



# Coalition for a Livable West Side

Leading the fight for a better city environment.

Visit our Website [livablenewyork.org](http://livablenewyork.org)

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## In This Issue: Zoning and Over-development, and Why You Should Care!

### Vast Changes Proposed in City Zoning Regulations

The City Planning Commission is proposing sweeping changes to the City's zoning regulations that are meant to simplify the zoning code. The proposed changes are in a 560 page document.

Unfortunately, only zoning experts can decode the new code.

The changes do not - but **should** - include removal of the transfer of air rights and must address inappropriate as-of-right development. We believe that changes made in the code must ensure that growth is managed and well balanced so that it reflects the needs of existing communities. No project that is not "in the ground" at the time the new code enters the approval process, should be "grandfathered" .

We will keep you informed as to the proposal process and what you can do.

### Zoning Code Must Protect Environment

"Marilyn G. Gelber, Executive Director of the Independence Community Foundation, is concerned about the city government's apparent disregard for long-term planning and land-use policies that protect the environment and the health of New York's citizens.

...Although there are environmental review processes in place, such as the City Environment Quality Review (CEQR) and the Uniform Land Use Review Procedure (ULURP), Gelber believes these are 'artificial' procedures **as they don't define the larger environment that will be impacted and needs protecting.** Developers don't look beyond getting through the review process for a particular building. They aren't sensitive to, or constrained by the issues of air and clean water and open space in an entire area." Excerpt. Civitas Newsletter. Winter 2000



### Coalition's Comprehensive West Side Development Map

See pages 3-6

### Victory for All New Yorkers

East Siders have won a resounding, precedent-setting zoning victory **for all** New Yorkers.

A unanimous, December 7, 1999 City Council vote:

- upheld the zoning on side street mid-blocks which limits the height of residential buildings to 75 feet, and
- requires a developer to adhere to the prevailing, acceptable and legal residential zoning when changing a manufacturing site to a residential site.

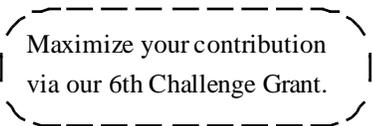
The victorious fight was led by Betty Cooper Wallerstein and the Community Coalition [East 79th Street Neighborhood Association, East Side Rezoning Alliance, the friends of the Upper East Side Historic Districts, Community Board 8 and Civitas].

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### Coalition for a Livable West Side

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Your membership expiration date is in the upper right hand corner of the label. If expired, please renew. If you are not a member, please join. Thank you.

# Pro-Active Planning Ignored by City Planning Commission for 14 Years

## Needed: a Master Plan For the UpperWest Side

A Master Plan for the West Side is crucial because zoning regulations are “Quality of Life” issues.

Fourteen years ago, Coalition’s consultant proved the need for a master plan for the Upper West side. Community Board 7 (CB7), using the data we collected, asked the City Planning Commission to create a master plan for the area. Unbelievably, the City Planning Commissioner replied that there was **no need** for a plan!

Since City Planning wouldn’t do it, CB 7 did. Its consultants developed a comprehensive plan in 1989 for West 59th Street to West 110th Street, Central Park West to the Hudson River, called “West Side Futures”. The plan was presented to the community at four, very well attended public meetings. As a result of those meetings, some changes were made in the recommendations.

The plan was submitted to the City Planning Commission in 1990. **It was ignored!**

### “What If” West Side Futures Scenario

If the recommendations in West Side Futures had been implemented by the City Planning Commission:

- The 41-story tower over the existing 7-story YMCA on West 63rd Street would not have been allowed because towers would not have been allowed on low-scale side streets.
- The 55-story Lincoln Square tower on W. 67th-W. 68th Street would have been a 30-story building because the “air-rights” from adjoining low-rise buildings could not have been used.

• And despite their separate ownership, Riverside South, West End Towers and 101 West End Avenue, - West 59th to W. 72nd Street, West End Avenue to the Hudson River - would have been considered as one site for zoning purposes. That would have greatly reduced the height and density of the buildings.

If the recommendations in West Side Futures had been implemented by the City Planning Commission, there would have been rational planning for the West Side in which the issues of air and clean water and open space would have been an integral part.

It is not too late. The City Planning Commission **must** incorporate the planning already done for this area into the new proposed zoning revisions.



## Coalition's Development Map

### Development Sites in the North River Sewage Plant’s Catchment Area

While Trump’s Riverside South (16 buildings) is monstrous, it is only **part** of our current problem. The city encourages ever-taller, ever-denser construction - but does **nothing** at all to **provide us with livable, comprehensive, long-range planning**. Little by little, we are losing our neighborhoods.

The **inhuman-sized** buildings **take away forever** our sky, our river, our light and give us shadows and pollution in return. **Overdevelopment** is straining our sewage system and water supply.

We have made this major effort to create this comprehensive map in order to highlight the need for a comprehensive, livable, long-range plan that preserves our communities. Note the sites that are vulnerable to development in the near future.

The Coalition for a Livable West Side is grateful to **Assemblymember Scott Stringer**, whose grants have made the development of the database for this comprehensive map possible, and to **State Senators Eric Schneiderman and Tom Duane**, whose recent grants enabled us to make, print and distribute this map.

To obtain information on development sites - completed, proposed or planned, under construction or potential - we used many sources which we cross-referenced for accuracy.

Sources for the map: Crain’s New York Business; Daily News; Hell’s Kitchen Net; Newsday; New York Observer; New York Post; New York Times; Real Estate Weekly; Resident; Spirit; Village Voice; Westsider; Yale Robbins Guide to Construction Activity; CPC Lincoln Square Rezoning, ‘95; Community Boards 4, 5 and 7 (Local Planning Boards); Comprehensive City Planning Calendars, Dodge Report; Miller Highway Project, DEIS, May 99; NYC Department of Buildings Database; NYS Housing Finance Agency’s Agenda Calendars; Win2Data 2000; Environmental Assessment Statement, Chelsea Rezoning; Final Environmental Impact Statements (ABC West End Avenue Properties, Avenue of the Americas Rezoning, Coliseum Redevelopment, Fordham Parcel, Riverside South); Notices of Public Hearings, Revenue Bonds, Dormitory Authority; Notices of Public Hearings, Revenue Bonds, NYS Housing Finance Agency; West 60th Street Plan (Macklowe) 1990; and the Lincoln Towers Cooperative Offering Plan. **And** Meta Brunzema, Mary Brendle, Laura Fink, Mary D’Elia, Simone Silver, John Fisher, Kim Owens, Carla Mapelli [for accuracy of data in Zones A and B]

**The Coalition for a Livable West Side's prime goal is protecting our community and environment!**

**72nd Street Station Rehab Project**

The MTA is planning to begin work on the rehab of the 72nd Street subway station. The platform will be lengthened and a new, wider entrance will be built. They estimate that the project will take three years to complete.

A spokesperson for the MTA stated that the new entrance would decrease the crowds on the platforms because people will enter and exit faster.

The MTA admits that they will have to come back in less than 10 years to widen the platforms. They cannot do it now because they don't have the money.

If Trump had been held to the original Restrictive Declaration agreement, he would have had to pay **\$53,490,859**. not \$10,000,000. That could have gone toward improving the platform!

**Mystery of the Missing 24 Million Gallons of Sewage Solved?**

Richard Herschlag's mystery, "The Interceptor",\* identifies St. Clair Place as the bypass point for the missing 24 million gallons per day of sewage. [Paperback, c. 1998, Ballantine Publishing]



**DEP Discovers Missing Tidal Gate**

We just discovered that on April 30, 1999, the city Department of Environmental Planning (DEP) reported to NYS Department of Conservation that an outfall (for sewage) at Saint Clair Place and the Hudson River did not have a tidal gate. To eliminate the problem, DEP has designed a new sewage project for the area.



**More Traffic Woes on Amsterdam Avenue**

Studies by the Metropolitan Transit Authority (MTA) show that when they eliminate the northern lane of Broadway for one block (West 72nd-West 73rd Street) after the completion of the 72nd Street subway rehab, there will be a **ten percent increase** in traffic **Amsterdam Avenue**.

But this avenue is already congested and ten percent more will make a bad situation worse.



**Chelsea Piers Dumps Sewage into Hudson River**

"Chelsea Piers sports complex stands accused of pumping at least 2.5 million gallons of raw sewage into the Hudson River.

.....According to the state Department of Transportation (NYSDOT), the city's Department of Environmental Protection (DEP) **has known since 1996** that Chelsea Piers sewage was flowing into the Hudson River - and took no action until this October [1999]...[This is]a case that has city and state agencies contradicting each other." Excerpt. Matthew Blanchard. Spirit. 12/23/99



If your company has a Matching Gift program, please apply on behalf of the Coalition. We now can accept gifts of stock. We have no paid staff. If your membership has expired (see upper right-hand corner of your label), please renew. If you are not a member, please join.

I wish to support the Coalition's efforts on behalf of the community. [ ]

Please use my extra contribution for the traffic study. [ ]

I wish to contribute to the Clean Air lawsuit. Please write Clean Air on in lower left-hand corner of check. [ ] Amt [ ]

My contribution is ( ) \$1000. ( ) \$500. ( ) \$250. ( ) \$200. ( ) \$100. ( ) \$75. ( ) \$50. ( ) \$25. ( ) other  
Annual dues \$25. [ ] Renew 2000 dues. [ ] Pre-Pay Year 2001 Dues

Please make checks payable to: CALW, Inc. - Write Challenge Grant in lower left-hand corner of check.

Mail to: CALW, Inc., P.O. Box 230078, New York, N.Y. 10023. Contributions are tax deductible [section 501c3]

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City/State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_ Fax # \_\_\_\_\_

**Please print carefully. e-mail address:** \_\_\_\_\_

I can help raise funds for the lawsuits.. ( ) I can help with publicity. ( )

I can distribute the Coalition newsletters, important flyers, etc. in my building. I need ( ) copies.

I can attend important meetings, hearings, etc. ( ) I can help with \_\_\_\_\_

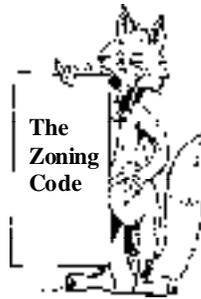
## Influencing Zoning Decisions

According to the New York Times, "If there is such a thing as an **unofficial permanent government in New York City** - the people who really run the place, while politicians surface and sink - then you might call Samuel H. Lindenbaum the secretary of housing and urban development.

...For at least the last 20 years, Lindenbaum has been the man in the background, the impeccably connected lawyer to whom the city's developers turn when they want to find a way to quietly **jam a big building into a narrow zoning law.**" Excerpt R. Kennedy.

New York Times, 10/6/99

Note: Mr. Lindenbaum happens to be the zoning attorney for Donald Trump.



## A Community Proposal for the Clinton Urban Renewal Area

Nine long-established neighborhood groups joined together to put together a proposal for development within the Clinton Urban Renewal Area [CURA] between W. 51st and W. 53rd Streets, Tenth to Eleventh Avenues.

Their proposal combines moderate scale new construction and rehabilitation and preservation of existing residential, commercial and cultural tenants and enables separate projects to be accomplished as each secures its own financing.

The group made presentations to Community Board 4 to seek its support and is meeting with the NYC Department of Housing, Preservation and Development for its approval.

### This Is What Happens When An Area Becomes "Hot" After Rezoning

These sites and others in Zone A, do not appear on the map inside but will be included in a large color development map which will be shown at a Coalition for a Livable West Side Spring Forum. A map, similar to the one in this newsletter, is being prepared by Community Cartography, Inc. for Coalition, to be used by Community Board 4.

P:	W. 22nd-23rd St.	696-712 Sixth Ave. 56 W. 23rd St.	20-stories Parking.	430 apts. 121 apts.	200 cars.
S:	W. 23rd-24th St.	724-32 Sixth Ave.			
P:	W. 23rd-24th St.	527-41 W. 23rd St.. 520-32 W. 24th St..	Hotel or Residential		Site is 0.85 acres.
U:	W. 24th St..	235-43 Seventh Ave.	11 floors added.	204 apts.	
U:	W. 24th-25th St.	750 Sixth Ave.	30-stories.	300 apts.	
U:	W. 24th-25th St..	252 Seventh Ave.	Offices to	354 condos.	
P:	W. 25th-26th St..	266-78 Seventh Ave.	17-stories.	356 apts.	
S:	W. 25th-26th St..	756-72 Sixth Ave. 53-57 W. 25th St.		322 apts.	
P:	W. 25th-26th St..	757-59 Sixth Ave.		212 apts.	
P:	W. 26th St..	776-82 Sixth Ave.	37-stories	400 apts.	
P:	W. 26th-28th St..	784-92 Sixth Ave. 796-812 Sixth Ave.	Residential units Residential units		
U:	W. 26th-27th St..	777 Sixth Ave..	32-stories.	291 apts.	
P:	W. 26th St..	260 W. 26th St.		113 apts.	

### Construction Update on Riverside South's Building E (67th to 68th Street)

#### Pouring Concrete in Sub-Freezing Weather

The pouring of concrete for building E continued on, January 20, despite sub-freezing weather. Unless special precautions are taken, this concrete will never reach its rated strength. Is the Trump team taking these special precautions? Or are they disregarding safety in a rush to make up for the delays in construction? They began the work in May 1999, under the old building code.

Test cylinders are one way of controlling concrete quality. Unfortunately this test can be falsified by curing the cylinder in a warm space while the rest of the concrete in the slab is exposed to freezing air.

Remember 200 Riverside Boulevard (C, the condo) where a buildings' inspector stopped the work at the **20th** floor, when he accidentally discovered that substandard concrete had been poured at the **5th** floor? The concrete at 60 of the 80 columns had to be replaced.

#### Sinking Pile?

We have heard that the pile at one corner of the building "E" settled (sank!). The pile has been removed and a new one put in. Can you believe that the developer did not have to inform the Buildings Department of this latest fiasco? But the Coalition did.

