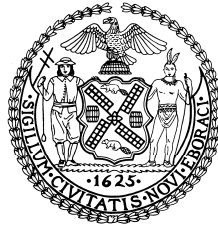


Nicholas D. Viest
Chairman

Latha Thompson
District Manager



505 Park Avenue
Suite 620
New York, N.Y. 10022
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com Website
info@cb8m.com - E-Mail

The City of New York
Manhattan Community Board 8

FULL BOARD MEETING
Wednesday, December 19, 2012
Nightingale-Bamford School
20 East 92nd Street
Auditorium
6:30PM

Community Board Members Present: Elizabeth Ashby, Kenneth Austin, Albert Barrueco, John Bartos, Michele Birnbaum, Molly Blayney, Matthew Bondy, Lori Ann Bores, Roy Carlin, Barbara Chocky, James Clynes, Jeffrey Escobar, Cory Evans, A. Scott Falk, Edward Hartzog, David Helpert, Lorance Hockert, Jonathan Horn, Lorraine Johnson, Dave Kleckner, Jacqueline Ludorf, Domenico Minerva, Laurence Parnes, Jane Parshall, Ellen Polivy, Rita Lee Popper, Margaret Price, Hattie Quarnstrom, Barbara Rudder, William Sanchez, Teri Slater, Cos Spagnoletti, Marco Tamayo, Debra Teitelbaum, Nicholas Viest, Charles Warren, Hedi White

Community Board Members (Excused): Deirdre Breslin, Susan Evans, David Liston, Mary Borez Pike, David Rosenstein, Judith Schneider, M. Barry Schneider, Helene Simon

Community Board Members (Unexcused): Sarah Chu, Christina Davis, George Fuchs, Patrick Stewart, Elaine Walsh

Total Attendance: 37

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

1. Public Session:

- Member of the public, Bill Seafert, representing the 96th Street Branch of the New York Public Library, spoke on the temporary closing of the branch which is being upgraded.
- Member of the public, Karla Cruz, representing Build Up New York City, spoke on responsible development.
- Member of the public, Corby Thomas, representing Session 73, spoke in opposition to scaffolding.
- Member of the public, Matt Bitz, representing New York City Comptroller John Liu spoke.
- **Public Hearing: BSA Application- New York Presbyterian Hospital Medical Care Facility, 1273-1285 York Avenue; 428-436 East 69th Street, Block 1463, Lots 21 and 31-**This is an application for variances from the Board of Standards and Appeals to facilitate construction of a new state-of-the-art medical care facility at 68th Street and York Avenue for The New York Presbyterian Hospital. Due to the specific programmatic requirements of the medical care facility, the proposed building will require variances of floor area ratio (ZR 24-11: Maximum Floor Area Ratio); height and setback (ZR 24-522: Front setbacks in districts where front yards are not required), rear yard setback (ZR 24-552: Required rear setbacks for tall buildings), rear yard (ZR 24-36: Minimum required rear yards; ZR 24-382: Required rear yard equivalents), lot coverage (ZR 24-11: Percentage of lot coverage) and parking (ZR 13-133: Community facility commercial or manufacturing developments) regulations.

Whereas, This is an application for variances from the Board of Standards and Appeals to facilitate construction of a new state-of-the-art medical care facility at 68th Street and York Avenue for The New York Presbyterian Hospital. Due to the specific programmatic requirements of the medical care facility, the proposed building will require variances of floor area ratio (ZR 24-11: Maximum Floor Area Ratio); height and setback (ZR 24-522: Front setbacks in districts where front yards are not required), rear yard setback (ZR 24-552: Required rear setbacks for tall buildings), rear yard (ZR 24-36: Minimum required rear yards; ZR 24-382: Required rear yard equivalents), lot coverage (ZR 24-11: Percentage of lot coverage) and parking (ZR 13-133: Community facility commercial or manufacturing developments) regulations.

Whereas, New York Presbyterian Hospital Medical Care Facility will make periodic updates to Manhattan Community Board 8 and to CB8M's Housing Committee on traffic, displaced tenants, open space, and architecture.

Whereas, Community Board 8M held a public hearing regarding this matter; therefore

Be It Resolved that Community Board 8M approves the BSA application for New York Presbyterian Hospital Medical Care Facility with the provision that the institution make periodic updates to Manhattan Community Board 8 and to CB8M's Housing Committee on traffic, displaced tenants, open space, and architecture.

Community Board 8M adopted the resolution by a vote of 20 in favor, 12 opposed, 1 abstention and 2 not voting for cause.

- **Public Hearing: ULURP Application-Cornell NYC Tech, 1 Main Street, Roosevelt Island-Cornell** University and the New York City Economic Development Corporation are seeking a number of discretionary approvals to support and allow for the development of the Cornell NYC Tech applied science and engineering campus on Roosevelt Island. The land affected by the proposed action is approximately 19-acre parcel located south of the Ed Koch Queensboro Bridge and is bounded on the north and south by an existing roadway encircling the existing Coler-Goldwater Specialty Hospital and Nursing Facility's Goldwater Memorial Hospital on the east and west by the New York City pier head and bulkhead lines. An approximately 123.4 acre portion of the project site would serve as the Cornell NYC Tech Campus and the remainder would be preserved for waterfront access and waterfront enhancing uses. In order to allow for the redevelopment of the project site, Cornell and NYCEDC are requesting: **(1)** Zoning Map amendment to change the project site zoning from R7-2 to C4-5 and to establish the Special Southern Roosevelt Island District over the project site **(2)** Zoning Text amendment to create a new Chapter 3, Article XIII to the New York City Zoning Resolution governing the Special Southern Roosevelt Island District, including special bulk, use, parking and public access controls for the Special District **(3)** Disposition of City-owned property from the City of New York (via the Department of Citywide Administrative Services (DCAS)) to the New York City Land Development Corporation (NYCLDC) which will dispose the property to the New York City Economic Development Corporation or any successor thereto for a subsequent proposed long-term lease or sale to Cornell **(4)** Amendment to the City Map to make a one-way loop road surrounding the proposed Cornell Campus (the Loop Road) and the connections between the Loop Road and the main street on Roosevelt Island part of the City's formal street system

Community Board 8 has held several meetings and public hearings concerning the proposed Cornell/NYC Tech project. First there were 5 meetings held by the Cornell/Technion Roosevelt Island Task Force Committee which included presentations by Cornell, and public comment and questions. This concluded with a public hearing of the board's Land Use Committee (a committee of the whole), on December 12, 2012. All community board meetings on the project were held on Roosevelt Island except for the Full Board meeting where the final vote took place.

While the project itself was generally viewed favorably, residents of the island had significant concerns. These included:

- construction impacts
- environmental and social impacts;
- impacts on traffic, parking and public transit;
- concern that the project would divert funds spent by the Roosevelt Island Operating Corporation (RIOCI) away from the existing residential community and;
- the benefits Cornell could provide to the community.

Manhattan Community Board 8 compliments the Roosevelt Island Community Coalition which currently represents 35 groups representing various interests, for organizing and leading community input. Manhattan Community Board 8 also notes that Cornell has been accessible, informative and open to discussion during the process.

Roosevelt Island has only one street, Main Street, which is a narrow street that runs past the island's residential buildings and the island's schools, PS/IS 217 and the private Child/Legacy School. The only vehicular access to the island is from the Roosevelt Island Bridge and via a helix ramp that connects to Main Street. Residents are rightfully concerned about the traffic, noise and roadway impacts trucks and worker's private vehicles would have as they utilize Main Street, the helix and the bridge. Further, the applicant has not considered nor coordinated with the developer of three residential towers which will occur at the same time Phase I of the Cornell project. As soon as public discussion began, Cornell was asked to examine alternate methods, especially barging, to access the site in order to reduce the number of trucks using the bridge and Main Street. Community Board 8 is pleased that Cornell is considering barging but notes that no final decision has been made by Cornell and seeks a firm commitment prior to any final approval by the City.

Residents of the island also expressed desire for Cornell to be a good neighbor and offer benefits to the community. While recognizing that at least 20% of the development site must be publicly accessible, the community, among other things, would like Cornell to provide space in its buildings for community use, provide assistance to the public school, seniors and the disabled, assume the cost of additional island transportation services generated by the project, guarantee the health of the existing infrastructure and roadways and minimize and/or mitigate project impacts.

Although Manhattan Community Board 8 believes that ultimately the proposed project will be a benefit to the island and the City, it also shares the opinions of the residents. Manhattan Community Board 8 feels that the applications under going review are too open ended, would permit a project or uses that could be different than the Cornell proposal, and would change the character of the southern portion of the island. Manhattan Community Board 8 is therefore recommending the following resolutions that while generally approving the applications includes conditions and modifications that would limit any development to that proposed by Cornell and that development occur in accordance with the phasing described in the Draft Environmental Impact Statement.

1. The application for the disposition of city property (C 130078 PPM) is pursuant to zoning. If Cornell before, during or after construction has begun and is completed is no longer developer of the site, or if Cornell wishes to make changes to the project, the possibility that an entirely different project could be built on the site (such as a fully commercial development) without ULURP review. Manhattan Community Board 8 also believes that development of the first phase of the project should be similar to that described in the DEIS, in order to avoid potential new impacts.

RESOLVED that the application for the disposition of city property (C 130078 PPM) is approved subject to the conditions that

- a) use of the property be limited to a college or university campus and related technical research, experimenting, and testing, and offices for businesses relating to and/or involved in such technical research, experimenting and testing, with a maximum of 620,000 gsf of academic space, 800,000 gsf of faculty and/or student housing, 25,000 gsf of conference facilities, 145,000 gsf of hotel, 25,000 gsf of campus related retail and 500,000 gsf of corporate co-location; and
 - b) development of Phase 1 shall include at least 350 off-street parking spaces and no more than approximately 790,000 square feet of building, of which no more than 200,000 square feet shall be of academic space, 300,000 square feet shall be of faculty and/or student housing, 100,000 square feet shall be of corporate co-location, and approximately 170,000 square feet shall be of executive conference center space which shall include a hotel of approximately 145,000 square feet.
 - c) Upon completion of the project there shall be 500 off-street parking spaces.
2. The application for the zoning map amendment (C 130076 ZMM) includes property that is not subject to the disposition application. This property will remain under control of the Roosevelt Island Operating Cooperation (RIOC) until its lease with the city expires in 2068 or it relinquishes its control prior to that date. While the goal of rezoning this property to protect its current use as a public esplanade is laudable, Manhattan Community Board 8 believes that any rezoning of this parcel would be more appropriate at such time development might be proposed for the parcel. The Community Board also notes that while under control of RIOC, the property is not subject to zoning and development subsequent to RIOC's relinquishing the property would be subject to ULURP.

RESOLVED that the application for a change to the zoning map (C 130076 ZMM) is approved as modified and in conjunction with the resolution on the zoning text amendment (N 130077 ZRM), so it does not include property that is outside of Cornell's development site described as property bounded by North Loop Road, East Loop Road (proposed by CB 8 to be renamed to East Main Street in CB 8's resolution on the City Map Change, South Loop Road, and West Loop Road (proposed by CB be renamed to West Main Street).

3. The application for the zoning text amendment, in addition to including property outside of the Cornell site within the proposed special district (as shown on Appendix A of the text) raises the following issues:
- a. Section 133-05 which applies to the Waterfront Area reduces the public access hours of the existing promenade which is now open 24 hours. Since this area is recommended to be removed from the special district, the entire section should be deleted.
 - b. Section 133-11 would allow Use Group 17B, research, experimental and testing laboratories as-of-right within the special district. Currently, such uses are only permitted as-of-right in manufacturing districts and in C6 districts by special permit of the City Planning Commission. In order to grant that permit, which requires review pursuant to ULURP, the Commission must make certain findings. In addition such application must be referred to the Commissioner of Health and Mental Hygiene.
 - c. Section 133-25 –The section would allow the Commission to make bulk modifications to the already flexible regulations of the proposed special district by authorization rather than a special permit which would require a full ULURP review.
 - d. Section 133-32 (f)- the proposed publically accessible open space should be open from 6 am to 10 pm all year-round to be more consistent with the 24 hour, year-round accessibility of the adjacent waterfront promenade.
 - e. Section 133-32(c) would allow open air cafes as permitted obstructions in the publicly accessible open space. It is not clear if it is necessary to be a patron of the café to use the tables and chairs within them

- f. Section 133-50 does not indicate who determines that the various requirements of sections (a) – (d) are substantially complete.
- g. Section 133-60 would allow modification, elimination or reconfiguration of the publically accessible open space without any review.

RESOLVED that the application for the zoning text amendment (N130007 ZRM) is approved in conjunction with the resolution on the zoning text amendment (N 130077 ZRM), subject to the modifications indicted in Attachment 1 of this report.

4. Manhattan Community Board 8 notes that the City Map change application (C 130007 MMM) proposes naming the southerly extensions of East and West Main streets to East and West Loop Roads. Main Street is a traditional name on Roosevelt Island and the address of the existing Goldwater Hospital on the proposed Cornell site has an address of 1 Main Street. In addition, the proposed map change designates the newly mapped streets south of the Queensboro Bridge as East and West Main streets.

RESOLVED that the application for a change to the City Map (C 130007 MMM) is approved subject to the condition that the designations of East and West Loop Roads be changed to East and West Main Street.

5. In recognizing the concerns and requests of Roosevelt Island residents, Manhattan Community Board 8 also recommends the following resolution.

RESOLVED that all applications are approved subject to the following additional conditions:

- a. That Cornell to the extent feasible remove all demolition waste by means other than trucks, reduce the amount of construction truck trips by at least 55% and utilize alternative methods including, but not limited to barging and onsite concrete production
- a. That use of trucks traversing Main Street, the helix and the bridge be permitted only from the hours of 9am to 5 pm., Monday through Friday. Provide advance notice of any changes to the construction schedule.
- b. That any damage to the Roosevelt Island streets, the helix and the Roosevelt Island Bridge be repaired and paid for by Cornell and that Cornell ensure the continued operation of the helix leading from the 36th Avenue Bridge to Main Street
- c. That Cornell designate and pay for a construction coordinator/liasion and an independent environmentalist to meet on a regular basis with the community board and the residents to assure environmental safety, air quality monitoring, provide updates on construction status and be available to address issues that may arise during construction.
- d. That Cornell provide and pay for a community liaison to meet on a regular basis with a community advisory board consisting of representatives of the community board, RICC, RIOC and island residents during and after construction to facilitate integration of the new campus with the existing community.
- e. That Cornell assume the cost of the necessary improvements to the island's red bus service that will be necessitated by the project and that Cornell provide technical assistance and funding that enables RIOC, MTA, New York City and State to upgrade island transportation services impacted by the project and explore the possibility of additional bus routes with MTA.
- f. That Cornell restore any island infrastructure damaged during construction to its original or better condition
- g. That Cornell makes its campus facilities available for use by island residents.
- h. That Cornell makes its best efforts to achieve LEED Platinum Certifications for buildings on the site and that the site be designed to welcome access with a minimum of visual and physical barriers.

- i. That Cornell contribute to the cost of necessary expansion of policing, transportation, open space and recreational facilities, and maintenance on Roosevelt Island that is necessitated by the project and currently funded by RIOC and that existing RIOC public purpose funds not be affected by infrastructure improvements necessary for the project.
- j. That Cornell implement security measures to ensure safety of Roosevelt Island residents during and after construction and in light of the increased security risks this campus brings to the Island that Cornell ask the City and the NYPD to look into having NYPD presence on or near the campus.
- k. That Cornell, to the maximum extent feasible minimizes removal of existing trees and replaces those that must be removed.
- n. That Cornell work with the island's CERT team, the NYC Office of Emergency Management, RIOC and RIOC's Public Safety Department to develop an effective evacuation plan for the community and work with RICC to provide relief to some Island residents in the event of other emergencies such as blackouts and excessive heat.
- l. That Cornell maintains public access to Southpoint Park throughout construction and work with the management of the Four Freedoms Memorial.
- m. That Cornell, as agreed to at the Task Force meeting on December 11, 2012, study the feasibility of an elevator to the pedestrian walkway of the 59th Street Bridge.
- n. That Cornell work with RIOC to consider development of an island ferry dock
- o. That Cornell encourage innovation and the use of new technology that convert waste to energy to supplement Island-wide power and Cornell encourage its technology experts to explore options for the steam plant including the possibility of converting the present Steam Plant to a gas-fired Cogeneration Plant would provide low-cost energy for the entire Island (with the initial investment potentially repaying itself within five years) or transforming the plant into the Museum of Technology, Art and Science (MOTAAS), the first museum to display technology of past and present and future.
- p. That Cornell continues discussions with RIOC, RICC and CB8 and any other necessary agencies about parking, taking into account and giving special consideration to Island residents' requests and desires.
- q. That Cornell provide the following as agreed to in its letter dated December 9, 2012 to the Chair of Community Board 8:
 - Provide space for community groups to meet and provide access for Roosevelt Island organizations to auditorium space, when available;
 - Be fully compliant with ADA requirements such as incorporating accessibility features on campus such as a "looping" system for hearing impaired and disabled access (universal design);
 - Investigate the feasibility of providing reduced rates for hotel space for Island residents, when accommodations are available;
 - Work closely with PS/IS 217 to implement Roosevelt Island pilot programs focused on tech education for middle school students. Work with other age groups too;
 - Work with our Cooperative Extension Office, and designate a campus person to work on outreach programs with community
 - Work with the community to program outdoor space for children;
 - Provide computers and help with computer training for members of the Senior Center;
 - Create mentoring programs for the islands' population of post-high school young adults;
 - Create a "shadowing" program for Island middle school students to accompany scientists and observe academic/laboratory process;
 - Create an environment in which Cornell NYC Tech technology students can research ways that technology can enhance lives of older adults and the disabled;

- Provide consideration to Island organizations and services prior to working with outside organizations when feasible;
- Preserve the Goldwater WPA murals, and consider preserving and displaying other Island historic artifacts, where appropriate and feasible;
- Provide islanders opportunities to announce Island news and cultural events to Cornell faculty, students, and staff through electronic community bulletin boards, postings, and newsletters;
- Post Cornell NYC Tech employment and sub-contracting opportunities and cultural opportunities via email, WIRE, blog, and local bulletin boards;
- Provide primarily non-monetary support for community's cultural and religious events;
- Provide computer training for the disabled group, and investigate the donation of Dragon software; and
- Sponsor a "tech hackathon" to advance technology education for the disabled.

Attachment 1 – changes to zoning text

Matter in underline is new, to be added to the proposed zoning text;

Matter in ~~strikeout~~ is to be deleted from the proposed zoning text

133-11

Additional Uses

Within the #Development Parcel#, the provisions of Section 32-10 (Uses Permitted As-Of-Right) are modified to permit Use Group 17B research, experimental or testing laboratories. All such uses shall meet the performance standards for such #uses# as if located in an M1 zoning district.

133-25

Modification of Bulk Regulations

Within the #Special Southern Roosevelt Island District#, the City Planning Commission may, by special permit allow modifications of the #bulk# regulations of this Chapter and the underlying #bulk# regulations, except #floor area# regulations, provided the Commission finds that:

- (a) such modifications are necessary to achieve the programmatic requirements of the academic and research and development campus;
- (b) such distribution of #bulk# will result in better site planning and will thus benefit both the residents, occupants or users of the #Special Southern Roosevelt Island District# and the surrounding neighborhood;
- (c) such distribution of #bulk# will permit adequate access of light and air to surrounding public access areas, #streets# and properties; and

133-32

Design Requirements for Public Access Areas

(c) Permitted obstructions

Permitted obstructions allowed under paragraph (a) of Section 62-611 may be located within any required public access area, provided that no such permitted obstructions shall be located within a required clear path.

Furthermore, kiosks may be up to 500 square feet in area, and open air cafes may occupy not more than five percent of any required public access area. Persons may use such seating whether or not they are patrons of the café.

(f)

All required public access areas shall be open daily from 6am to 10pm ~~between April 15th and October 31st and from 7am to 8pm for the remainder of the year.~~ Signs stating that the North-South Connection is publicly accessible shall be posted at its northern and southern entrances. Signs indicating that the Central Open Space is publicly accessible shall be posted at its entrance from the West Loop Road and the North-South Connection.

133-50

PHASING

The public access areas required pursuant to Section 133-30, inclusive, may be built out in phases on the #Development Parcel# in accordance with this Section and pursuant to certification by the Chair of the City Planning Commission

133-60

MODIFICATION OF PUBLIC ACCESS AREAS

Any public access area may be modified, eliminated, or reconfigured over time, provided that the Chair of the City Planning Commission shall certify that such modification, elimination, or reconfiguration does not reduce the amount of public access area required under Section 133-40 (Phasing) for the amount of #floor area# located on the #Development Parcel# at the time of such activity and that any modified or reconfigured public access area complies with the applicable provisions of Section 133-30 (PUBLIC ACCESS AREAS), inclusive.

Community Board 8M approved the resolution with modifications/conditions by a vote of 32 in favor, 1 opposed, 3 abstentions and 1 not voting for cause.

2. Adoption of the Agenda – Agenda adopted.

3. Adoption of the Minutes – October Full Board 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 announced that the MBPO is currently appointing the 2013 class of Community Board members and reminded the current CB8M board members to make sure to re-apply. The applications can be obtained through the MBPO website through January 18th and some copies were left up front.

5. Elected Official's Reports:

- Assembly Member Dan Quart reported on his latest initiatives. He announced 2 legislative updates. The Assembly is working on legislation that would increase the year-to-year operations budget for the MTA through recalibrating congestive pricing. This may be a solution that may provide long-term sustainability to prevent the systemic problem that the MTA has in controlling its expenditures and can prevent constant rate increases to riders. The issue of gun violence is front and center at the Assembly in the recent tragic events in Connecticut. Assembly Member Quart feels that while New York has a good record in controlling gun violence much more can be done. There is microstamping of bullets, strict definitions of semi-automatic weapons, and using New York City's and New York State's buying power to reward and contract only responsible gun manufacturers.
- Christina Parisi, a representative from Congresswoman Carolyn Maloney's office, reported on her latest initiatives. Congresswoman Maloney is currently in Washington as the Congress is still in session working on ensuring that the fiscal cliff is avoided. She is also supporting federal funding for the individuals, families, and small businesses to rebuild in the aftermath of Superstorm Sandy. After the tragedy in Newtown, CT where 20 children and six educators were brutally murdered in an elementary school the Congresswoman is strongly urging Congressional leaders to support a ban on assault weapons and large-capacity magazines that hold 100 bullets and have the ability to kill dozens of people in a matter of minutes. On behalf of the Congresswoman, Christina wished everyone a Happy Holidays and New Year.
- Patrick Madigan, a representative from NYS Senator Liz Krueger's office, reported on her latest initiatives. Senator Krueger will be holding the last of her Roundtable for Seniors meeting on January 3rd, at Lenox Hill Neighborhood House, 331 East 70th Street, from 8:00AM-10AM. She has also written to the Mayor's Office and the Department of Sanitation of NY in regards to the issue of the East 91st Street Marine Transfer Station and the implications in post Sandy New York.

- Helen Ohw, a representative from Assembly Member Micah Kellner's office, reported on his latest initiatives. Assembly Member Kellner along with Councilmember Jessica Lappin and others have filed a new lawsuit on the ill-conceived East 91st Street Marine Transfer Station. The new lawsuit focuses on the fact that the Marine Transfer Station would be built in Flood Zone "A" which after Superstorm Sandy hit on October 29th the area had to contend with damaging flood waters.
- Emma Lowe, a representative from Council Member Daniel Garodnick's office, reported on his latest initiatives. Council Member Garodnick's office has received complaints regarding East 86th Street trash pick-ups due to the DOE Fund no longer providing services to this area. The Council Member has requested additional trash pick-ups and street cleanings by the Department of Sanitation (DSNY) and the DSNY is complying with the request. However, the Council Member is recommending that a BID is the appropriate solution and is supporting the businesses in this area as they take the next steps. On a legislative note, the Council Member passed legislation to require recycling in new residential buildings. This new legislation requires new multi-family residences to recycle and encourages a sustainable city.
- Jane Swanson, a representative from Council Member Jessica Lappin's office reported on her latest initiatives. Council Member Lappin along with Assembly Member Micah Kellner has filed a lawsuit challenging the permit issued by the U.S. Army Corps of Engineers in regards to the proposed East 91st Street Marine Transfer Station (MTS). The lawsuit accuses the Army Corps of violating the Clean Water Act by allowing the city to have an inadequate mitigation plan and failing to properly review alternatives that would be less harmful to the surrounding neighborhood and water. Given the flooding caused by Hurricane Sandy near the proposed MTS site, the city needs to rethink locating the garbage plant in Evacuation Zone A. She announced that the City Council will be holding a series of hearings in January on Hurricane Sandy which will allow the public to testify about their experiences during the superstorm. Jane thanked the CB8M board members and staff for all their hard work and efforts and wished everyone a happy holiday and new year on behalf of the Council Member.

6. Chair's Report – Nick Viest:

Nick Viest gave his report. Nick took the opportunity to give thanks to CB8 M board members Larry Parnes, Jeffrey Escobar and Ellen Polivy for all the work they did on the Cornell Technion Task Force. He thanked the CB8M board office staff for the work they do in support of the board and to the board members for being good members.

7. Committee Reports and Action Items:

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

Public Hearings re: Applications for Multi-Block Street Fairs for Calendar Year 2013

A. Museum Mile- Application to close Fifth Avenue from 82nd street to 109th street on Tuesday June 11th, from 6:00pm to 9:00pm to hold a Street Festival.

This will be the 35th year of the Festival where all the museums on Fifth Avenue participate.

During discussion the Public and Board Members spoke about how much they enjoyed this festival.

Manhattan Community Board 8 adopted to approve by a vote of 36 in favor, 0 opposed, and 0 abstentions.

B. Brick Presbyterian Church- Application to close Park Avenue from 90th to 93rd Streets from 5:00PM to 8:00PM for a religious ceremony.

This event started in 1946. During the event the Christmas trees are lit on Park Avenue.

Manhattan Community Board 8 adopted to approve by a vote of 36 in favor, 0 opposed, and 0 abstentions.

C. Application by the Parents Association of P.S. 183 to close the sidewalk on the south side of East 67th Street between York and First Avenues for parking and vendors and sidewalk on the north side of 66th street from York and First Avenues, from Saturday January 5, 2013 to Saturday December 28, 2013 from 6:00AM to 5:00PM for a flea market.

Manhattan Community Board 8 adopted to approve by a vote of 36 in favor, 0 opposed, and 0 abstentions.

D. Application by the 19th Precinct Council to close Lexington Avenue from 60th and 66th Streets on Saturday May 4th, from 12:00 PM to 5:00PM for a Street Festival.

Funds from this event are used to support the community.

Manhattan Community Board 8 adopted to approve by a vote of 36 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

E. Application by Lenox Neighborhood House to close First Avenue from 68th to 79th Streets on Saturday June 8th from 12:00PM to 5:00pm for a Street Festival.

The funds from this event are used to support their programs.

Manhattan Community Board 8 adopted to approve by a vote of 34 in favor, 0 opposed, 1 abstention, and 2 not voting for cause.

F. And G. It was decided to hear these two items together.

Applications by the Manhattan Chamber of Commerce to close East 66th to East 86th Streets on Third Avenue on Sunday June 2nd and on Sunday September 8th from 12:00 to 5:00 PM for Street Festivals.
On June 2nd it will be the Second Avenue Festival which cannot be held on Second Avenue because of the subway construction. Merchants on Second Avenue will be given priority for space at the June Festival.

Manhattan Community Board 8 adopted to approve by a vote of 36 in favor, 0 opposed, and 0 abstentions.

H. Application by the French Institute/Alliance Francaise to close East 60th Street between Fifth and Lexington Avenues, on Sunday July 14th from 12:00pm to 5:00pm for a Street Festival.

This is to celebrate Bastille Day.

Manhattan Community Board 8 adopted to approve by a vote of 36 in favor, 0 opposed, and 0 abstentions.

I. Application by the East 60th Street Neighborhood Association to close East 60th Street between Fifth and Madison Avenues on Sunday August 4th from 12:00pm to 5:00pm.

Manhattan Community Board 8 adopted to approve by a vote of 26 in favor, 7 opposed, and 4 abstentions.

J. Application by the 92nd Street Y to close 79th to 96th Streets on Lexington Avenue on Sunday September 15th from 12:00 to 5:00PM for a Street Festival

The funds from this event would be used for programs at the Y. Many of these programs will have displays and demonstrations at the Festival.

Manhattan Community Board 8 adopted to approve by a vote of 36 in favor, 0 opposed, and 0 abstentions.

K. Review of the Greenmarket located on the South side of 82nd Street between First and York Avenues on Saturdays from January 5th to Saturday December 28th from 8:00am to 5:00pm for a Green Market. (every Saturday)

Manhattan Community Board 8 adopted to approve by a vote of 34 in favor, 2 opposed, and 1 abstention.

L. Review of the Greenmarket located on the East side of First Avenue between 92nd and 93rd Streets on Sundays from June 23rd to November 24th

This is one month shorter than this year.

Manhattan Community Board 8 adopted to approve by a vote of 36 in favor, 0 opposed, and 0 abstentions.

M. Application by The Gracie Square Art Show to close East End Avenue from 84th to 88th Streets on Saturday October 5th and Sunday October 6th from 11:00am to 5:00pm for an Art Festival

Manhattan Community Board 8 adopted to approve by a vote of 36 in favor, 0 opposed, and 0 abstentions.

2. Public Hearings re: Applications for single block Street Fairs for Calendar Year 2013.

B. Application by the Dalton School to close East 91st Street between Park and Lexington Avenues on Friday May 24th from 11:30 to 2:30 for a block party.

They have been holding this event for at least 10 years. The Community is invited.

Manhattan Community Board 8 adopted to approve by a vote of 37 in favor, 0 opposed, and 0 abstentions.

D. Application by Immanuel Lutheran Church to close East 88th Street between Lexington and Park Avenues on Saturday September 28th from 12:00 to 5:00pm for a block party.

This is the second year they are holding this event. The Community is invited. The money raised will be used for a new Church roof.

Manhattan Community Board 8 adopted to approve by a vote of 37 in favor, 0 opposed, and 0 abstentions.

E. Application by Trevor Day School to close East 90th Street between Madison and Fifth Avenues on Tuesday June 11th from 12:00 to 1:30pm

This is a graduation event. There was a discussion whether streets should be closed for graduations, or should these parties be held indoors. There was also some concern that even though the whole school is invited this is a high school graduation and the high school is located on the West side.

Manhattan Community Board 8 adopted to DISAPPROVE by a vote of 30 in favor, 6 opposed, and 1 abstention.

F. Application by Manhattan New School (PS 290) to close East 82nd Street between First and Second Avenues from 11:00am to 5:00pm on Saturday May 18th.

This is a fundraiser run by the parents.

Manhattan Community Board 8 adopted to approve by a vote of 37 in favor, 0 opposed, and 0 abstentions.

G. Application by the Episcopal School to close East 69th Street between Park and Madison Avenues on Thursday May 16th from 3:00pm to 6:00pm for a block party.

This party has been held for 25 years. It is not a fundraiser and the community is invited.

Manhattan Community Board 8 adopted to approve by a vote of 37 in favor, 0 opposed, and 0 abstentions.

H. Application by Ronald McDonald House to close East 73rd Street between First and York Avenues on Saturday September 28th from 10:00 to 6:00pm for a block party.

The community is invited to this event.

Manhattan Community Board 8 adopted to approve by a vote of 37 in favor, 0 opposed, and 0 abstentions.

J. Application by the Parents Association of PS 267 to close East 63rd between Second and Third Avenues on Saturday May 4th from 11:00am to 4:00pm for a block party.

This is a new school that used to be part of PS158. It will be a fund raiser and the community is invited.

Manhattan Community Board 8 adopted to approve by a vote of 37 in favor, 0 opposed, and 0 abstentions.

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

Re: 6 Henderson Place aka 547 East 86th Street (between York and East End Avenues) - Henderson Place Historic District - John Chimera, Architect. Application is to reconstruct part of the façade.

WHEREAS 6 Henderson Place is a Queen Anne style row house designed by Lamb and Rich and constructed in 1882 and is part of the Henderson Place Historic District.

WHEREAS the Henderson Place Historic District includes 24 Queen Anne style houses all designed by Lamb and Rich. The houses are on East End Avenue and on Henderson Place, a cul-de-sac that provides the name for the historic district.

WHEREAS 6 Henderson Place is a prominent corner building on the north side of 86th Street at Henderson Place approx. 15' wide x 40' deep.

WHEREAS the applicant proposes to remove or has removed all face bricks and stone string courses on most of the west elevation (that faces 86th Street) and replace the historic original bricks with new brick and the historic original stone string courses with new brownstone string courses.

WHEREAS other restoration work at 6 Henderson Place (including slate roof replacement and lead coated copper replacements for existing metal roofing) has already been approved at the staff level by the Landmarks Preservation Commission.

WHEREAS after removal of face bricks for a width of about 9 feet from the first string course to the second (the second story above the rusticated base), the applicant determined that that the conditions of the brick wall and joist bearing are so erratic that all the face bricks on the west façade may have to be removed to examine and repair the backup and bad joists. The applicant has also determined that the condition of many of the bricks that have been removed have been damaged over time or irregularly cut during removal and thus, in general, are not reusable in any way; reinstallation would be tedious and extremely difficult and costly.

WHEREAS 6 Henderson Place is highly visible, on a corner, with two major elevations and is one of the two most significant properties comprising the Henderson Place Historic District, the other being the adjacent house, also on the corner at East End Avenue.

WHEREAS the color of the replacement brick would not have the patina, warmth or character of the original brick; the proposed intervention to the original materials used, i.e., the replacement of the face brick and stone string course with new materials, would allow for the substantial diminishment of the house within the historic district.

WHEREAS the reuse of the original material for both the brickwork and the stonework, while costly, is essential to maintain the character and charm of the building in the historic district.

WHEREAS the usability/functionality of the brick and stone which has been removed has not been thoroughly examined by the applicant.

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

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

Re: 785 Fifth Avenue (between 59th and 60th Streets) – Upper East Side Historic District – *Claus F.*

Rademacher, Architect – An apartment building designed by Richard Roth of Emery Roth & Son and built in 1962-63. Application to install a new terrace enclosure.

WHEREAS the applicant proposes to install a new terrace enclosure made of aluminum-framed glass, measuring approximately 70 square feet, on the presently un-enclosed terrace of an apartment on the ninth floor of the building;

WHEREAS the building has at least one other terrace enclosure that appears significantly different in shape and design from the one currently proposed;

WHEREAS the Committee believes that the building should adopt a Master Plan governing the design and materials for any such enclosures so as to best protect the character and uniformity of design of the building;

WHEREAS the applicant failed to provide the Committee with sample materials to aid the Committee in assessing the likely visual impact of the proposal;

WHEREAS the proposed terrace enclosure would be easily visible from street level from both north and west of the building;

WHEREAS the building is an architecturally significant location in an historic district;

WHEREAS the proposed terrace enclosure will be at odds with the character and design of the building and the historic district in which it is located.

THEREFORE BE IT RESOLVED that the application is disapproved.

Manhattan Community Board 8 adopted this recommendation by a vote of 28 in favor, 8 opposed, and 1 abstention.

Re: 119 East 78th Street (between Park and Lexington Avenues) – Upper East Side Historic District - *Anik*

Pearson, Architect – A Italianate style residence built in 1871 and altered by Harvey Stevenson & Eastman Studds, to reflect a neo-Classical (vernacular) style, in 1936. Application to modify the front fence, service entry and sidewalk.

THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part A – The removal of an existing security grill at the property line at the front elevation to the east of the front door, the replacement of the existing service door with a new double door, new grillwork to provide security for the windows on the new double service door and for an existing window and a new security gate to be installed across the service entrance only. Part B - The enlargement of the entry way and the creation of a garden that would encroach into the sidewalk (and require a revocable consent from the Department of Transportation)

PART A- Part A - The removal of an existing security grill at the property line at the front elevation to the east of the front door, the replacement of the existing service door with a new double door, new grillwork to provide security for the windows on the new double service door and for an existing window and a new security gate to be installed across the service entrance only.

WHEREAS 119 East 78th Street is an Italianate style residence constructed in 1871 and altered by Harvey Stevenson & Eastman Studds, to reflect a neo-Classical (vernacular) style, in 1936.

WHEREAS the applicant proposes to eliminate the security grill which sits 4” from the front elevation, with new operable bronze grills on the existing window at the ground elevation as well as at the windows on the proposed new double door (a total of three new window grills) and a metal gate at the service entrance.

WHEREAS the proposed removal of the security grill, the changes to the service door, and the new grillwork and the new gate are appropriate within the historic district.

WHEREAS the proposed changes at the ground level of the front elevation present as a less forbidding solution for security and are more contextual within the historic district.

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 33 in favor, 1 opposed, 0 abstentions, and 1 not voting for cause.

Part B - The enlargement of the entry way and the creation of a garden that would encroach into the sidewalk (and require a revocable consent from the Department of Transportation)

WHEREAS the applicant proposes to create a garden in front of 119 East 78th St. that would extend onto the existing sidewalk and across the 15' width of the property.

WHEREAS the proposed new garden/entry way would be surrounded by a 48" high wrought iron fence with a gate; the garden area would have a surface of bluestone pavers and would incorporate narrow planting beds within the fenced-in area including in-ground planters with concrete curbs and a tree.

WHEREAS the proposed extension into the sidewalk would require a "revocable consent" from the Department of Transportation.

WHEREAS the house sits at the property line; the entire new garden would be outside the property line.

WHEREAS 4'7" is the current standard for clearance for pedestrian traffic on sidewalks; the proposed new garden would encroach on the public way at a buildout of 6'4".

WHEREAS there is also an existing street tree that the proposed new garden would encroach upon since the proposed new garden would extend to the first joint line of the sidewalk.

WHEREAS the proposed new garden is out of context and is inappropriate within the historic district,

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

Manhattan Community Board 8 adopted this recommendation by a vote of 24 in favor, 7 opposed, 5 abstentions, and 1 not voting for cause.

Re: 888 Madison Avenue aka 22 East 72nd Street [Ralph Lauren Store] – Upper East Side Historic District - Thomas Hut, Partner – A new commercial building designed by Weddle Gilmore and HS2 Architecture and completed in 2010. Application to legalize an existing roof-top mechanical unit.

WHEREAS the Landmarks Preservation Commission reviewed and approved the detailed drawings for the building when the applicant presented its application for the 4 story limestone beaux arts-style which has since replaced the then existing no-style two story building.

WHEREAS the mechanical unit, which is the subject of this current application, was part of the original application which contained sight lines showing visibility to the street.

WHEREAS the Commission has now recognized that, as indicated in the original, approved application, part of the mechanical unit is visible from the street, the Commission has requested that the applicant seek "legalization" of same although the Commission has not issued a formal violation to the applicant.

WHEREAS the mechanical unit is only minimally visible from the public way and does not significantly take away from the character and design of the building.

THEREFORE BE IT RESOLVED that this application is approved.

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

Re: 909 Madison Avenue (between 72nd and 73rd Streets) – Upper East Side Historic District - David McAlpine, Architect – A non-Federal style bank building designed by Schultze & Weaver and built in 1931. Application to alter the rooftop and exterior façade.

WHEREAS 909 Madison Avenue is a neo-Federal style bank building designed by Schultze & Weaver and constructed in 1931.

WHEREAS the applicant proposes to (1) replace the existing cooling tower/air conditioning unit with a new lower unit on the roof (approx. 4" lower) (2) apply a translucent/frosted film to the existing Federal-style windows with concealed light boxes behind so that the windows will "glow" even though on the interior there will be panels in front of the windows for the display of artwork (i.e., the windows will not provide natural light), (3) on Madison Avenue, the applicant proposes to replace the existing contextual front door with a full height door and to mount two bronze plates with the names of the private art galleries occupying the space on either side of the front door, (4) on 73rd Street, the 5th and most eastern Window of the existing 5 windows will be changed into a door by cutting into the original material of the building -there will also be a new ADA ramp to provide handicapped access into the building.

WHEREAS 909 Madison is a particularly lovely example of the neo-Federal style of architecture with its balustrade at the cornice hiding the mansard roof. The masterful symmetry and powerful simplicity of the design are hallmarks of the neo-Federal style.

WHEREAS the proposed changes to both the 73rd elevation and the Madison Ave. elevation are disturbing.

WHEREAS the new door proposed for 73rd Street with the proposed handicapped accessible ramp will detract from the symmetry of the north-facing elevation as well as cut into the original fabric of the building.

WHEREAS the new front door on Madison Avenue presents as a more modern alternative to the existing door and detracts from the neo-Federal style of the architecture.

WHEREAS the windows at the ground level on both Madison Avenue and 73rd Street are 15 over 15 divided light windows; the windows at the 2nd floor at either 9 over 9 divided light windows or 6 over 6 divided light windows; there is a grand Palladian window at the 2nd floor of the front elevation on Madison Avenue and the 3 windows that are 9 over 9 divided light windows at the 2nd floor on 73rd Street have Juliet balconies. All of the windows are magnificent with limestone surrounds.

WHEREAS the proposed translucent film that will change the look of the windows so that they present as “frosted windows” and that Will be added to most of the windows at both elevations so that the interior new Walls behind all of the windows can serve as space to hang art seem particularly out of context for a building of this stature and within the historic district.

WHEREAS the proposed changes will forever change the presentation of this highly visible and important corner building within the historic district.

WHEREAS the applicant has, in addition to the above major changes, proposed exterior restoration work that has been approved at the staff level of the Landmarks Preservation Commission.

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

Manhattan Community Board 8 adopted this recommendation by a vote of 36 in favor, 0 opposed, and 1 abstention.

- **Transportation Committee – A. Scott Falk and Chuck Warren, Co-Chairs**

Re: Discussion of the Central Park Bicycle/Pedestrian Improvements

WHEREAS the Central Park loop drive is shared by multiple users;

WHEREAS bicycles have recently been given a dedicated lane of traffic for their exclusive use;

WHEREAS dedicated bicycle signal-heads on traffic lights may help to notify bicyclists that such traffic signals specifically apply to the bicycle lane; and

WHEREAS pedestrian safety and traffic enforcement for all road users are priorities for Community Board 8M;

THEREFORE BE IT RESOLVED that Community Board 8M recommends that the New York City Department of Transportation install dedicated bicycle signal-heads on traffic lights throughout the loop drive.

At the December 5, 2012 Transportation Committee meeting, the Committee APPROVED the resolution by a vote of 5 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

Re: A request for a Speed Bump at 7 East 85th Street

WHEREAS East 85th Street is a wide street that serves as the westbound approach to the 86th Street Central Park Transverse;

WHEREAS East 85th Street has two speed bumps between Lexington and Madison Avenues, near the Ramaz School and Regis High School;

WHEREAS there are no speed bumps located west of Madison Avenue along East 85th Street, allowing drivers to increase their speed in this final block before reaching the Park;

WHEREAS residents of 7 East 85th Street report the recent removal of street signs that alerted drivers to the presence of a nearby playground and warned against honking; and

WHEREAS members of the community and in particular the residents of 7 East 85th Street have expressed their desire for a speed bump at this location;

THEREFORE BE IT RESOLVED that Community Board 8 asks the New York City Department of Transportation to do a speed study for East 85th Street between Madison and Fifth Avenues, and study the feasibility of installing a speed bump at this location; and

FURTHER BE IT RESOLVED that Community Board 8M asks DOT to replace the playground and no-honking street signs that were removed from this block.

At the December 5, 2012 Transportation Committee meeting, the Committee APPROVED the resolution by a vote of 5 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

Re: A request for a new Revocable Consent for a communications conduit from 1 East 78th Street to 14 East 78th Street.

WHEREAS New York University has requested a revocable consent to install a communications conduit between their properties located at 1 East 87th Street and 14 East 87th Street;

WHEREAS this is a standard utility conduit installation; and

WHEREAS the applicant has promised to restore the street and sidewalk to its original condition as promptly as possible;

THEREFORE BE IT RESOLVED that Community Board 8M recommends approval of this application for a revocable consent; and

FURTHER BE IT RESOLVED that this installation be completed with the least disruption to traffic and the community.

At the December 5, 2012 Transportation Committee meeting, the Committee APPROVED the following resolution by a vote of 4 in favor, 0 opposed, 0 abstentions and 1 not voting for cause.

Re: A request for a new Revocable Consent for a fenced in area at 237 East 72nd Street

BE IT RESOLVED, that Community Board 8M recommends approving the request for a revocable consent covering a fenced-in area located at 237 East 72nd Street as presented.

At the December 5, 2012 Transportation Committee meeting, the Committee APPROVED the following resolution by a vote of 5 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

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

1a. **MBRP Rest, Inc. d/b/a The Stumble Inn, 1454 Second Avenue (@ 76th Street)** – Renewal application for an unenclosed sidewalk café with 12 tables and 25 seats, DCA #0955674. Due date: Jan. 4th. Café Hours: Mon. - Sun. 11:30am to 10pm. Food/Drink: 37/63.

WHEREAS there are no changes to the café;

WHEREAS four members of the public were present and raised issues related to noise. Specifically, the members of the public pointed to patrons exiting the establishment late at night and taxis honking horns to gain business from aforementioned patrons as the sources of noise;

WHEREAS the establishment agreed to encourage exiting patrons to disperse quickly and quietly;

BE IT RESOLVED that the application is Approved

At the December 4, 2012 Street Life Committee meeting of Manhattan Community Board 8, the Committee recommendation was adopted by a vote of 4 in favor, 1 opposed, and 0 abstentions.

1b. **Taro Rest, Inc. d/b/a Due, 1396 Third Avenue (79th/80th Streets)** – Renewal application for an unenclosed sidewalk café with 4 tables and 8 seats, DCA #0835262. Due date: Jan. 7th. Café Hours: Mon. - Sun. Noon to Midnight. Food/Drink: 80/20.

WHEREAS there are no changes to the café and nobody from the public objected,

BE IT RESOLVED that the application is Approved

At the December 4, 2012 Street Life Committee meeting of Manhattan Community Board 8, the Committee recommendation was adopted by a vote of 5 in favor, 0 opposed, and 0 abstentions.

2a. **Bali S.E.A. Corp., 1154 First Avenue (63rd/64th Streets)** – New application for a wine and beer only license. Hours: Mon. – Thurs. 11:30am to 10:30pm, Fri. & Sat. 11:30am to 11pm, and Sun. 12pm to 10pm. Food/Drink: 80/20

WHEREAS there were no objections from the public,

BE IT RESOLVED that the application is Approved.

At the December 4, 2012 Street Life Committee meeting of Manhattan Community Board 8, the Committee recommendation was adopted by a vote of 5 in favor, 0 opposed, and 0 abstentions.

2b. **EIC Hospitality Concepts, LLC d/b/a Rue Decatur, 181 East 78th Street (Lexington/Third Avenues)** - New application for a liquor, wine and beer (on-premises) license. Hours: Sun. – Thurs. 8am to 2am, Fri. & Sat. 8am to 3am. Food/Drink: 60/40

WHEREAS there were no objections from the public,

BE IT RESOLVED that the application is Approved.

At the December 4, 2012 Street Life Committee meeting of Manhattan Community Board 8, the Committee recommendation was adopted by a vote of 4 in favor, 0 opposed, and 1 abstention.

8. Old Business

No old business.

9. New Business

MANHATTAN BOROUGH BOARD RESOLUTION FOR GOOD JOBS & RESPONSIBLE DEVELOPMENT

Whereas, responsible economic development can be a boon to a community, its residents and Workers; and

Whereas, economic development performed in an irresponsible manner can be both a danger to the community, as well as result in the mistreatment of workers; and

Whereas, real estate developers with records of irresponsible behavior may have appeared before Community Boards, or may appear before Community Boards in the future; and

Whereas, the Manhattan Borough Board has been requested to support the fair and equitable treatment of all workers by all employers at all times; and

Whereas, all workers have the right to seek fair and just compensation for their services, including Wages, benefits, training and opportunity to advance, and the right to join together to collectively bargain with any employer in seeking such compensation, without fear of reprisals; and

Whereas, workers who are paid family sustaining wages, with affordable health care and retirement benefits help create strong communities, a strong middle class and a growing local and national economy; and

Whereas, many labor unions, community-based organizations and responsible employers work diligently to ensure job security, industry standard wages and benefits, safety training, advancement opportunities, secure retirement, and affordable family healthcare for their members, constituents and employees;

Therefore, be it is resolved, that the Manhattan Borough Board strongly supports the rights of all workers, union and nonunion alike, within its borders and beyond, to seek and receive the industry standard wages and benefits for their services; and

Be it Further Resolved, that the Manhattan Borough Board strongly supports the rights of all workers to seek to organize as a collective bargaining unit to negotiate with their employer, as provided by law, to secure the industry standard wages and benefits for their services; and

Be it Further Resolved, that the Manhattan Borough Board shall call upon all employers who appear before the Community Boards to engage, without undue delay, in meaningful, good-faith discussion and negotiation as may be necessary to assure that the rights of all parties are recognized, respected, and protected under the law in a timely and expeditious manner; and

Be it further Resolved, that Manhattan Community Boards shall call on all developers and/or property owners who appear before the Board or who have a request before the board to publish their plans to ensure that the workers performing the construction, operations or maintenance on the building to receive appropriate training including opportunities through apprenticeship programs that they participate in, and an opportunity to advance in their career.

Be it Further Resolved, that Manhattan Community Boards shall call on all developers and/or property owners who appear before the Board or who have a request before the board to submit their plans to ensure that all construction managers, general contractors, contractors and subcontractors provide a workplace that is safe for the workers, the nearby homes and businesses, pedestrians and traffic near the site as part of their application process; and

Be it Further Resolved, that Manhattan Community Boards shall call on all developers and/or property owners to appear before the Board or who have a request before the Board to grant access to City of New York Building inspectors, OSHA and other regulatory agencies to facilitate the inspection of the workplace and relevant records to ensure compliance with local, state and federal laws; and

Be it Further Resolved, that Manhattan Community Boards shall call upon all developers and/or property owners who appear before the Board to include with their application for a zoning change, variance or other land use action:

1. a list of all projects undertaken by the developer/property owner, or any other developer/property owner having common owners, in the five boroughs of New York City during the five years preceding the application. Such list shall include the address of each project and the name and address of each project's developer/property owner.
2. a list of the names and addresses of all construction managers, general contractors, contractors and subcontractors of any tier which were utilized on such projects.
3. a list of the names and addresses of the construction managers, general contractors, contractors and subcontractors of any tier which may be utilized on the particular project before the board.

Due to time constraints only a show of hands from the Manhattan Community Board 8 members was taken instead of a regular vote. The Board Members supported the resolution by a show of hands. The Chair, Nick Viest will vote in support of this resolution at the next Manhattan Borough Board meeting.

The meeting was adjourned at 9:45PM.

Nicholas D. Viest, Chair