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## The City of New York Manhattan Community Board 8

**Roosevelt Island Committee**  
**Thursday, May 1, 2014**  
**6:30PM**  
**546 Main Street 12<sup>th</sup> Floor**  
**Roosevelt Island, NY**

**Members Present:** Jeffrey R. Escobar and Larry Parnes, Co-Chairs, Ellen Polivy  
**Public Members Present:** Judith Berdy, Judith Buck

The meeting was called to order at 6:35 pm.

### **1. Presentation by Cornell/NYC Tech of the Residential Building on the campus on Roosevelt Island**

Because the Cornell/NYC Tech campus is being developed on city-owned land, its design requires approval of the city's Public Design Commission. The Roosevelt Island Committee and Community Board 8 have previously reviewed the design of the campus' First Academic building, the Co-location building and the Central Utilities Plant. Cornell is expecting to present the Residential Building to the Design Commission on May 19.

Jane Swanson, assistant director of community and government relations for Cornell/NYC Tech introduced the presentation of the Residential Building which was made by Blake Middleton of Handel Architects.

The building will have approximately 270,000 square feet, 356 units and be 26 stories or 285 feet high. The building was designed to reflect the certain principles including the river to river experience, having diverse and active open space and be livable and environmentally sustainable. The façade will complement the other buildings on the campus and window dimensions will maximize the amount of light into the building. The south façade of the building is set back from the pedestrian space and a porch for residents will be located adjacent to the spine. There are no residential units on the first two floors which will include the garbage compactor and storage and other space. All service access will be from the north side of the building and from the north loop road. The building is expected to receive LEED Silver certification.

After the presentation questions there were questions from the public.

One question related to the population of the building. Cornell stated there will be approximately 500 people residing there, mostly comprised of graduate students. The building would also contain apartments for staff and faculty.

A question was asked about the shadow impact of the building. Cornell responded, indicating that since the building is at the northern end of the campus, there would be no shadow impacts on the campus. Shadows would not be cast on existing residential buildings.

Another question was asked about the impact the 500 residents of the building would have on the island's transportation. Cornell said that the Environmental Impact Statement for the project indicated there would be no significant impact. Since the residents are living on campus, they would not generate increased Manhattan bound usage of the tram and subway during the morning rush hours.

In response to a question about garbage removal, Cornell pointed out that there was a compactor in the building and garbage would be picked up by a private carting firm.

The committee members asked questions about the building's impact on migrating birds, how much of the materials would be delivered by barge and where will vehicles park while making deliveries and picking up garbage. Cornell explained that since the building is not all glass and since it will be occupied during the evenings, there should be no problem for migratory birds. Cornell reiterated it pledge to reduce truck traffic by 40% and use barging wherever feasible. Vehicles would park on the north loop road and use the service entrance to the building. The committee members were not satisfied with that response.

Jeff Escobar reiterated that the request before the committee related to the solely to the design of the building but that the committee has raised other concerns about previous buildings.

Larry Parnes felt that the building was consistent with the design of the previously approved buildings of the project but noted that the community board has approved the Central Utilities Plant and the First Academic Building which both had off-street loading. He felt that Cornell should build a curb cut on the north loop road to allow vehicles to directly access the service entrance and load and unload off the street.

Judy Berdy felt that the residential building, when combined with the future Education Center/Hotel would create a wall that would have the effect of walling off the campus and separating it from the existing island community. The proposed residential building was too tall.

Judy Buck echoed Judy Berdy's sentiments and felt that Cornell/ NYC Tech was creating a new city on Roosevelt Island.

Ellen Polivy was in favor of the residential building. She spoke in favor of the building echoing Larry Parnes' statement that the building was consistent with the design on campus and also with the color of the material used in the fence of the Central Utilities Building

Following the discussion, the committee approved the following resolution:

**WHEREAS** Cornell/ NYC Tech will be presenting the Residential Building to the Public Design Commission on May 19, 2014 ;and

**WHEREAS** the proposed Residential Building was presented to Community Board 8; and

**WHEREAS** the design of the proposed building complements the previously presented buildings (First Academic Building, Co-location Building, Central Utilities Plant); and

**WHEREAS** the fenestration of the building maximizes light to the interior; and

**WHEREAS** service access is from the North Loop Road and not off-street which will impede traffic and pedestrian flow on that street; therefore be it

**RESOLVED** that the design of the Residential Building is approved subject to the condition that service access to the building be off-street through a curb cut on the North Loop Road

APPROVED 3-2

Community Board Members in favor – 3 (Escobar, Parnes, Polivy)

Public Members against – 2 (Judy Berdy, Judy Buck)

The meeting adjourned at 8:30 PM

Jeffrey Escobar and Laurence Parnes, Co-Chairs