

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.