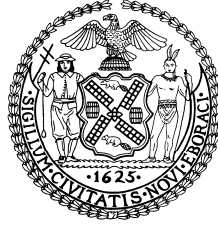


**Nicholas D. Viest**  
Chairman

**Latha Thompson**  
District Manager



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**The City of New York**  
**Manhattan Community Board 8**

**FULL BOARD MEETING**  
**Wednesday, July 17, 2013**  
**New York Blood Center**  
**310 East 67<sup>th</sup> Street**  
**Auditorium**  
**6:30PM**

**Community Board Members Present:** Elizabeth Ashby, Lowell Barton, Michele Birnbaum, Molly Blayney, Barbara Chocky, Sarah Chu, James Clynes, Jeffrey Escobar, Cory Evans, Susan Evans, A. Scott Falk, Edward Hartzog, David Helpern, Jonathan Horn, Sophia James, Lorraine Johnson, Dave Kleckner, Domenico Minerva, Laurence Parnes, Jane Parshall, Ellen Polivy, Rita Lee Popper, Margaret Price, Hattie Quarnstrom, Barbara Rudder, Abraham Salcedo, William Sanchez, Judith Schneider, M. Barry Schneider, Helene Simon, Teri Slater, Cos Spagnoletti, Marco Tamayo, Nicholas Viest, Hedi White, Timothy Yeo

**Community Board Members (Excused):** John Bartos, Lori Ann Bores, Roy Carlin, Christina Davis, David Liston, Jacqueline Ludorf, David Rosenstein, Rebecca Seawright, Debra Teitelbaum, Charles Warren

**Community Board Members (Unexcused):** Albert Barrueco, Matthew Bondy, Lorance Hockert, Elaine Walsh  
**Total Attendance: 36**

**Chair Nicholas D. Viest called the meeting to order at 6:30PM.**

**1. Public Session:**

- Member of the public, Heidi Salgo, spoke in opposition to 1209 Lexington Avenue.
- Member of the public, Peter Salgo, spoke in opposition to 1209 Lexington Avenue.
- Member of the public, Phyllis Weisberg, representing Preservation Center, spoke on 583 Park Avenue.
- Member of the public, Marilyn Armel, spoke in opposition to bikes that go the wrong way on the sidewalks.
- Member of the public, Jill Rothstein, representing the New York Public Library, spoke in favor of the libraries.
- Member of the public, Daniel Fitzsimmons, representing 'Our Town' newspaper, made his introduction to the community.
- Member of the public, Dr. Joy Zagoren, spoke in favor of the 'Il Tesoro' outdoor seating.
- Member of the public, Judith Velazquez, spoke in favor of the East 90<sup>th</sup> Street Block Association.
- Member of the public, Robert Druck spoke.
- Member of the public, Linda Heimer, representing RICC, spoke in opposition to Cornell on Roosevelt Island.
- Member of the public, Judy Buck, representing RICC, spoke in opposition to Cornell New York City lease.

- Member of the public, Ernie Raftopoulos, representing ‘Three Decker Restaurant’, spoke in favor of enclosed café.
- Member of the public, Pamela Richardson, representing East 90<sup>th</sup> Street Block Association, spoke in favor of the street fair permit.
- Member of the public, Charles Guns, representing New York City Economic Development Corp. spoke in favor of the Cornell project.
- Member of the public, Joe Coletti, Senior VP at NYC EDC, representing New York City Economic Development Corp. spoke in favor of the Cornell project.
- Member of the public, Barry Schneider, representing East Sixties Neighborhood Association, spoke in favor of the ESNA Annual Street Fair.

**2. Adoption of the Agenda** – Agenda adopted.

**3. Adoption of the Minutes** – April 17, 2013 Full Board and June 12, 2013 Land Use meeting minutes adopted.

**4. Manhattan Borough President’s Report:**

Kristen Ellis, a representative from the Manhattan Borough President’s Office (MBPO) Scott Stringer, reported on his latest initiatives. She had just one update regarding the MBPO recommendation to approve the MSK/CUNY on condition of some items which include maximizing the project’s contribution to greenery and tree planting, minimizing the construction impacts on the residential community, establishing an advisory board, clarification of the zoning text amendment, and the Dept. of Transportation making a comprehensive study of the entire York Avenue corridor in conjunction with the Community Board and elected officials.

**5. Elected Official’s Reports:**

- Christina Parisi, a representative from Congresswoman Carolyn Maloney’s office, reported on her latest initiatives. Representative Maloney and Senator Bob Casey have introduced the Flexibility for Working Families Act legislation that guarantees employees the right to request flexible work arrangements in terms of hours, schedules, or work locations. Studies have shown that these types of voluntary work arrangements boost employee satisfaction as well as improve businesses bottom line. The Congresswoman spoke before the Consul General of India, in New York, to urge its members and leaders in the Indian American communities to support an effort to get the Citizen’s Stamp Advisory Committee of the US Postal Service to issue a commemorative Diwali stamp. Diwali, also known as the Holiday of Lights, marks the triumph of good over evil, light over darkness and the beginning of the Hindu New Year. Representative Maloney cheers the MTA for awarding the final contract for the first phase of the 2<sup>nd</sup> Avenue Subway Project. The first phase is expected to be completed on December 2016 and will prevent overcrowding on the Lexington Avenue line and a much-needed subway service for the Far East Side.
- Patrick Madigan, a representative from Senator Liz Krueger’s office, reported on her latest initiatives. Senator Krueger was deeply disappointed by the Senate passage of legislation that would create a special exemption from the provisions of the Alcoholic Beverage Control Law for the Rose Group’s full-time commercial catering hall at 583 Park Avenue. She is writing a letter along with The Preservation Coalition urging Governor Andrew Cuomo to veto this special-interest “carve-out” bill which establishes a precedent that could be repeated in any neighborhood in New York State.
- Helen Ohw, a representative for Assembly Member Micah Kellner’s office, reported on his latest initiatives. As Chair of the NYS Assembly Committee on Libraries & Education Technology, Assembly Member Kellner held the first government hearing ever conducted on the sale of public library buildings in NYC, affording dozens of New Yorkers a chance to make their opinions heard. At the hearing, the NYPL President Anthony W. Marx announced that it was commissioning an independent audit of the controversial Central Library Plan, and after the filing of a lawsuit by scholars and preservationists to halt the plan which envisions the demolition of 7 stories of stacks beneath the Rose Reading Room in the Main Public Library Building at 42<sup>nd</sup> Street, the NYPL later announced that it was putting the plan on hold. The Assembly Member introduced legislation to ban the availability of “secret spy apps”. The apps can be secretly installed to gain access to an unsuspecting phone owner’s e-mails, text messages and movements. Advocates for victims of domestic violence have urged that these smart phone apps be made illegal because they can be used by stalkers and abusers to track their victims. On a legislative note, the Assembly Member’s new bill A.8060 requires that NYC include Employee Protection Provisions in municipal school busing contracts that require comprehensive training for school bus drivers and school bus attendants who transport NYC school children with special needs or disabilities.
- Matthew Walsh, a representative for Assembly Member Dan Quart’s office, reported on his latest initiatives. Assembly Member Quart is sponsoring the “Reproductive Rights Forum” a conversation on reproductive health that must be protected as a matter of human dignity and equality. The Forum will be

held on Thursday, July 25<sup>th</sup>, 6:30pm-8:30pm, at Lighthouse International, Park Avenue Room, 111 East 59<sup>th</sup> Street.

- Emma Lowe, a representative for Council Member Daniel Garodnick's office, reported on his latest initiatives. As a member of the Budget Negotiation Team, Council Member Garodnick was happy to report the City Council voted to pass the \$70 billion budget for Fiscal Year 2014 and worked to restore funding to many programs the Mayor proposed to cut. The Council Member will be involved with other Council Members and Community Boards to consider a resolution on the East Midtown Rezoning issue. The City Council recently passed the Community Safety Act. The first bill creates an Inspector General for the NYPD within the Department of Investigation to advise, review, and make recommendations on NYPD policies. The second bill expands the categories protected from profiling and creates a private right of action.
- Jane Swanson, a representative from Council Member Jessica Lappin's office, reported on her latest initiatives. Council Member Lappin has good news in regards to the budget. The Department for the Aging will be getting \$5.5 million towards case management for seniors, \$1.5 million for local public schools, \$400K for senior centers and \$2.5 million for parks. However, the East River Esplanade project is trying to find money to make necessary repairs on a yearly basis to the Esplanade. The Council Member has secured \$1 million for a new library on Roosevelt Island. She also wanted to thank CB8M board members, Larry Parnes, Ellen Polivy and Jeffrey Escobar for all their efforts on the Cornell Technion project as part of the Roosevelt Island Task Force.

#### **6. Chair's Report – Nick Viest:**

Chair Nick Viest gave his report. Nick thanked board members Molly Blaney, Marco Tamayo, and David Rosenstein for participating in the recent street fair. It was very productive and greatly appreciated. The Community Board held its Executive Committee meeting and the minutes were included in the board members' packets. Nick asked the board members review the minutes especially the important points outlined in regards to meeting procedures and how the Community Board should conduct meetings. He also noted that there was a copy of the letter that was sent to Governor Cuomo in regards to the 583 Park Avenue issue and a copy of the Borough Board Roosevelt Island Cornell Technion resolution.

#### **7. Committee Reports and Action Items:**

- **Landmarks Committee – David Helpern and David Liston, Co-Chairs**

**Re: 136 East 65<sup>th</sup> Street (between Lexington and Third Avenues) – Upper East Side Historic District**

**Extension – Michael Goldman, Architect** – A Colonial Revival style rowhouse designed by Frederick S. Barus in 1870-1 and altered in 1922 by James Gamble Rogers. Application to alter the rear/garden facades and add new windows, doors and rooftop A/C units.

**THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part A: The application as presented with the exception of the windows and French doors in the rear façade. Part B: The windows and French doors in the rear façade.**

**Part A: The application as presented with the exception of the windows and French doors in the rear façade.**

**WHEREAS** the basement and the first floor are being extended 14'-0" into the rear yard;

**WHEREAS** the second floor is being extended 9'-6" into the rear yard;

**WHEREAS** terraces are being created on the top of the first and second floors;

**WHEREAS** about 50% of the houses on the block have rear extensions;

**WHEREAS** there is a wide variety of extensions into the rear yards on the block with no particular precedents to be emulated;

**WHEREAS** the extensions are modest in scale;

**WHEREAS** the brick and lintels are to match the existing;

**WHEREAS** the windows and French doors are symmetrical; and

**WHEREAS** the two new condensing units on the rear of the roof are relatively small;

**THEREFORE BE IT RESOLVED** that this application is approved as presented.

**Manhattan Community Board 8 adopted this recommendation by a vote of 35 in favor, 0 opposed, and 0 abstentions.**

**Part B: The windows and French doors in the rear façade.**

**WHEREAS** the windows and French doors will be steel sash with insulating glass instead of the existing mahogany windows with single pane glass;

**WHEREAS** the two asymmetrical arched openings on the second floor will not be replicated in the three new symmetrical openings on the second floor;

**WHEREAS** the arched transom windows above the French doors set within rectangular openings will not be replicated in the proposed new transom windows on the third floor; and

**WHEREAS** the proportioning of the muntins in the new windows is not as elegant as in the existing windows

**THEREFORE BE IT RESOLVED** that this application is disapproved as presented.

**The motion to disapprove Part B of this application failed with a vote of 13 in favor, 16 opposed and 5 abstentions. A substitute motion to approve this application was approved by a vote of 19 in favor, 13 opposed and 5 abstentions.**

**Re: 1 East 94<sup>th</sup> Street (off Madison, adjacent to the Williard Straight House at the corner of 94<sup>th</sup> and Madison) – (Expanded Carnegie Hill Historic District) – Mr. John Woell, Steven Harris Architects, LPC –**  
Application is to alter the front and rear facades.

**WHEREAS** 1 East 94<sup>th</sup> Street is a Neo-classical style townhouse originally constructed in 1893-95 and altered by Cass Gilbert in 1925-26.

**WHEREAS** at the front elevation, the applicant proposes to restore the existing front door metalwork and to replace the clear glass panel behind the metalwork with a frosted glass panel.

**WHEREAS** at the front elevation, at the rooftop, there is an existing addition clad in stucco that reads as a small penthouse that is visible from the public way.

**WHEREAS** at this existing addition, the applicant proposes to: a) eliminate one existing window from the west elevation; b) reclad all existing stucco surfaces in standing-seam, lead-coated copper c) at the south or front elevation, replace the existing aluminum sliding door system with painted steel French doors; d) clad the existing chimney wall in copper and relocate the existing roof access ladder, painted to match the new copper cladding.

**WHEREAS** at the rear elevation, the applicant proposes to add, at the third floor, two new wood double hung windows with cast stone lintels; the windows will be in alignment with the windows at the fourth floor

**WHEREAS** at the rear elevation, at the first or parlor floor, the applicant proposes to replace the existing French doors and transom with new steel French doors and transom with more regularized lights than the existing system.

**WHEREAS** at the rear elevation, at the ground level, the applicant proposes to replace the existing 3 wooden doors, each with a cast-stone lintel above, with a new painted steel and glass French door system and a new cast stone continuous lintel that runs across the length of the new system.

**WHEREAS** the proposed changes to the rooftop structure will upgrade and enhance the streetscape along 94<sup>th</sup> Street.

**WHEREAS** no historic photographs are available for the rear elevation; thus, the architect did not have a point of reference when planning the work at the rear, especially for the blank wall at the 3<sup>rd</sup> floor.

**WHEREAS** the changes proposed by the applicant to both the front and rear elevations are minimal within the historic district.

**THEREFORE BE IT RESOLVED** that this application is approved as presented.

**Manhattan Community Board 8 adopted this recommendation by a vote of 35 in favor, 0 opposed, and 0 abstentions.**

**Re: 730 Park Avenue, Apt. 19C (between 70<sup>th</sup>/71<sup>st</sup> Streets) – Upper East Side Historic District - Jeremy A. Kruska, Architect –** A neo-Renaissance/neo-Jacobean style apartment building designed by Lafayette A. Goldstone and built in 1928-29. Application is to replace the solarium.

**WHEREAS** the location and size of the new solarium will be the same as the size of the existing solarium;

**WHEREAS** the solarium will have an angled glass roof instead of a curved glass roof;

**WHEREAS** the horizontal mullions will be eliminated to create simple planes of glass;

**WHEREAS** the mullions will be dark bronze anodized aluminum to match the original mullions and the color of the windows of the building;

**THEREFORE BE IT RESOLVED** that this application is approved as presented.

**Manhattan Community Board 8 adopted this recommendation by a vote of 35 in favor, 0 opposed, and 0 abstentions.**

**Re: 965 Fifth Avenue (between 77<sup>th</sup> and 78<sup>th</sup> Streets) - Upper East Side Historic District – Higgins Quasebarth & Partners**– Application is to add new windows and doors in existing and new openings on all facades on the 18<sup>th</sup> and 19<sup>th</sup> floors.

**THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part A: The application as presented with the exception of the asymmetrical window on the front elevation at the 19<sup>th</sup> floor; Part B: The asymmetrical window on the front elevation at the 19<sup>th</sup> floor.**

**Part A: The application as presented with the exception of the asymmetrical window on the front elevation at the 19<sup>th</sup> floor.**

**WHEREAS** 965 Fifth Avenue is a “classicizing” Modern-style apartment building designed by Irving Margon and constructed in 1937.

**WHEREAS** 965 Fifth Avenue contains a variety of window types on the main body of the building (Floors 1-17); 965 Park Avenue does not have a Master Plan for window replacement; some 8 over 1 and 6 over 1 windows (the original design for the windows) remain.

**WHEREAS** in 2004, steel, white-painted, multi-paned windows were installed at the penthouse level at the 18<sup>th</sup> and 19<sup>th</sup> floors; the applicant was unable to locate the original design for the penthouse windows.

**WHEREAS** the applicant now proposes to change all of the 44 existing windows and existing French doors with new windows and doors on all 4 elevations.

**WHEREAS** in general, the work on the 44 window and/or French doors will include enlargement of existing windows or the insertion of new windows or the deletion of existing windows. Most of the rectangular openings now existing will be larger in dimension; windows/doors will be raised either at the top or at the bottom. Some existing windows will be replaced by French doors.

**WHEREAS** the larger openings will also allow for the sidelights that are characteristic of the French doors and some of the windows to be dropped so that they are at the same height of the contiguous doors/windows.

**WHEREAS** the applicant proposes to delete the multi-paned character of the existing windows and doors and replace with a simple, minimalist intervention with steel frames.

**WHEREAS** on the west elevation (the front elevation), there is an existing railing broken by a parapet that conceals the lower part of the windows at the 18<sup>th</sup> and 19<sup>th</sup> floors; thus, there will be minimal visibility of the proposed changes to the windows/door at the front elevation.

**WHEREAS** the East elevation at the 19<sup>th</sup> floor sets back 10’ from the parapet and contains one set of French doors with sidelights; the applicant proposes a major change to his general window replacement plan by replacing this one opening with a series of French doors and sidelights that will project out approximately 14” and will present as rectangular bays. (NB: the center part of the East elevation at the 18<sup>th</sup> floor is not set back; thus the changes to the windows are visible from the public way. At the 19<sup>th</sup> floor, there is a continuous terrace around the entire floor; however, at the 18<sup>th</sup> floor, the terrace is not continuous so that the center part of the 4 elevations on the 18<sup>th</sup> floor is on the same plane as the rest of the apartment building.

**WHEREAS** all the windows will be painted black (all of the existing windows in the entire building are black, bronze or white with a medium bronze being the predominant color); the profile of the new windows/doors will be essential the same as the existing profile.

**WHEREAS** the windows/doors on the 18<sup>th</sup> and 19<sup>th</sup> floors are so high up and on the West elevation (the dominant elevation) are behind the existing rail and existing parapet and so are not visible from the public way. *[To clarify: at the 18<sup>th</sup> and 19<sup>th</sup> floors at the front/ west elevation there is a parapet broken by a railing with conceals the lower part of the windows. At the south, east and north elevations at the 19<sup>th</sup> floor, there is a railing that conceals the lower part of the windows. For the rest of the 18<sup>th</sup> floor, the terrace is not continuous so that the windows/doors are visible when there is no terrace with the railing to conceal them in any way.]*

**WHEREAS** at the south elevation at the 19<sup>th</sup> floor, one window will be closed in so that a fireplace can be installed; the flue for the fireplace will be on the exterior on the south elevation and will project out a little less than 12” -- the new flue will mimic the flue on the north elevation and a new window will be created to the west of the new fireplace.

**WHEREAS** the proposed changes to the 44 windows/doors are appropriate within the historic district and are minimally visible from the public way.

**WHEREAS** the asymmetrical opening at the front elevation at the 19<sup>th</sup> floor will be discussed in Part B of this application.

**THEREFORE BE IT RESOLVED** that Part A of this application is approved as presented.

**Manhattan Community Board 8 adopted this recommendation by a vote of 35 in favor, 0 opposed, and 0 abstentions.**

**Part B: The asymmetrical window at the west/front elevation on the 19<sup>th</sup> floor**

**WHEREAS** at the top of the center part of the penthouse at the 19<sup>th</sup> floor, there is very pretty decorative stone work that enframes the center part of the front elevation; there is a decorative shell design set into the very center of the stonework at the roofline at the top of the 19<sup>th</sup> floor. The stonework with the centered shell focus the eye as one looks at the front elevation in its entirety. Below the decorative stonework are 3 vertical windows with masonry on either side.

**WHEREAS** the applicant proposes to eliminate the masonry on the south side of the center window to create a larger window that would take the window to the corner of the south side of the west elevation.

**WHEREAS** there would now be an asymmetrical relationship to the windows on the front elevation at the 19<sup>th</sup> floor; the symmetry at the graceful top floor of the penthouse with its decorative elements would be destroyed.

**WHEREAS** the new asymmetrical relationship of the windows would be visible from the public way, especially from Central Park when one looks back at the entire front elevation.

**WHEREAS** the proposed asymmetrical window is out of context and inappropriate within the historic district.

**THEREFORE BE IT RESOLVED** that Part B of this application is **disapproved** as presented.

**Manhattan Community Board 8 disapproved Part B by a vote of 35 in favor, 0 opposed, 1 abstention, and 1 not voting for cause.**

**Re: 66 East 91<sup>st</sup> Street (between Madison and Park Avenues) – Expanded Carnegie Hill Historic District – Hottenroth + Joseph Architects** – A modernized w/ Neo-Classical elements rowhouse designed by Snelling & Potter and designed in 1909. Application is to rebuild the rear extension and restore the front façade.

**THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part A: The front façade and areaway; Part B: The rear façade.**

**Part A: The front façade and areaway**

**WHEREAS** the front façade will be fully restored; whereas new windows will match existing;

**WHEREAS** the cornice will be restored to match the cornices on the buildings on either side;

**WHEREAS** the roof top addition will receive new slate;

**WHEREAS** new roof top condensers will not be visible from the street;

**WHEREAS** the gate at the entrance door with the decorative grillwork and numerals will be repaired and painted;

**WHEREAS** the glass in the front door will be replaced with etched glass;

**WHEREAS** the original side railings will be extended across the front of the areaway;

**WHEREAS** the brick planters will be coated with stucco to match the brownstone; and

**WHEREAS** the steps into the areaway and the paving within the areaway will be bluestone;

**THEREFORE BE IT RESOLVED** that Part A of this application is approved as presented.

**Manhattan Community Board 8 adopted this recommendation by a vote of 35 in favor, 0 opposed, and 0 abstentions.**

**Part B: The rear facade**

**WHEREAS** the proposed four story extension into the rear yard would replace an existing three story extension that matches the three story extension of the building to the east;

**WHEREAS** the proposed four story extension would use the full width of the property;

**WHEREAS** the existing three story extension did not use the full width of the property;

**WHEREAS** the fourth story of the proposed extension would block light and air from the third floor terrace of the adjoining building to the east;

**THEREFORE BE IT RESOLVED** that Part B this application is **disapproved** as presented.

**Manhattan Community Board 8 disapproved Part B by a vote of 29 in favor, 1 opposed, and 4 abstentions.**

• **Street Fairs Committee – Barbara Chocky and Hedi White, Co-Chairs**

**1. Public Hearing re: Applications for Single-block Street Fairs for Calendar Year 2013**

**a.** St. James Church to close East 71<sup>st</sup> Street between Park and Madison Avenue on Sunday, September 8, 2013 from 11AM to 2PM for a Block Party

This event is in its at least 15<sup>th</sup> year. Approximately 350 parishioners are expected to attend after church, but the event is also open to the public. Catered food, children’s activities, and no music. Exit from garage on block will be maintained.

**Manhattan Community Board 8 adopted the motion to approve by a vote of 35 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.**

**b.** East 90<sup>th</sup> Street Block Association to close East 90<sup>th</sup> Street between First and Second Avenue on Saturday, September 14, 2013 from 10AM to 5PM for a Block Party

This local street block party has been held for over 22 years. No formal activities. Street is closed to bring block residents together. Some set up tables to sell items of their own. There was concern that this not an event run by a formal organization.

**Manhattan Community Board 8 adopted the motion to approve if the event date is changed by a vote of 33 in favor, 3 opposed, and 1 abstention.**

**c.** Marymount Manhattan College to close East 71<sup>st</sup> Street between Second and Third Avenue on Wednesday, September 18, 2013 from 12Noon to 4PM for a Block Party

This annual start of the school year event is a “club fair” to introduce students to school clubs and to each other. Also open to public, activities include inflatables, music, raffles, artists. Street is cleaned up before rush hour.

**Manhattan Community Board 8 adopted the motion to approve by a vote of 35 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.**

**d.** Hunter College Office of Student Activities to close East 69<sup>th</sup> Street between Lexington and Park Avenue on Wednesday, September 18, 2013 from 12Noon to 4PM for a Block Party

This is the 2<sup>nd</sup> year for this start of school year event to introduce students to student life. Two vendors will provide permits. Open to public.

**Manhattan Community Board 8 adopted the motion to approve by a vote of 35 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.**

**e.** Temple Israel to close East 75<sup>th</sup> Street between Lexington and Park Avenue on Wednesday, September 25, 2013 from 4PM to 6PM for a Religious Ceremony **new application**

**Applicant unable to attend. Board Office can approve this short duration religious ceremony.**

**f.** The Brick Church to close East 92<sup>nd</sup> Street between Madison and Park Avenue on Friday, September 27, 2013 from 12Noon to 4PM for a Block Party

This event has been held for more than 25 years. Open to the public, about 300 attendees are expected from both school and neighborhood. Food prepared in church kitchen. Children’s activities. Tickets are sold for rides

**Manhattan Community Board 8 adopted the motion to approve by a vote of 35 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.**

**g.** The Town School to close East 76<sup>th</sup> Street between York and Dead End on Sunday, September 29, 2013 from 11AM to 4PM for a Block Party

This annual school event for older students (grades 5-8) is in its at least 10<sup>th</sup> year. Inflatables, music with DJ. Held on Sunday because Con Ed plant, on same block, is too busy on Saturdays for event to take place at same time.

Garage access on block is kept open

**Manhattan Community Board 8 adopted the motion to approve by a vote of 35 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.**

**h.** The Town School to close East 76<sup>th</sup> Street between York and Dead End on Sunday, October 6, 2013 from 11AM to 4PM for a Block Party

This annual event is for the younger students (Nursery-grade 4). Does not occupy entire block; open to public which is posted in immediate area Held on Sunday because Con Ed plant, on same block, is too busy on Saturdays for event to take place at same time.

**Manhattan Community Board 8 adopted the motion to approve by a vote of 35 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.**

**i.** Yorkville Community School to close East 88<sup>th</sup> Street between York and First Avenue on Saturday, October 19, 2013 from 11AM to 3PM for a Block Party

This new school is in its 3<sup>rd</sup> year in this location with grades K-now up to 4. The event will include children's activities and approximately 300 people including parents are anticipated. Open to public.

**Manhattan Community Board 8 adopted the motion to approve by a vote of 35 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.**

**j.** World Youth Alliance to close East 71<sup>st</sup> Street between Second and Third Avenue on Friday, October 25, 2013 from 12Noon to 4Pm for a Block Party **new application**

**Manhattan Community Board 8 motioned to disapprove this application by a vote of 35 in favor, 1 opposed, and 0 abstentions.**

**k.** Trevor Day School to close East 90<sup>th</sup> Street between Madison and Fifth Avenue on Saturday, November 23, 2013 from 10AM to 4PM for a Block Party

This annual Fall Festival has been held for more than 30 years. Same vendors will return. Inflatables, children's activities. No music. Open to public

**Manhattan Community Board 8 adopted the motion to approve by a vote of 35 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.**

- **Street Life Committee – Domenico Minerva and Cos Spagnoletti, Co-Chairs**

**2a. Three Decker Restaurant Ltd. d/b/a Three Decker Restaurant, 1746 Second Avenue (90<sup>th</sup>/91<sup>st</sup> Streets) –** Renewal application for an enclosed sidewalk café with 14 tables and 28 seats, ULURP #: N 120242 ECM, DCA # 094969.

**WHEREAS** there are no changes to the café and no one from the public objected,

**BE IT RESOLVED THAT** the application is Approved.

**Manhattan Community Board 8 adopted the recommendation by a vote of 37 in favor, 0 opposed, and 0 abstentions.**

**2b. Pry Restaurant Corp. d/b/a Dresner's, 1479 York Avenue (78<sup>th</sup>/79<sup>th</sup> Streets) –** Renewal application for an enclosed sidewalk café with 9 tables and 20 seats, ULURP #: N 120367 ECM, DCA # 1292658.

**WHEREAS** there are no changes to the café and no one from the public objected,

**BE IT RESOLVED THAT** the application is Approved.

**Manhattan Community Board 8 adopted the recommendation by a vote of 37 in favor, 0 opposed, and 0 abstentions.**

**2c. JTN Riviera Corp. d/b/a Bistro 61, 1113 First Avenue (at 61<sup>st</sup> Street) –** Renewal application for an unenclosed sidewalk café with 10 tables and 20 seats, DCA # 1310081. Food/Drink: 70/30.

**WHEREAS** there are no changes to the café and no one from the public objected,

**BE IT RESOLVED THAT** the application is Approved.

**Manhattan Community Board 8 adopted the recommendation by a vote of 37 in favor, 0 opposed, and 0 abstentions.**



3a. **East 87 Burgers, LLC d/b/a Bareburger, 1681 First Avenue (at 87<sup>th</sup> Street)** – New application for an unenclosed sidewalk café with 8 tables and 16 seats, DCA #1466666. Food/Drink: 80/20. **WHEREAS**, the café hours are: Mon. – Thurs. 11am to 11pm, 11am and 12am, Sun. 12pm to 11pm. General hours of operation: 11am to 11pm on weekdays and 11am to 12am on weekends  
**WHEREAS**, members of the public addressed concerns about delivery people (from the other location) riding bicycles on the sidewalk, light, and noise,  
**WHEREAS**, the establishment addressed all concerns,  
**THEREFORE, BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 37 in favor, 0 opposed, and 0 abstentions.**

3b. **Le Bilboquet NY, LLC d/b/a Le Bilboquet, 20 East 60<sup>th</sup> Street (Madison/Park Avenues)** – New application for an unenclosed sidewalk café with 5 tables and 20 seats, DCA #1466932. Food/Drink: 70/30. **WHEREAS**, the café hours are: Mon. –Thurs. 8am to 12am, Fri. & Sat. 8am to 1am, Sun. 12apm to 12am. General hours of operation: 1am to 1am on weekdays and 7am to 2am weekends.  
**WHEREAS**, members of the public addressed concerns about noise,  
**WHEREAS** the establishment addressed responded satisfactorily to the concerns,  
**THEREFORE, BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 33 in favor, 2 opposed, and 2 abstentions.**

4a. **Northwest Corner (NWC) of 2<sup>nd</sup> Avenue & E. 75<sup>th</sup> Street** – Application for newsstand application, DCA #: 1465102  
**WHEREAS**, no posting about the application was made,  
**WHEREAS**, there is already crowding on the block from Wagner Middle School,  
**THEREFORE, BE IT RESOLVED** that the application is **DIS-Approved**.  
**Manhattan Community Board 8 adopted the resolution by a vote of 34 in favor, 2 opposed, and 1 abstention.**

5a. **East 87 Burgers, LLC d/b/a Bareburger, 1681 First Avenue (at 87<sup>th</sup> Street)** – New application for an unenclosed sidewalk café with 8 tables and 16 seats, DCA #1466666. Food/Drink: 80/20. **WHEREAS**, the café hours are: Mon. – Thurs. 11am to 11pm, 11am and 12am, Sun. 12pm to 11pm. General hours of operation: 11am to 11pm on weekdays and 11am to 12am on weekends  
**WHEREAS**, members of the public addressed concerns about delivery people (from the other location) riding bicycles on the sidewalk, light, and noise,  
**WHEREAS**, the establishment addressed all concerns,  
**THEREFORE, BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 37 in favor, 0 opposed, and 0 abstentions.**

5b. **Le Bilboquet NY, LLC d/b/a Le Bilboquet, 20 East 60<sup>th</sup> Street (Madison/Park Avenues)** – Application to alter a wine, beer and liquor (on premises) license by adding a sidewalk cafe.  
**WHEREAS**, the café hours are: Mon. –Thurs. 8am to 12am, Fri. & Sat. 8am to 1am, Sun. 12apm to 12am. General hours of operation: 1am to 1am on weekdays and 7am to 2am weekends.  
**WHEREAS**, members of the public addressed concerns about noise,  
**WHEREAS** the establishment addressed responded satisfactorily to the concerns,  
**THEREFORE, BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 33 in favor, 2 opposed, and 2 abstentions.**

5c. **IL Tesoro Ristorante Bar, LLC d/b/a IL Tesoro Ristorante, 1578 First Avenue (at 82<sup>nd</sup> Streets** – Application to alter an existing liquor, wine and beer (on-premises) and add outdoor seating. Food/Drink: 70/30. **WHEREAS**, the hours of operation are 12pm to 10pm, 7 days a week.  
**WHEREAS**, no one from the public objected,  
**THEREFORE, BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 36 in favor, 0 opposed, and 0 abstentions.**

5d. **B&E Pastries, Inc. d/b/a Andre's Café, 1631 Second Avenue (84<sup>th</sup>/85<sup>th</sup> Streets)** – Application to alter an on-premises liquor license to obtain a wine and beer only license instead. Food/Drink: 90/10.  
**WHEREAS**, the hours of operation are: Sun. – Thurs. 10am to 10pm, Fri. & Sat. 10am to 11pm.  
**WHEREAS**, no one from the public objected,  
**THEREFORE, BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 36 in favor, 0 opposed, and 0 abstentions.**

5e. **Sam Sidhu Enterprise, Inc. d/b/a Chicky's, 355 East 86<sup>th</sup> Street (First/Second Avenues)** – Transfer of an existing wine and beer only license. Food/Drink: 80/20.  
**WHEREAS**, the hours of operation are: Sun. – Thurs. 10am to 10pm, Fri. & Sat. 10am to 11pm.  
**WHEREAS**, no one from the public objected,  
**THEREFORE, BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 36 in favor, 0 opposed, and 0 abstentions.**

6a. **EAT Lexington 87, LLC, 1291 Lexington Avenue (at 87<sup>th</sup> Street)** - New application for a wine and beer only license. Food/Drink: 75/25.  
**WHEREAS**, the hours of operation are: Sun. – Thurs. 7a to 12am, Fri. – Sat. 7am to 1am.  
**WHEREAS**, no one from the public objected,  
**WHEREAS**, the application does not include any outdoor space,  
**THEREFORE, BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 36 in favor, 0 opposed, and 0 abstentions.**

6b. **RM OPS 82, LLC d/b/a The Simone, 151 East 82<sup>nd</sup> Street (Lexington/Third Avenues)** – New application for a liquor, wine and beer (on-premises) license. Food/Drink: 70/30.  
**WHEREAS**, the hours of operation are: Mon. – Thurs. 5:45pm to 11pm, Fri. – Sat. 5:45pm to 12am, Sun. 5:45pm to 10pm.  
**WHEREAS**, no one from the public objected,  
**THEREFORE, BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 36 in favor, 0 opposed, and 0 abstentions.**

6c. **Kevrn, LLC, 303 East 85<sup>th</sup> Street (First/Second Avenues)** - New application for a liquor, wine and beer (on-premises) license (*Application laid over from the June meeting*). Food/Drink: 60/40.  
**WHEREAS**, no one from the public objected,  
**WHEREAS**, the application agreed to the following hours of operation: Sunday – Thursday (close at 2am) and Friday – Saturday (close at 4am)  
**THEREFORE, BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 36 in favor, 0 opposed, and 0 abstentions.**

6d. **Chipotle Mexican Grill of Colorado, LLC d/b/a Chipotle Mexican Grill, 1288 First Avenue (69<sup>th</sup>/70<sup>th</sup> Streets)** – New application for a liquor, wine and beer (on-premises) license (*Application laid over from the June meeting*). Food/Drink: 99/1  
**WHEREAS**, the hours of operation are: Mon. – Sun. 11am to 10pm.  
**WHEREAS**, no one from the public objected,  
**THEREFORE, BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the resolution by a vote of 26 in favor, 4 opposed, 4 abstentions, and 2 note voting for cause.**

6e. **1209 Lexington Restaurant, LLC, 1209 Lexington Avenue (at 82<sup>nd</sup> Street)** – New application for a liquor, wine and beer (on-premises) license (*Application laid over from the June meeting*). Food/Drink: 85/15.  
**WHEREAS**, the hours of operation are: Mon. – Sat. 11am – 12am, Sun. 10am to 12am.  
**WHEREAS**, several members from the public objected about the potential for increased foot traffic and noise from the establishment,  
**WHEREAS**, the applicant gave reasonable assurances that the establishment will not present an adverse impact to the quality of life for the residents present,  
**THEREFORE, BE IT RESOLVED THAT** the application is **Approved**.

**Manhattan Community Board 8 adopted the recommendation by a vote of 35 in favor, 1 opposed, and 0 abstentions.**

6f. **Mia Max Jake Corp. d/b/a Tiny Thai, 1558 Third Avenue (86<sup>th</sup>/87<sup>th</sup> Streets)** – New application for a liquor, wine and beer (on-premises) license. Food/Drink: 85/15.

**WHEREAS**, the hours of operation are: Mon. – Fri. 11:30am to 12am, Sun. 11:30am to 11pm.

**WHEREAS**, no one from the public objected,

**THEREFORE, BE IT RESOLVED THAT** the application is **Approved**.

**Manhattan Community Board 8 adopted the recommendation by a vote of 36 in favor, 0 opposed, and 0 abstentions.**

6g. **163 East 92<sup>nd</sup> St. Investous, LLC, 163 East 92<sup>nd</sup> Street (Lexington/Third Avenues)** – New application for a liquor, wine and beer (on-premises) license. Food/Drink: 65/35.

**WHEREAS**, the hours of operation are: Mon. – Thurs. 7am to 12:30am, Fri. & Sat. 7am to 1am, Sun. 9am to 10:30pm.

**WHEREAS**, one member of the public spoke about noise from the prior tenant penetrating his apartment,

**WHEREAS**, the establishment stipulates to installing adequate soundproofing,

**THEREFORE, BE IT RESOLVED THAT** the application is **Approved**.

**Manhattan Community Board 8 adopted the recommendation by a vote of 36 in favor, 0 opposed, and 0 abstentions.**

6h. **New Ichiro Sushi, Inc. d/b/a Ichiro Sushi, 1694 Second Avenue (87<sup>th</sup>/88<sup>th</sup> Streets)** – New application for a liquor, wine and beer (on-premises) license. Food/Drink: 95/5.

**WHEREAS**, the hours of operation are: Sun. – Thurs. 11:30am to 11:30pm, Fri. & Sat. 11:3am to 12am,

**WHEREAS**, the applicant continues to use electric bicycles despite the commitment to not do so,

**THEREFORE, BE IT RESOLVED THAT** the application is **Dis-Approved** unless the applicant assures the SLA that they have discontinued the use of electric bicycles.

**Manhattan Community Board 8 adopted the recommendation by a vote of 27 in favor, 8 opposed, and 0 abstentions.**

• **Roosevelt Island Committee – Jeffrey Escobar and Laurence Parnes, Co-Chairs**

**Re: Submission by the New York City Economic Development Corporation to the Manhattan Borough Board pursuant to Section 384(b) 4 of the New York City Charter of a lease to Cornell University to develop NYC Tech Campus on Roosevelt Island.**

**WHEREAS**, on December 19, 2012, by a vote of 32 in favor, 1 opposed, 3 abstentions and 1 not voting for cause, Manhattan Community Board 8 approved the ULURP applications for the Cornell Technion project subject to conditions; and

**WHEREAS**, on January 24, 2013, the Manhattan Borough President approved the ULURP application subject to conditions; and

**WHEREAS**, on March 20, 2013 the City Planning Commission approved the ULURP applications with certain modifications, an;

**WHEREAS**, on May 8, 2013, the City Council approved the ULURP applications; and

**WHEREAS**, the Economic Development Corporation is requesting approval by the Manhattan Borough Board of a lease to develop the project; and

**WHEREAS**, the lease includes the modifications made by the City Planning Commission and the commitments made by Cornell to CB 8, the Borough President, the City Planning Commission and the City Council; and

**WHEREAS**, the proposed lease requires that Cornell report on a yearly basis to the EDC, how, among other issues, Cornell is satisfying its commitments and requirements of the lease; and

**WHEREAS**, the committee notes that many of the commitments relate to the construction of the project and its early stages, which is expected to begin in January, 2014; and

**WHEREAS**, the committee believes that having Cornell first report in January 2015 will be after many of the commitments and requirements are due and should report no later than 6 months after start of construction; and

**WHEREAS**, during the committee's 384 (b) meeting, both members of the committee and the public raised serious concerns and doubts whether the commitments made and negotiated with Cornell were sufficiently incorporated and integrated as terms and provisions of the lease so as to properly protect and meet the interests of the community, as well as ensure Cornell's timely adherence to their commitments and promises made to CB8, the Borough President, the City Planning Commission and the City; and

**WHEREAS**, both Cornell and the EDC openly admitted during the committee’s 384 (b) meeting that many community commitments and items which were previously promised by Cornell to be included in the lease were “still being worked out”; and

**WHEREAS**, serious concerns were raised by both the committee and the public during the committee’s 384 (b) meeting as to whether or not the terms of Cornell’s promised community commitments and obligations were clearly and sufficiently enough defined and incorporated into the lease so as to leave no doubt as to the obligations of Cornell and its timing for reaching and meeting such obligations; and

**WHEREAS**, the committee believes that, as drafted, the lease does not provide for Cornell’s failure to meet or provide community programming commitments as a basis for default under the lease; and

**WHEREAS**, the committee believes the lease does not provide for adequate monitoring and accountability during the early stages of construction and throughout the life of Cornell’s tenancy.

**THEREFORE, BE IT RESOLVED**, that the committee unanimously recommends **disapproval of the** submission by the New York City Economic Development Corporation to the Manhattan Borough Board pursuant to Section 384(b)(4) of the New York City Charter of a lease to Cornell University to develop NYC Tech Campus on Roosevelt Island.

**Manhattan Community Board 8 voted 17 in favor, 17 opposed, and 2 abstentions. Community Board 8M TAKES NO POSITION on the Manhattan Borough Board Resolution.**

- **Zoning & Development Committee – Teri Slater and Elaine Walsh, Co-Chairs**

**RE: FLOOD RESILIENCE ZONING TEXT AMENDMENT - N130331 ZRY**

**WHEREAS**, the Department of City Planning is proposing a zoning text amendment to "enable flood-resistant building construction throughout designated flood zones."

**WHEREAS**, the executive order by NYC Mayor Michael Bloomberg pertaining to emergency repair of properties damaged by Hurricane Sandy expires every five days.

**WHEREAS**, this zoning text amendment would be permanent and eliminate the need for the renewal of the executive order of the Mayor.

**WHEREAS**, this proposal is needed in order to remove regulatory barriers that would hinder or prevent the reconstruction of properties damaged by Hurricane Sandy and to enable new and existing buildings to comply with new, higher flood elevations issued by the Federal Emergency Management Agency (FEMA), and to the new requirements in the building code.

**WHEREAS**, the proposed Flood Resilience Zoning Text Amendment will address the following issues:

- Measuring building height with respect to the latest FEMA flood elevations
- Accommodating building access from grade
- Locating mechanical systems above flood levels.
- Accommodating off-street parking above grade.
- Accommodating flood zone restrictions on ground floor use.
- Improving streetscape.

**WHEREAS**, the zoning text amendment will cover the new FEMA flood zones

**WHEREAS**, this zoning text amendment is the first of a series of zoning text amendments and covers the existing facilities damaged by Hurricane Sandy and new construction in the new FEMA regulations.

**THREEFROE, BE IT RESOLVED THAT** Manhattan Community Board 8 supports this zoning text amendment to meet the FEMA regulations in the 100 year (1% annual chance) flood zone identified on the most recent FEMA flood maps, to all buildings that meet flood resistant construction standards, using the most recent FEMA elevations.

**Community Board 8M passed the resolution by a vote of 32 in favor, 0 opposed and 0 abstentions.**

## **8. Old Business**

**Re: The East Midtown Rezoning Amended Proposal**

**WHEREAS**, The Department of City Planning seeks a zoning text amendment (N 130247 ZRM) and a zoning map amendment (C 130248 ZMM), which would alter the zoning regulations for over 70 blocks surrounding Grand Central Terminal in East Midtown, located within the boundaries of Community Boards 5 and 6, in the Borough of Manhattan; and

**WHEREAS**, The City intends to preserve and enhance East Midtown’s competitiveness in the growing global economy by permitting greater densities that encourage redevelopment of new, world-class office space; and

**WHEREAS**, Community Boards 1, 2, 4, 7, and 8 have determined that their districts are also affected by the rezoning pursuant to New York City Charter section 197-C(m); and

**WHEREAS**, When multiple community boards are impacted by a zoning action, the Manhattan Borough Board is empowered to issue a recommendation to the Department of City Planning pursuant to New York City Charter section 197-C(f); and

**WHEREAS**, As part of a multi-board taskforce, Community Boards 1, 4, 5, and 6 produced an 80-page document outlining in detail specific issues with the proposed rezoning, focusing in particular on infrastructure, urban design and bulk rules, the public realm, use regulations, landmarks, citywide planning, the Draft Environmental Impact Statement (DEIS), and energy standards; and

**WHEREAS**, While several community boards passed identical resolutions, other community boards focused on individual issues or specific recommendations; and

**WHEREAS**, Several boards expressed a general agreement with the goals of the multi-board resolution, but desire further careful study; and

**WHEREAS**, The Manhattan Borough Board remains committed to improving our city’s transit infrastructure; and

**WHEREAS**, public review should be required for any building in the proposal area above 18FAR (which still represents a 20% increase over the allowable base FAR), this proposal marginalizes the public’s critical role in the review of land use matters by allowing extremely high FAR as-of-right; and

**WHEREAS**, The impacted community boards have expressed concern that the proposed rezoning relies entirely on the speculative possibility of future payments into a District Improvement Fund (DIF) to finance critical infrastructure upgrades and improvements that are known and needed today; and

**WHEREAS**, If a DIF is created as a supplementary revenue source it needs to include an appraisal process for development rights to ensure market pricing and to include a floor which increases over time as well; and

**WHEREAS**, The impacted community boards have raised concern that the proposed DIF Committee of five mayoral appointees is not representative of various public interests; and

**WHEREAS**, East Midtown is one of the densest areas in New York City with a transit hub - Grand Central Terminal - that is currently over capacity; and

**WHEREAS**, The proposed rezoning would allow owners of qualifying sites to demolish current structures in order to rebuild to a higher Floor Area Ratio; and

**WHEREAS**, The impacted community boards have expressed concern that the proposed rezoning seeks to add density and with it, a sizable population of new workers, with the prospect of future transit improvements being made only after the addition of said density; and

**WHEREAS**, The impacted community boards have expressed concern over adding additional density to the affected streets; and

**WHEREAS**, The impacted community boards view the proposed improvements to the public realm associated with this rezoning to be vague and insufficient in details of how, what, and when improvements will be made; and

**WHEREAS**, The impacted community boards expressed concern that while the zoning regulations are designed to ensure that new buildings will be models of sustainable development, building code and environmental guidelines included in this proposal do not reflect the highest standards; and

**WHEREAS**, Several eligible landmarks lie within the rezoning area and are:

- 1) either projected or potential development sites at risk of demolition, or
- 2) may unduly face increased competition for the sale of air rights as a result of the what the impacted community boards view as an underpriced District Improvement Bonus (DIB); and

**WHEREAS**, Several impacted boards expressed concern regarding the sunrise provision and use provisions; and

**WHEREAS**, By encouraging new development in East Midtown the City is putting at risk the significant investments it has made in other office districts, including Hudson Yards and Lower Manhattan, investments the taxpayers are still paying for as developers fail to achieve anticipated occupancy goals; and

**WHEREAS**, Nothing in this resolution is intended to supplant or supersede any individual resolution or opinion by an affected community board and each affected community board retains the right to advocate for its own individual priorities; and

**WHEREAS**, Some members of the Borough Board will issue recommendations or vote on the proposed actions after this resolution is issued and therefore reserve the right to elaborate, refine, or resolve any issues raised here or as may come up in the due course of review;

**THEREFORE**, the Manhattan Borough Board recommends disapproval of zoning text amendment (N 130247 ZRM) and a zoning map amendment (C 130248 ZMM) because of the many unresolved issues related to infrastructure, urban design and bulk rules, the public realm, use regulations, landmarks, citywide planning concerns, the DEIS, and energy standards.

**Community Board 8M approved the following changes by a vote of 30 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.**

#### **9. New Business**

##### **NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION (“NYCEDC”) PROSOSAL TO LEASE TO CORNELL UNIVERSITY TO DEVELOP CORNELL NYC TECH CAMPUS ON ROOSEVELT ISLAND, PURSUANT TO ULURP AND NEW YORK CITY CHARTER SECTION 384(b)(4).**

**WHEREAS**, The City of New York (“City”) is the owner of certain real property (the “Property”) located on Roosevelt Island within Community District 8, Borough of Manhattan;

**WHEREAS**, City Planning approved the disposition of the Property pursuant to ULURP in May 2013 and the property is [now] zoned C4-5, Special Southern Roosevelt Island District;

**WHEREAS**, Cornell University is both a private endowed university and the federal land-grant institution of New York State and for nearly a century and a half has provided a broad array of educational, research and outreach services through each of its fourteen colleges and schools;

**WHEREAS**, Cornell Tech will be a graduate institution for applied sciences and engineering;

**WHEREAS**, the Cornell NYC Tech campus project program is expected to comprise a maximum of 2.13 million square feet of development consisting of academic, residential, corporate co-location and research and development buildings, an executive education center with hotel and conference facilities, an optional central energy plant, and publicly accessible open spaces;

**WHEREAS**, the term of the proposed lease is 99 years, with a purchase option of \$1 upon completion of the full build if Lessee is in full compliance under the lease;

**WHEREAS**, the project is expected to generate up to 20,000 construction and 8,000 direct jobs;

**WHEREAS**, pursuant to Section 384(b)(4) of the New York City Charter, the mayor may dispose of real property to a third party by lease or sale to a local development corporation without competitive bidding, subject to the approval of the majority members of the Borough Board;

**WHEREAS**, NYCEDC has presented to the Manhattan Borough Board the Property’s proposed lease terms and the process that was used to determine such terms; and

**WHEREAS**, NYCEDC has represented that the lease will incorporate all commitments made to Community Board 8 on December 17, 2012, the Office of the Manhattan Borough President Scott M. Stringer on January 23, 2013, the City Planning Commission on February 15, 2013, and City Council Member Jessica Lappin on May 2, 2013 attached hereto.

**THEREFORE, BE IT RESOLVED** that the Manhattan Borough Board has considered the purposes, terms, and conditions of the above-described lease transaction, and has found them to be in the public interest;

**THEREFORE, BE IT FURTHER RESOLVED** that the Manhattan Borough Board hereby approves the above-described lease transaction pursuant to Section 384(b)(4) of the New York City Charter provided that the commitments made are incorporated into the lease as tenant obligations.

**Manhattan Community Board 8 voted 18 approved, 12 opposed, and 6 abstentions. Community Board 8M TAKES NO POSITION on the Manhattan Borough Board Resolution.**

The meeting was adjourned at 9:30PM.

**Nicholas D. Viest, Chair**