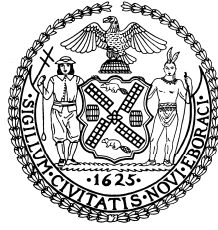


**Nicholas D. Viest**  
Chairman

**Latha Thompson**  
District Manager



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

**LAND USE MEETING**  
**WEDNESDAY, FEBRUARY 12, 2014**  
**New York Blood Center**  
**310 East 67<sup>th</sup> Street**  
**Auditorium**  
**6:30PM**

**Community Board Members Present:** Elizabeth Ashby, John Bartos, Michele Birnbaum, Sarah Chu, James Clynes, Christina Davis, Jeffrey Escobar, Susan Evans, A. Scott Falk, David Helpern, Lorraine Johnson, Dave Kleckner, David Liston, Domenico Minerva, Laurence Parnes, Jane Parshall, Ellen Polivy, Rita Lee Popper, Margaret Price, Hattie Quarnstrom, David Rosenstein, Abraham Salcedo, Judith Schneider, M. Barry Schneider, Rebecca Seawright, Teri Slater, Cos Spagnoletti, Marco Tamayo, Nicholas Viest, Charles Warren, Hedi White, Timothy Yeo

**Community Board Members (Excused):** Albert Barrueco, Lori Ann Bores, Roy Carlin, Barbara Chocky, Cory Evans, Lorance Hockert, Jonathan Horn, Sophia James, Jacqueline Ludorf, Barbara Rudder, Helene Simon, Debra Teitelbaum, Elaine Walsh

**Community Board Members (Unexcused):** Lowell Barton, Matthew Bondy, Edward Hartzog, William Sanchez

**Total Attendance: 32**

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

- 1. Public Hearing: BSA Application, Calendar No. 3-14-BZ, CEQR No. 14-BSA-096M, Saint David School, 12-22 East 89<sup>th</sup> Street, Block 1500, Lot 62** –The proposed action will facilitate the adaptive re-use and conversion to school use “Graham House” (18-22 East 89<sup>th</sup> Street) and the enlargement of 16 East 89<sup>th</sup> Street, which is one of three townhouses (the other two being 12 and 14 East 89<sup>th</sup> Street) presently housing Saint David School.

**Whereas**, The proposed action will facilitate the adaptive re-use and conversion to school use of “Graham House” (18-22 East 89<sup>th</sup> Street) and the enlargement of 16 East 89<sup>th</sup> Street, which is one of three townhouses (the other two being 12 and 14 East 89<sup>th</sup> Street) presently housing Saint David School;

**Whereas** the School has incorporated recommendations of the Landmarks Preservation Commission to minimize the enlargement of the buildings; to revise the elevations to achieve an architectural character in the enlargements more appropriate to the overall appearance of the buildings; to minimize new windows and skylights to reduce the amount of light that might emanate from the buildings at night; and to minimize visibility of the roof top addition from the streets;

**Whereas** a review of selected plans demonstrated that the School has used minimal dimensions to meet its program requirements;

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

**Be It Resolved** that Community Board 8 approves the application to re-use and convert the school use “Graham House” (18-22 East 89<sup>th</sup> Street) and the enlargement of 16 East 89<sup>th</sup> Street, which one of three townhouses (the other two being 12 and 14 East 89<sup>th</sup> Street) presently housing Saint David School.

**Community Board 8M adopted the resolution by a vote of 24 in favor, 0 opposed, 4 abstention and 1 not voting for cause.**

- 2. Public Hearing: BSA Application, Calendar No. 323-13-BZ, 127 East 71<sup>st</sup> Street, Block 1406, Lot 12-**Application to request a special permit pursuant to ZR Section 73-621 to vary ZR 23-145 (lot coverage) to permit the proposed alteration, which will enlarge the footprint and include a vertical enlargement at the rear portion of the existing four story, plus cellar and basement building.

**Manhattan Community Board 8 made a motion to layover this application to next month’s meeting by a vote 36 in favor, 0 opposed, and 0 abstentions.**

- 3. Public Hearing: BSA Special Order Application, Calendar No. 173-92-BZ, 220 East 86<sup>th</sup> Street, Block 1531, Lot 38-**Application to extend the term of a special permit granted pursuant to ZR 73-36, that permits a physical cultural establishment (martial arts studio) on the second floor of the building located in a C2-8A zoning district. PCE was approved in 1994 and 2004.

**Whereas**, the application to extend the term of a special permit granted pursuant to ZR 73-36, that permits a physical cultural establishment (martial arts studio) on the second floor of the building located in a C2-8A zoning district, and

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

**Be It Resolved** that Community Board 8 approves the application to extend the term of a special permit granted pursuant to ZR 73-36, that permits a physical cultural establishment (martial arts studio) on the second floor of the building located in a C2-8A zoning district.

**Community Board 8M adopted the following resolution by a vote of 23 in favor, 0 opposed, 3 abstention and 0 not voting for cause.**

- 4. Update by Cornell/ NYC Tech on Central Utilities Plant and final design approval of First Academic Building located on Roosevelt Island**

**Re: Central Utilities Plant**

**WHEREAS** Cornell/ NYC Tech will be asking the city’s Public Design Commission for approval of the design of the Central Utilities Plant (CUP), and

**WHEREAS** in a resolution adopted by Manhattan Community Board 8 on January 15, 2014 concern was expressed that the dark color of the façade across the street from the dark façade of the existing Sports Park building would create the feel of a dark corridor, and

**WHEREAS** in that same resolution the Community Board noted that the dark façade is in contrast with the other facades on the campus, and

**WHEREAS** in that same resolution the Community Board stated that there is concern that service to the CUP be done totally off-street, and

**WHEREAS** at the Full Board Land Use Committee Meeting on February 12, 2014 Cornell presented revised plans for the façade of the building and stated that all servicing of the building will be off-street

**BE IT RESOLVED** that Community Board 8 approves the revised design with lighter color and constructed of stainless steel, and

**BE IT FURTHER RESOLVED** that Community Board 8 applauds Cornell /NYC Tech solution assuring that all service access to the building is off street, except for when major components of the plant need to be replaced.

**Community Board 8M voted to approve the resolution by a vote of 31 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**Re: First Academic Building**

**WHEREAS** Cornell/NYC Tech will be asking the city’s Public Design Commission for approval of the design of the First Academic Building; and

**WHEREAS** the building provides considerable publicly accessible space at the ground floor; and

**WHEREAS** the building’s design complements the design of the opposite Co-Location building; and

**WHEREAS** concern was expressed about the removal of existing trees along the site’s perimeter; and

**WHEREAS** concern was expressed about the building’s compliance with ADA standards, especially for those with hearing disabilities; therefore

**BE IT RESOLVED** that Community Board approves the design of the First Academic Building subject to the following conditions:

1. That Cornell reexamines its landscaping plan as it relates to the existing trees along the site’s perimeter.
2. That the First Academic Building be developed with Universal Design, especially with looping for the hearing impaired

**Community Board 8M voted to approve the resolution by a vote of 24 in favor, 3 opposed, 4 abstentions, and 0 not voting for cause.**

5. Old Business

6. New Business

The meeting was adjourned at 9:30PM.

**Nicholas D. Viest, Chair**