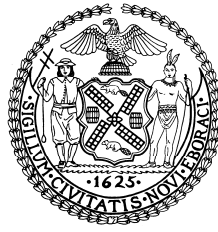


Nicholas D. Viest
Chairman

Latha Thompson
District Manager



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The City of New York
Manhattan Community Board 8

LAND USE MEETING
WEDNESDAY, JANUARY 8, 2014
Hunter College
695 Park Avenue
3rd Floor Glass Café West Building
6:30PM

Community Board Members Present: Elizabeth Ashby, Lowell Barton, Michele Birnbaum, Lori Ann Bores, Barbara Chocky, Sarah Chu, James Clynes, Christina Davis, Jeffrey Escobar, Cory Evans, Susan Evans, A. Scott Falk, Edward Hartzog, David Helpen, Sophia James, Dave Kleckner, Jacqueline Ludorf, Domenico Minerva, Laurence Parnes, Jane Parshall, Rita Lee Popper, Margaret Price, Hattie Quarnstrom, David Rosenstein, Barbara Rudder, Abraham Salcedo, William Sanchez, Judith Schneider, M. Barry Schneider, Rebecca Seawright, Teri Slater, Marco Tamayo, Debra Teitelbaum, Elaine Walsh, Charles Warren, Hedi White, Timothy Yeo

Community Board Members (Excused): John Bartos, Molly Blayney, Roy Carlin, Lorance Hockert, Jonathan Horn, Lorraine Johnson, David Liston, Ellen Polivy, Helene Simon, Cos Spagnoletti, Nicholas Viest

Community Board Members (Unexcused): Albert Barrueco, Matthew Bondy

Total Attendance: 37

First Vice Chair James Clynes called the meeting to order at 6:30PM.

1. Update: CUNY-Hunter/MSK East 74th Street Project-MSK will provide update on on-site activity and information of CUNY-Hunter/MSK Construction Working Group. Denise Goodman from MSK and Shelly Friedman from Friedman & Gotbaum, LLP will make very brief reports.
2. **Public Hearing: Application for 421-a Partial Tax Exemption, 200 East 79th Street a.k.a 1381-1389 Third Avenue, Block 1433, Lot 45, formerly known as lots 45, 46, 47, 48, to be known as Lots 1101-1147-** Application for Preliminary Certification of Eligibility for Partial Tax Exemption under Section 421-a of the New York State Real Property Tax Law and 11-245 of the New York City Administrative Code. The application has been filed with the Department of Housing Preservation and Development.

Whereas, this is an application for preliminary certification of eligibility for partial tax exemption under section 421-a of the New York State Real Property Tax Law and 11-245 of the New York City Administrative Code; and

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

Whereas, the board does not support 421-a applications that does not provide housing within Community Board 8,

Be it resolved that Community Board 8M recommends **denial** of this application.

Community Board 8M voted to Disapprove this application by a vote of 34 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

3. **Public Hearing: Rockefeller University** -proposes to build a low research building (two-stories with rooftop pavilions) and a one- story conference center in air space over the FDR Drive adjacent to its campus, plus a one-story recreation building in the NW corner of the campus, a total of 181,000 square feet. In addition, the University proposes to make improvements to the East River Esplanade, and repairs to the seawall, adjacent to the project. **ULURP Project.**

WHEREAS Rockefeller University is planning a \$240 million project to build a low two-story research building and a one-story conference center in air space over the FDR Drive that will have a negative impact on the East River esplanade, and

WHEREAS the University proposes to spend \$8 million+ for improvements and repairs to:

- The granite block bulkhead gravity wall under the esplanade adjacent to their campus and 150 feet to the south of the project, and
- The East River Esplanade with appropriate materials; drought resistant plants and a design so that the Esplanade will survive flooding, such as “Sandy”, and

WHEREAS the Community Board has requested the University enter into a Project Labor Agreement for this plan, as they have done on other projects, and

BE IT RESOLVED the University has agreed to revise their proposal in response to Community Board 8M concerns on the following;

1. The height of the sound barrier wall will be increased from 5 feet to 8 feet, which will still allow for natural ventilation and cut down noise on the Esplanade.
2. Representatives from the Community Board, selected by the board’s chair, will be included during the on-going design process of the esplanade.
3. The University has agreed to increase the maintenance contract for the Esplanade landscaping from two to for four years.
4. The University has agreed to donate a sum of money to an authorized group for further maintenance on the esplanade.

BE IT FURTHER RESOLVED that Community Board 8M supports the application by Rockefeller University provided that:

1. The University expands the programs for special events and various activities for the residents of the Community to attend.
2. The University tries to make a portion of the campus open to the residents of the Community for their enjoyment.
3. The University will study the water pressure and availability and help facilitate the use of water on parts of the esplanade that is not part of this project.
4. The University will commit to having available at least an 8 foot walk-way on the esplanade during construction.
5. The University will commit to having many of the structural elements hoisted over the FDR Drive, which will occur at night.

Community Board 8M approved the following resolution by a vote of 25 in favor, 3 opposed, 8 abstention and 1 not voting for cause.

4. Old Business
 - Discussion of Dalton School EAS
5. New Business

The meeting was adjourned at 8:34PM.

Nicholas D. Viest, Chair