



Legislation Details (With Text)

**File #:** Res 1647-2008      **Version:** \*      **Name:** LU 842 - Zoning Reso., Hospital for Special Surgery, Manhattan (C070171ZSM)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 10/7/2008

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 070171 ZSM (L.U. No. 842), for the grant of a special permit pursuant to Section 74-682 of the Zoning Resolution to allow the enlargement of an existing hospital including a three-story addition to a building in demapped air space above the portion of the Franklin D. Roosevelt Drive located between East 71st Street and former East 70th Street and to permit the modification of the lot coverage requirements of Section 24-11 (Maximum Floor Area Ratio and percentage of Lot Coverage), for a zoning lot generally bounded by the U.S. Pierhead and Bulkhead Line of the East River, the center line of the former East 70th Street, a line approximately 417 feet east of York Avenue, and the center line of East 71st Street (Block 1482, Lots 20 and p/o Lot 9020), within an R9 District, Borough of Manhattan.

**Sponsors:** Melinda R. Katz, Tony Avella

**Indexes:**

**Attachments:** 1. Press Release, 2. Committee Report, 3. Hearing Transcript - Stated Meeting 10/7/08

Date	Ver.	Action By	Action	Result
10/6/2008	*	Committee on Land Use	Approved by Committee	
10/7/2008	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1647

Resolution approving the decision of the City Planning Commission on ULURP No. C 070171 ZSM (L.U. No. 842), for the grant of a special permit pursuant to Section 74-682 of the Zoning Resolution to allow the enlargement of an existing hospital including a three-story addition to a building in demapped air space above the portion of the Franklin D. Roosevelt Drive located between East 71st Street and former East 70th Street and to permit the modification of the lot coverage requirements of Section 24-11 (Maximum Floor Area Ratio and percentage of Lot Coverage), for a zoning lot generally bounded by the U.S. Pierhead and Bulkhead Line of the East River, the center line of the former East 70th Street, a line approximately 417 feet east of York Avenue, and the center line of East 71st Street (Block 1482, Lots 20 and p/o Lot 9020), within an R9 District, Borough of Manhattan.

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on August 18, 2008 its decision dated August 11, 2008 (the "Decision") on the application submitted by the Hospital for Special Surgery, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-682 of the Zoning Resolution of the City of New York to allow the enlargement of an existing hospital including a three-story addition to a building in demapped air space above the portion of the Franklin D. Roosevelt Drive located between East 71st Street and former East 70th Street and to permit the modification of the lot coverage requirements of Section 24-11 (Maximum Floor Area Ratio and percentage of Lot Coverage), for a zoning lot generally bounded by the U.S. Pierhead and Bulkhead Line of the East River, the center line of the former East 70th Street, a line approximately 417 feet east of York Avenue, and the center line of East 71st Street (Block 1482, Lots 20 and p/o Lot 9020), within an R9 District

(ULURP No. C 070171 ZSM), Community District 8, Borough of Manhattan (the "Application");

WHEREAS, the Application is related to ULURP Applications Numbers C 060333 ZSM (L.U. No. 819), a special permit pursuant to Section 74-682 of the Zoning Resolution, to allow for the construction of the River Building to be located on a platform in demapped air space above the Franklin D. Roosevelt Drive (FDR Drive), and to modify off-street loading requirements; C 060440 MMM (L.U. No. 841), a city map amendment to eliminate, discontinue and close portions of the FDR Drive and related volumes (located on the East River Esplanade and southbound FDR Drive service road) for the construction of structural columns for the River Building; and N 070145 ZRM (L.U. No. 843), a zoning text amendment to Section 74-682 to allow for the modification of off-street loading requirements;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 74-682 of the Zoning Resolution of the City of New York;

WHEREAS, upon due notice, the Council held a public hearing on September 16, 2008 on the Decision and Application;

WHEREAS, the Council has considered the relevant environmental issues and the Final Environmental Impact Statement ("FEIS") for which a Notice of Completion was issued on August 1, 2008, with respect to this application (CEQR No. 05DCP061M); and

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application;

RESOLVED:

Having considered the FEIS, with respect to the Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) From among the reasonable alternatives thereto, the action to be approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
- (2) The adverse environmental impacts revealed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigation measures that were identified as practicable;
- (2) The Decision and the FEIS constitute the written statement of facts, and of social, economic, and other factors and standards, that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Sections 197-d and 200 of the New York City Charter and on the basis of the Decision and Application, the Council approves the Decision.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on October 7, 2008, on file in this office.

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City Clerk, Clerk of The Council

