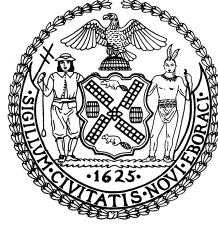


Nicholas D. Viest
Chairman

Latha Thompson
District Manager



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

**LAND USE MEETING
WEDNESDAY, OCTOBER 9, 2013
Stanley Isaacs Neighborhood Center
430 East 93rd Street
Dining Room
6:30PM**

Community Board Members Present: Elizabeth Ashby, Lowell Barton, John Bartos, Michele Birnbaum, Molly Blayney, Matthew Bondy, Lori Ann Bores, Roy Carlin, Sarah Chu, James Clynes, Cory Evans, Susan Evans, A. Scott Falk, Edward Hartzog, David Helpert, Lorance Hockert, Jonathan Horn, Lorraine Johnson, Jacqueline Ludorf, Domenico Minerva, Laurence Parnes, Jane Parshall, Ellen Polivy, Margaret Price, Hattie Quarntrom, David Rosenstein, Barbara Rudder, William Sanchez, Judith Schneider, M. Barry Schneider, Helene Simon, Teri Slater, Cos Spagnoletti, Marco Tamayo, Debra Teitelbaum, Nicholas Viest, Charles Warren, Hedi White, Timothy Yeo

Community Board Members (Excused): Christina Davis, Dave Kleckner, David Liston, Rita Lee Popper

Community Board Members (Unexcused): Albert Barrueco, Barbara Chocky, Jeffrey Escobar, Sophia James, Abraham Salcedo, Rebecca Seawright, Elaine Walsh

Total Attendance: 39

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

- 1. Public Hearing: Special Order Calendar Application No. 206-03-BZ, 980 Madison Avenue-** Application to allow the continued operation of a physical culture establishment/health spa on the second floor of a five story commercial building.
Whereas, this application is to allow the continued operation of a physical culture establishment/health spa on the second floor of a five story commercial building.
Whereas, Community Board 8M held a public hearing regarding this matter; therefore
Be It Resolved that Community Board 8 approves the application to allow the continued operation of a physical culture establishment/health spa on the second floor of 980 Madison Avenue.
Community Board 8M adopted the resolution by a vote of 30 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.
- 2. Public Hearing: Sale of City-owned property at 525 East 73rd Street** (Lot 15 on Block 1485) to Memorial Hospital for Cancer and Allied Diseases ("MSK") and City University Construction Fund ("CUCF") pursuant to Section 384(b)(4) of New York City Charter.
WHEREAS, the City of New York ("City") is the owner of certain real property located at 525 East 73rd Street, Block 1485, Lot 15 in the Borough of Manhattan within Community District 8, (the "Property");
WHEREAS, the Property was approved for disposition restricted to health care, educational, or scientific research facilities by the community board on May 8, 2013, during the Uniform Land Use Review Procedure; and

WHEREAS, in order to enable the growth of an existing institutional facility or the establishment of a new institutional facility and generate economic growth the New York City Economic Development Corporation issued a competitive Request for Proposals (“RFP”) in May 2011 for the purchase and redevelopment of the Property; and

WHEREAS, Memorial Hospital for Cancer and Allied Diseases (“MSK”) is a New York not-for-profit corporation that seeks to lead in the prevention, diagnosis, treatment, and cure of cancer and associated diseases through programs in research, education, outreach, and patient care; and

WHEREAS, the City University of New York (“CUNY”) is a New York educational corporation which seeks to preserve academic excellence and extend higher educational opportunity to a diversified urban population; and

WHEREAS, Pursuant to New York City Charter Section 384(b)(4) the Mayor may dispose of property with approval from a majority members of the Borough Board; and

WHEREAS, MSK and CUNY (collectively, the “Purchasers”) desire to acquire the Property and intend to use the Property primarily as a health care, education and/or research (basic, translational and/or clinical) facility and ancillary uses; and

WHEREAS, the consideration for the Property will consist of approximately \$226,000,000 and the revesting of title of a certain property identified as Block 962, part of Lot 100 on the Tax Map of Manhattan to the City by CUNY; and

WHEREAS, Community Board 8’s 197-a Plan for the Queensboro Bridge Area recommended creating a new park on the East River between East 60th Street and East 63rd Street, which is adjacent to Andrew Haswell Green Park, Phase 1.

WHEREAS, upon closing of the Property funds will be transferred to the Department of Parks and Recreation (“DPR”) which are sufficient for the for the complete construction of Andrew Haswell Green Park, Phase 2B; and

WHEREAS, during the public review process for the land use approvals for the redevelopment of the Property, Community Board 8, the Manhattan Borough President and the area’s local elected officials requested a comprehensive traffic study (“Traffic Study”) of York Avenue between 59th Street and 92nd Street; and

WHEREAS, upon closing of the Property, MSK and the City will provide funds to complete the Traffic Study

THEREFORE, BE IT RESOLVED that Manhattan Community Board 8 hereby recommends approval of the above-described sale transaction pursuant to Section 384(b)(4) of the New York City Charter, and

BE IT FURTHER RESOLVED that Manhattan Community Board 8 hereby recommends that the creation of a Community Task Force to deal with the community issues be part of the sales transaction.

Community Board 8M adopted the resolution by a vote of 23 in favor, 16 opposed, 3 abstentions and 2 not voting for cause.

3. Old Business – Discussion regarding CUNY MSK Construction Working Group. Chair will make appropriate recommendations to CUNY MSK representative regarding size of group and CB 8’s appointment to the Group. Chair will also respond to letter submitted by the “Residents for Reasonable Task Force”.
4. New Business

The meeting was adjourned at 9:04PM.

Nicholas D. Viest, Chair