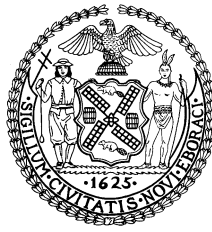


Alida Camp  
Chair

Will Brightbill  
District Manager



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**The City of New York**  
**Manhattan Community Board 8**  
**Zoning and Development Committee**  
Tuesday July 17, 2018, 6:30 PM  
Lenox Hill Hospital

*Please note: The resolutions contained in the committee minutes are recommendations submitted by the committee chair to the Community Board. At the monthly full board meeting, the resolutions are discussed and voted upon by all members of Manhattan Community Board 8.*

**MINUTES**

**Present:** Elizabeth Ashby (co-chair), Alida Camp, Sarah Chu, Barbara Chocky, Anthony Cohn, Billy Freeland, Craig Lader, Lynne Strong-Shinozaki (chair, Roosevelt Island Committee), Marco Tamayo (acting co-chair), Adam Wald

1. **460 Main Street,** Roosevelt Island Issue (joint item with Roosevelt Island Committee)

The need for housing on Roosevelt Island, the legality of the building itself, and the harm that could result from the transfer of development rights (air rights) from Roosevelt Island to the Upper East Side were discussed.

Lynne Strong-Shinozaki reported the following: “Roosevelt Island was originally created to be an inclusionary community with the diversity to include economic, age, cultural, and people with disabilities. Our original General Development Plan included percentages for this intended diversity. We are no longer compliant with that plan our hope is that the two last apartment buildings to be built will have mixed and low income included. We are happy to see that 460 Main Street will have mixed income housing. The benefit of inclusionary housing development rights that can be sold to Community Board 8. We hope that we can keep this additional benefit on Roosevelt Island and that it be used toward the remaining building the last of the South Town complex currently being referred to as Building 9.”

Because of the authority of RIOC and the concerns of Roosevelt Island Residents, it was decided that the arrangement of housing on Roosevelt Island and the legality of the building itself should be discussed by the Roosevelt Island Committee.

The creation of the Inclusionary Housing at 460 Main Street will generate about 88,500 square feet of development rights that can be sold to developers in Community District 8. This could allow the construction of super-tall buildings on First, Second, Third, and York Avenues, which have no height limits.

**The following resolution was passed by a vote of 8 yes (Ashby, Camp, Chu, Chocky, Cohn, Lader, Strong-Shinozaki, Tamayo), 1 no (Wald), 0 abstentions, and 1 not voting for cause (Freeland):**

**WHEREAS** the Inclusionary Housing at 460 main Street will generate about 88,500 square feet of development rights that can be sold to developers in Community District 8, and

**WHEREAS** the height limit of 210 feet that Community Board 8 has long advocated is not yet in place, and

**WHEREAS** First, Second, Third, and York Avenues remain vulnerable to the construction of damagingly tall buildings, and

**WHEREAS** additional housing is badly needed on Roosevelt Island,

**BE IT THEREFORE RESOLVED** that Community Board 8 requests that the development rights created by the Inclusionary Housing at 460 Main Street be retained on Roosevelt Island.

2. **Target** - Proposal and Related Zoning

Target's proposed Third Avenue store will be 26,500 square feet. Under the Zoning Resolution, it will be deemed a Variety Store, which has a limit of 10,000 square feet of #floor area#. The excess square footage will be in the #cellar#, which the Zoning Resolution doesn't count in the #floor area#. (#...# means defined in the Zoning Resolution)

Concerns were voiced about the rationale for a limited square footage with an unlimited loophole. The Small Business Committee will be asked to look into a solution while it consider protecting "mom and pop" stores.

Many questions were raised about whether or not the store complies with all regulations. The Chair of the Board will write to the Department of Building, asking that the plan examiners pay particular attention to our concerns. These concerns include the size and location of the loading berth(s) and the cellar uses. Committee and other Board Members are asked to share their concerns with the Chair so that her letter will have wide coverage.

3. **Zoning Application** - for Special Districts with 210-foot Height Limits.

It was reported that the Pre-Application for the Community Board's proposal for Special Zoning Districts on First Second, Third, and York Avenues – Yorkville District and Lenox Hill District. – is ready to file. This proposal would mandate a height limit of 210 feet, preserve the old and new law tenement buildings, and attempt to protect the existing "mom and pop" stores.

Because the Department of City Planning is now working on text changes to close some of the loopholes that have led to the super-tall towers that are now being built and planned, we have been asked to delay our filing. Closing the loopholes will affect the whole city, but it will not provide the protection that CB8 is seeking with the 210-foot height limit.

We all recognize the need for swift action to protect our eastern avenues and will address this issue again in September.

There being no further business, the meeting was adjourned at 8:45 PM.

**Elizabeth Ashby and Elaine Walsh, Co-Chairs Zoning & Development Committee**

**Marco Tamayo, Acting Co-Chair Zoning & Development Committee**

**Lynne Strong-Shinozaki, Chair Roosevelt Island Committee**