff housing garages. This arrangement permits AECOM's critical research facilities to be clustered on the northern part of the campus lot, in an efficient and pedestrian-friendly campus setting.

The Commission notes that the proposed redistribution of 99 accessory parking spaces will not increase the number of vehicles actually traveling to and from, and parking in, the staff housing garages and, therefore, will not produce detrimental impacts on surrounding properties or increase traffic congestion on local streets.

FINDINGS

The City Planning Commission hereby makes the following findings pursuant to Section 75-53 of the Zoning Resolution:

1. The development is so located as to draw a minimum of vehicular traffic to and through local streets in residential areas.

2. The proposed development will have adequate reservoir space at the vehicular entrance to accommodate either ten automobiles or five percent of the total parking spaces.
3. The streets providing access to such use will be adequate to handle the traffic generated thereby.
4. The proposed roof parking is so located as not to impair the essential character of future use and development.

The City Planning Commission hereby makes the following findings pursuant to Section 79-31 of the Zoning Resolution:

1. The development will be conveniently located in relation to the use or uses to which such spaces are accessory to.
2. The proposed development will permit better site planning and will thus benefit the owners, occupants, employees, customers, resident, or visitors of the development and the City as a whole.
3. The location of the development will not increase the number of spaces in any single block or the traffic drawn through any one or more of the nearby local streets in such measure as to affect adversely other zoning lots outside the development or traffic conditions in the surrounding area.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination, and the consideration and findings described in this report, the application submitted by Yeshiva University pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to modify the requirements of Section 25-12 (Maximum

Size of Accessory Group Parking Facilities) to allow a group parking facility accessory to uses in a LSCFD with a maximum capacity of 425 spaces, and to modify the requirements of Section 25-11 (General Provisions) so as to permit some of such off-street parking spaces to be located on the roof, in connection with the proposed enlargement of a garage building at 1925 Eastchester Road (Block 4205, Lot 2), within a Large-Scale Community Facility Development, Block 4117, Lot 1 and Block 4205, Lot 2 & p/o Lot 1), in R4 and R6 Districts, Borough of The Bronx, Community District 11, is approved subject to the following terms and conditions:

1. The property that is the subject of this application (C 070558 ZSX) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by Payette Associates, Inc., incorporated in this resolution:

Drawing No.	Title	Last Date Revised
Z-3A	Proposed Site Plan/Existing Zoning	9/13/10
Z-4	Zoning Calculations and Floor Area Summary	9/13/10
Z-7E	Upper Garage Levels Plans & Details	9/13/10
Z-7F	Upper Garage Levels Plans & Details	9/13/10
Z-7G	Upper Garage Levels Elevations	9/13/10

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, sub lessee or occupant.
5. 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 as stated above, or any alteration in the development that is the subject of this

application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.

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

The above resolution (C 070558 ZSX), duly adopted by the City Planning Commission on April 25, 2012 (Calendar No. 3), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair

KENNETH J. KNUCKLES, ESQ. Vice-Chair

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,

ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,

MARIA M. DEL TORO, RICHARD W. EADDY, ANNA HAYES LEVIN,

ORLANDO MARIN, SHIRLEY A. McRAE, Commissioners.

Application #: **C 070558 ZSX**

Project Name: **Albert Einstein College of Medicine**

CEQR Number: 06DCP068X

Borough(s): **The Bronx**

Community District Number(s): **11**

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- 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 and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- 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:

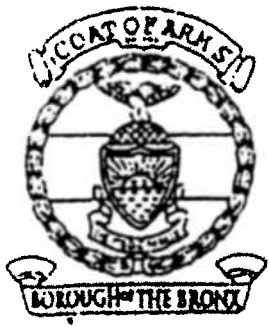
IN THE MATTER OF an application submitted by Yeshiva University pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to modify the requirements of Section 25-12 (Maximum Size of Accessory Group Parking Facilities) to allow a group parking facility accessory to uses in a Large-Scale Community Facility Development with a maximum capacity of 425 spaces, and to modify the requirements of Section 25-11 (General Provisions) so as to permit some of such off-street parking spaces to be located on the roof, in connection with the proposed enlargement of a garage building at 1925 Eastchester Road (Block 4205, Lot 2), within a Large-Scale Community Facility Development (Block 4117, Lot 1 and Block 4205, Lot 2 & p/o Lot 1), in R4 and R6 Districts, Borough of The Bronx, Community District 11.

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.

Applicant(s): Yeshiva University 500 West 185th Street, New York, N.Y. 10033 AECOM Staff Housing Co., Inc. 500 West 185th Street, New York, N.Y. 10033		Applicant's Representative: Samuel H. Lindenbaum, Esq. Kramer Levin Naftalis & Frankel LLP 1177 Avenues of the Americas New York, N.Y. 10036
Recommendation submitted by: Bronx Community Board 11		
Date of public hearing: February 9, 2012		Location: CB Office 1741 Colden Ave, Bronx, NY 10462
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>
Date of Vote: February 16, 2012		Location: Einstein College of Medicine 1200 Van Nest Ave, Bx. NYC
RECOMMENDATION <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove <input checked="" type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove With Modifications/Conditions		
Please attach any further explanation of the recommendation on additional sheets, as necessary.		
Voting # In Favor: 25 # Against: 2 # Abstaining: Total members appointed to the board: 49		
Name of CB/BB officer completing this form John A. Fratta	Title Assistant District Manager	Date 2/21/2012

John A. Fratta

Digitally signed by John A. Fratta
 DN: cn=John A. Fratta, o=Bronx
 Community Board 11, ou,
 email=jfratta@cb.nyc.gov, c=US
 Date: 2012.02.21 13:00:11 -05'00'



Dominic Castore
Chairman

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Jeremy Warneke
District Manager

Ruben Diaz Jr.
Borough President

COMMITTEES

Bronx Park East/Olinville

*Community Development
and Budget Priorities*

Education/Youth

*Indian Village/
Westchester Hgts*

Land Use

*Morris Park/
Pelham Parkway/
Van Nest*

Pelham Gardens East

Pelham Gardens West

ULURP Application C070558 ZSX
Einstein Parking Garage

CB 11's Condition for Approval

Community Board 11 supports the application submitted by Einstein College for a 350 car parking garage. The one condition we have for this approval is that Einstein College look at alternative exiting from the parking lot and consult with Community Board 11 before Einstein proceeds with construction.

4-2-12

CITY PLANNING COMMISSION

**BOROUGH PRESIDENT
RECOMMENDATION**

2012 MAR 33 AM 10:16

CITY PLANNING COMMISSION

22 Reade Street, New York, NY 10007

Fax # (212)720-3356

DEPT. OF CITY PLANNING

INSTRUCTIONS

- 1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
- 2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATION # C 070558 ZSX

DOCKET DESCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 11

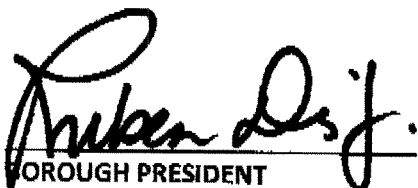
BOROUGH: BRONX

RECOMMENDATION

- APPROVE**
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)**
- DISAPPROVE**

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT'S RECOMMENDATION


BOROUGH PRESIDENT

3/20/2012
DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 070558 ZSX
ALBERT EINSTEIN COLLEGE OF MEDICINE
March 14, 2012

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Yeshiva University pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to modify the requirements of Section 25-12 (Maximum Size of Accessory Group Parking Facilities) to allow a group parking facility accessory to use in a Large-Scale Community Facility Development with a maximum capacity of 425 spaces and to modify the requirements of Section 25-11 (General Provisions) so as to permit some of such off-street parking spaces to be located on the roof, in connection with the proposed enlargement of a garage building at 1925 Eastchester Road (Block 4205, Lot 2), within a Large-Scale Community Facility Development (Block 4117, Lot 1 and Block 4205, Lot 2 & p/o Lot 1), in R4 and R6 Districts, Borough of the Bronx, Community District 11.

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.

BACKGROUND

A primary objective of this application is to facilitate the enlargement of an existing off-street garage facility located on the campus of the Albert Einstein College of Medicine (AECOM), which is designated by the City Planning Commission as a Large Scale Community Facility Development. This garage is located at 1925 Eastchester Road (Block 4205, Lot 2), the footprint of which occupies 4,000 square feet. The garage, which is entirely located in an R6 zone, offers 115 short term spaces located on street level, plus an additional 575 long term spaces located on two subterranean levels of the same facility. All traffic entering or departing from this structure currently does so via a signal-controlled curb-cut situated on the west side of Eastchester Road, immediately south of the junction of Eastchester Road and Stillwell Avenue.

Approving this application will facilitate the construction of two additional levels on the existing garage building. These two new levels, plus parking spaces to be located on the roof level, will yield 310 additional short-term parking spaces. As a result, a grand total of 1,000 parking spaces (115 existing short term spaces + 575 existing long term spaces, + 310 newly constructed short term spaces) will be accommodated by this facility. By way of reducing on-site traffic congestion, an additional egress ramp will be constructed approximately 275 feet south of the current curb cut on Eastchester Road. This new egress will afford exiting vehicles wanting to travel south on Eastchester Road, to do so. Northbound vehicles can exit at the same location by turning left onto a service road to be constructed parallel to Eastchester Road. This service road will ultimately merge with the existing traffic controlled egress and entrance curb cut at the Eastchester Road/Stillwell Avenue location.

Development of the surrounding area is entirely dominated by mid-rise and high rise buildings situated on large, well maintained landscaped grounds which are owned by Yeshiva University (the applicant). These grounds comprise the campus on which numerous schools of medicine, residences, and hospitals are located. These institutions include Albert Einstein College of Medicine, Jacobi Medical Center, and Montefiore Medical Center. Morris Park Avenue, which is 110 feet wide offers both east and west vehicular access to this campus. Eastchester Road, 100 feet wide, offers north and south vehicular access. Retail activity and public transportation via bus are found on Eastchester Road. Subway access is not available within a five block radius of this campus.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application has been reviewed pursuant to CEQR and SEQRA and received an Unlisted Designation. Due to the extended period of time that has elapsed since the initial environmental reviews were conducted, the applicant has been instructed and has agreed to submit an updated Environmental Assessment Statement prior to initiating any formal construction pursuant to this ULURP application. The City Planning Commission certified this application as complete on January 3, 2012.

BRONX COMMUNITY BOARD PUBLIC HEARING

Community Board 11 held a public hearing on this application on February 16, 2012. A vote recommending approval of this application with modifications was 25 in favor, two against and zero abstaining. The modification statement submitted by Community Board 11 is attached to this submission.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on this application on February 21, 2012. The applicant was present and spoke in favor of this application. No other members of the public offered comment on this matter and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

The health care profession, including medical schools, hospitals and residences is the largest private sector employer in Bronx County. Indeed, the Bronx hosts some of our nation's premier centers for medicine and is where thousands of people in need of the most comprehensive medical care come to for such attention. Perhaps nowhere else in New York City is this more apparent than on the campus of the Albert Einstein College of Medicine.

To remain a first tier campus for the study and provider of medicine, Einstein must continually modernize and improve its facilities. The most impressive of these new buildings is the recently completed Price Center. Consequently, as new and expanded destinations on the Einstein Campus are installed, it is understood that additional off-street parking also must be made

available. Approving this application will allow such expansion to occur, while at the same time no enlargement of the garage's footprint will be necessary.

I recommend approval of this application.