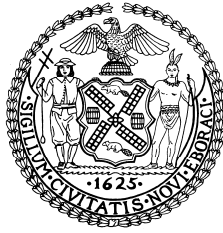


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The City of New York
Manhattan Community Board 8

**ZONING & DEVELOPMENT COMMITTEE
MINUTES**

June 6, 2013- 6:30pm
Hunter College, West Building, North Café, 3rd floor

Present: Barbara Chocky, Marco Tamayo, Teri Slater (Co-Chair), Elaine Walsh (Co-Chair)

1. Final Review and discussion –POPS study: Discussion of Privately owned Public Plazas (POPS)

Brief review of POPS - Buildings were given extra FAR in exchange for including open public space. Regulations have changed from the original 1961 regulations. Buildings follow either the 1961 or 1975 regulations. Currently all buildings must go through a ULURP process if they wish to make any changes to design or closing times. The latter is possible if there are public safety concerns. Please see previous minutes for more details. Currently POPS are no longer allowed in a residential community due to incompatibility with the residential nature of the area, except for Community Facilities that are requesting additional FAR whether for height or increased floor plate.

Based on the study findings we recommend the following: 1) Each POPs identify with the POPS signage (TREE--only since 1975 is signage required); 2) CB # 8 liaison with building owners with POPS via the Zoning and Development Committee for guidance and coordination with other appropriate committees and staff; 3) Non-compliant buildings be encouraged to be in compliance, and those in minimal compliance – comply with regulations; 4) When the POPS report finalized it be posted on the CB 8 web site with links to NYC Department of City Planning and Municipal Arts Society; 5) Letter from CB8 to buildings not in compliance requesting their compliance and finally those who ignore the letter and steps to be in compliance be referred to the NYC Department of Buildings.

The committee reconfirmed that POPS are no longer allowed in residential areas and the Board should not deviate from this position by granting any requests.

2. Discussion signage regulations

The NYC Department of Buildings continues to ignore CB8 requests for enforcement of signage regulations. Complaints have been received from community groups and individuals. The list of illegal signage that were provided by CB#8 and community groups continue to remain open. Zoning & Development Committee again are requesting a status report on the illegal signage. It was suggested that the board staff monitor the response from the Department of Buildings.

As there was no new business meeting was adjourned.