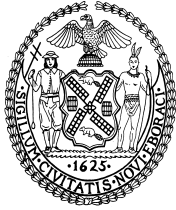


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The City of New York Manhattan Community Board 8

Joint meeting Zoning and Development, Housing and Transportation Committees

March 21, 2016, 6:30pm

Lenox Hill Hospital 130 East 77th Street

Aron Board Room

Attendance: Elizabeth Ashby, Elaine Walsh co-chairs Z&D, Scott Falk, co-chair Transportation, Lorraine Brown co-chair Housing, Michele Birnbaum, Gale Baron, Barbara Chocky, Jim Clynes, Marco Tamayo, Jane Parshall, Rita Popper, Craig Lader, David Rosenstein, Cos Spagnoletti, David Menegon, Andrew Kalloch, and Alida Camp

NOTE: THERE WAS A STRONG PRESENCE OF COMMUNITY MEMBERS AT THE MEETING. ALL WERE CONCERNED WITH THE ISSUES PRESENTED - PARTICULARLY SAFETY ISSUES WITH CONSTRUCTION AT N/E CORNER LEXINGTON AVE /86 ST, CONSTRUCTION REGARDING SUBWAY ENTRANCES, AND THE QUESTION OF SUBWAY ACCESS BE DURING CONSTRUCTION. THIS IS A HIGHLY USED SUBWAY STATION - 9TH BUSIEST IN CITY.

86th Street & Lexington Avenue –Presentation included all information available at the time of the meeting. The developer’s representative reneged on attending the meeting via notice to the board office just prior to the meeting. The building is as-of-right. There will be no Inclusionary Housing units in the building; the 2 FAR bonus is from certificates. 29,000 square feet of floor area will be transferred from the lot to the north. There will be 2 subway entrances – one in the building on Lexington and one on sidewalk on 86th. There will be an elevator entrance on 86th Street. The sidewalk on 86th St will be expanded 6’ by 110’ into the street. CB8 will request a crossover from east to west to give handicapped subway access to uptown and downtown trains. CB8 will insist that two staircases will remain open at this corner during construction. The easement allowing subway entrances in the existing building will be investigated. Since the MTA will build the subway stairs and elevator, there is neither public review nor a ULUP required. It is unclear if developer will transfer funds to the MTA. CB8 will write to the Department of Buildings, requesting a review of the building permit application. There was concern about bus bulbs and neckdowns at this intersection and a schedule for their construction will be requested.

Motion for letters to DOB and other appropriate agencies and elected officials, including the MTA, re: cross over, subway construction, and certificates. A Building Pavement Plan will be requested.

VOTE: Yes: Clynes, Falk, Lader, Brown, Birnbaum, Camp, Walsh, Chocky, Tamayo, Baron, Popper, Spagnoletti, Ashby, Menegon, Parshall. no: Rubenstein, Kalloch, Lader

Motion approved

180 East 88th Street – The proposed building would be 526 feet tall. Examination of the zoning map and the elevation drawing revealed that the proposed building would be a “sliver.” CB8 will write to the Department of Buildings, requesting a review of the building permit application, with particular attention to compliance with the “Sliver Law.”

Motion for letter to DOB for review of the building application was approved unanimously.

Zoning for Quality and Affordability & Mandatory Inclusionary Housing – The changes made by the City Council were considered. The amendment to the “Sliver Law” was eliminated. The Council retained the height bumps that ZQA contemplated for senior and affordable housing in R9X and R10A, as follows: R9X wide streets: Currently 170, post-Council ZQA 205. R9X narrow streets: Currently 160, post-Council ZQA 195. R10A wide streets: Currently 210, post-Council ZQA 235. R10A narrow streets: Currently 185, post-Council ZQA 215. CB8 had asked that these height bumps be eliminated for all; it was pointed out that the extra height is not needed to accommodate the additional FAR for senior and affordable housing.