

**Alida Camp**  
**Chair**

**Will Brightbill**  
**District Manager**



**505 Park Avenue, Suite 620**  
**New York, N.Y. 10022-1106**  
**(212) 758-4340**  
**(212) 758-4616 (Fax)**  
**www.cb8m.com - Website**  
**info@cb8m.com - E-Mail**

**The City of New York**  
**Community Board 8 Manhattan**  
**Full Board Meeting**  
**Wednesday, November 18, 2020 - 6:30 PM**  
**Via Zoom**

**Community Board Members Present:** Vanessa Aronson, Elizabeth Ashby, P. Gayle Baron, Lowell Barton, Michele Birnbaum, Lori Ann Bores, Taina Borrero, Loraine Brown, Alida Camp, Barbara Chocky, Sarah Chu, Anthony Cohn, Saundra Coleman, Brian Correia, Rebecca Dangoor, Felice Farber, Billy Freeland, Edward Hartzog, David Helpert, Paul Higgins, Wilma Johnson, Takako Kono, Craig Lader, Rebecca Lamorte, May Malik, Valerie Mason, Gregory Morris, Dorothea Newman, Jane Parshall, Peter Patch, Harrison Pierson-Panes, Sharon Pope-Marshall, Rita Popper, Margaret Price, Elizabeth Rose, Barbara Rudder, William Sanchez, M. Barry Schneider, Tricia Shimamura, Cos Spagnoletti, Russell Squire, Marco Tamayo, Carolina Tejo, Adam Wald, Elaine Walsh, Charles Warren, Sharon Weiner, and Jack Zimmerman.

**Community Board Members Absent (Excused):** Abraham Salcedo & Lynne Strong-Shinozaki.

**Community Board Members Absent (Unexcused):**

**Total Attendance: 48**

**Chairwoman Alida Camp called the meeting to order at 6:30 PM.**

**1. Public Session** – Those who wish to speak during the Public Session must register to do so by 6:45 pm

- Martin Bell spoke in opposition to the proposed Blood Center development project.
- Susan Peters spoke in opposition to telecom antennas.
- Adam Grumbach spoke in opposition to the proposed Blood Center development project.
- Tara Wilson spoke in opposition to the proposed Blood Center development project.
- Anthony Barrett spoke in opposition to the proposed Blood Center development project.
- Matthew David spoke in opposition to the proposed Blood Center development project.
- Wendy Machaver spoke in favor of a 210-foot height cap on all new construction.
- Bill Angelos spoke in opposition to the proposed Blood Center development project.
- Andrew Ravaschiere spoke in favor of a 210-foot height cap on all new construction.
- Domenico Aiello spoke in opposition to the proposed Blood Center development project.
- Adam Kaye spoke in opposition to the proposed Blood Center development project.
- Valerie Mason spoke in opposition to the proposed Blood Center development project.

**2. Adoption of the Agenda** – Agenda adopted

**3. Adoption of the Minutes** – Minutes adopted

**4. Manhattan Borough President’s Report**

Manhattan Borough President Gale Brewer reported on her latest initiatives.

**5. Elected Officials’ Reports**

Elected officials or their representatives reported on their latest initiatives.

1. Assembly Member Rebecca Seawright
2. Manhattan District Attorney Cyrus Vance, Jr.
3. Comptroller Scott Stringer
4. Council Member Keith Powers
5. Assembly Member Dan Quart
6. State Senator Liz Krueger
7. Public Advocate Jumaane Williams

**6. Chair’s Report – Alida Camp**

Chair Alida Camp gave her report.

**7. District Manager’s Report -- Will Brightbill**

District Manager Will Brightbill gave his report.

**8. Election of Board Officers**

Chair – Russell Squire

First Vice Chair – Tricia Shimamura

Second Vice Chair – Valerie Mason

Secretary – Anthony Cohn

Secretary – Rebecca Dangoor

Secretary – Billy Freeland

**Russell Squire was elected Chair by a vote of 31 in favor, 15 for other candidates, 2 abstentions, and 0 not voting for cause.**

**Tricia Shimamura was elected First Vice Chair by a vote of 47 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.**

**Valerie Mason was elected Second Vice Chair by a vote of 48 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**Anthony Cohn was elected Secretary by a vote of 48 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

Rebecca Dangoor was elected Secretary by a vote of 48 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Billy Freeland was elected Secretary by a vote of 47 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

## 9. Committee Reports and Action Items:

### A. Landmarks Committee – David Helpert and Jane Parshall, Co-Chairs

#### LM-1: Item 1 - Approval

**Item 1: 107 East 64th Street – Upper East Side Historic District – Pleskow Architects, Mary Dierickx, Preservation Consultant.** Application is to construct rooftop stair and elevator bulkheads.

**WHEREAS** 107 East 64th Street is a no-style row house designed by W.P. & A.M. Parsons, altered in 1924 by Delano & Aldrich and again in 1939 by George B. Post & Sons;

**WHEREAS** 107 East 64th Street is considered a “no-style” building in the Landmarks Preservation Commission designation report;

**WHEREAS** the applicant proposes to bring access to the roof by constructing vertical extensions of both the existing stair bulkhead and the existing elevator bulkhead;

**WHEREAS** the applicant proposes to connect the two extensions with a 120 sq. ft. vestibule;

**WHEREAS** the proposed connecting vestibule will be set back 29’2” from the front elevation and 16’2” from the rear elevation;

**WHEREAS** the proposed vestibule will be 12” high and presents as a small enclosed space with approximately 9 to 10 feet of steel framed windows and a door at both front and rear of the space to draw as much light as possible into the extended staircase bulkhead and to provide access to the roof;

**WHEREAS** the applicant is considering a low maintenance “green roof” for the flat roof of the vestibule to be composed of sedums and other succulents;

**WHEREAS** the applicant proposes a copper shingle cladding that will oxidize to a brown color and then later weather to green for the surfaces/primary volumes at the extensions as well as for the vestibule where there is not glazing; the existing chimney will also be extended [required by DOB since it must be raised above the proposed extensions].

**WHEREAS** the newly extended chimney will be brick;

**WHEREAS** the applicant proposes at the roof a perforated 42” high copper security fence for the east-facing and west-facing sides of the roof; the existing painted black wrought iron decorative

security fence will remain at the front of the roof and will be repeated at the rear if the existing fence at the rear is found to be in poor condition;

**WHEREAS** the proposed extensions and the raised chimney are visible from points along East 64th Street and Park Avenue — approximately 3’ to 4’ of the extended brick chimney and the extended bulkheads with the brick chimney extension most visible from the street;

**WHEREAS** the proposed extensions to the elevator bulkhead and the stairwell with the connecting vestibule are setback at both front and rear elevations and are, thus, marginally visible from the public way.

**WHEREAS** the applicant is using contextual materials for the extension and the vestibules; the copper shingle cladding is particularly appropriate;

**WHEREAS** the applicant’s proposed work at 107 East 64th Street is contextual within the historic district;

**THEREFORE BE IT RESOLVED** that this application is approved as presented.

**Community Board 8 Manhattan approved this resolution by a vote of 41 in favor, 5 opposed, 1 abstention, and 0 not voting for cause.**

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

**ZD-1: Item 1 - Approval**

**Item 1: Resolution Architectural/Urban Planning Consultant**

**WHEREAS:** In order for Community Board 8 to submit zoning change application for the approved project of setting a 210’ height limit on avenues east of Lexington Avenue and create special districts; and

**WHEREAS:** The consultant will provide planning services and support to CB8M Zoning and Development Committee and report to Zoning and Development Committee and the CB8 Chairperson; and

**WHEREAS:** Per the office of the Manhattan Borough President, a solicitation was prepared and sent to over 30 randomly generated people and firms, and the solicitation was developed and conducted pursuant to the requirements governing small purchases under the New York City Procurement Policy Board Rules; and

**WHEREAS:** The response to the solicitation had only one applicant, Tuck Edelstein, of Edelstein Architecture, P.C.; and

**WHEREAS:** Tuck Edelstein was interviewed by the Co-Chairs of Zoning and Development and the Chair and First Vice-Chair of the board. The interview confirmed that Mr. Edelstein met all of the criteria set out in the RFP.

**WHEREAS:** The consultant will build on the pre-application, revise and prepare a formal application for submission to NYC Department of City Planning; work with and respond to appropriate city agencies; collaborate and formulate a strategy to gain wide support for the application; and conduct interdivisional meetings; and

**WHEREAS:** Upon acceptance of the application by NYC Department of City Planning, there will be an additional scope of work to perform an EAS, CEQR and ultimately ULURP; and

**WHEREAS:** Compensation for the contract year July 1, 2020 - June 30, 2021 has funding for this specific purpose from City Council discretionary funds (\$15,000) and CB8 budget (\$10,000) totaling \$25,000; and

**THEREFORE:** The Zoning & Development Committee approves the hiring of Tuck Edelstein for the work to be done for the 210' height limits on avenues east of Lexington Ave and the special districts.

**THEREFORE BE IT RESOLVED THAT:** CB 8 hereby ratifies the decision of the Committee to award the position of Consultant to Tuck Edelstein, with a written contractual agreement and authorizes the District Manager to execute such contract on behalf of CB8 pursuant to the terms of the solicitation, and

**BE IT FURTHER RESOLVED THAT:** The term of this contract will be for the NYC Fiscal Year 2021 for the period July 1, 2020 - June 30, 2021 for twelve (12) months, and may be renewed for one (1) additional twelve month period by mutual consent of CB8 and the Consultant, and

**BE IT FURTHER RESOLVED THAT:** The maximum compensation to be paid for this contract is \$25,000 per Fiscal Year.

**Community Board 8 Manhattan approved this resolution by a vote of 42 in favor, 0 opposed, 4 abstentions, and 1 not voting for cause.**

**10. Old Business** – No item of old business was discussed.

**11. New Business** – No item of new business was discussed.

**The meeting was adjourned at 10:30 PM. Alida Camp, Chair**

Name	Chair	First Vice Chair – Tricia Shimamura	Second Vice Chair – Valerie Mason	Secretary – Anthony Cohn	Secretary – Rebecca Dangoor	Secretary – Billy Freeland	LM-1	ZD-1
ARONSON, VANESSA	Russell Squire	Y	Y	Y	Y	Y	Y	Y
ASHBY, ELIZABETH	Shari Weiner	Y	Y	Y	Y	Y	Y	Y
BARON, P. GAYLE	Shari Weiner	Y	Y	Y	Y	Y	Y	Y
BARTON, LOWELL	Russell Squire	Y	Y	Y	Y	Y	Y	Y
BIRNBAUM, MICHELE	Shari Weiner	Y	Y	Y	Y	Y	Y	Y
BORES, LORI ANN	Russell Squire	Y	Y	Y	Y	Y	Y	Y
BORRERO, TAINA	Russell Squire	Y	Y	Y	Y	Y	Y	Abst
BROWN, LORAINE	Shari Weiner	Y	Y	Y	Y	Y	N	Y
CAMP, ALIDA	Abst	Y	Y	Y	Y	Y	N	Y
CHOCKY, BARBARA	Shari Weiner	Y	Y	Y	Y	Y	Y	Y
CHU, SARAH	Russell Squire	Y	Y	Y	Y	Y	N	Y
COHN, ANTHONY	Shari Weiner	Y	Y	Y	Y	Y	Y	Y
COLEMAN, SAUNDREA	Russell Squire	Y	Y	Y	Y	Y	Y	Y
CORREIA, BRIAN	Russell Squire	Y	Y	Y	Y	Y	Y	Y
DANGOOR, REBECCA	Russell Squire	Y	Y	Y	Y	Y	Y	Y
FARBER, FELICE	Russell Squire	Y	Y	Y	Y	Y	Y	Y
FREELAND, BILL	Russell Squire	Y	Y	Y	Y	Y	Y	Y
HARTZOG, EDWARD	Abst	Y	Y	Y	Y	Y	Y	Y
HELPERN, DAVID P.	Russell Squire	Y	Y	Y	Y	Y	N	NVFC
HIGGINS, PAUL	Russell Squire	Y	Y	Y	Y	Y		
JOHNSON, WILMA	Russell Squire	Y	Y	Y	Y	Y	Y	Y
KONO, TAKAKO	Russell Squire	Y	Y	Y	Y	Y	Y	Y
LADER, CRAIG	Russell Squire	Y	Y	Y	Y	Y	Y	Abst
LAMORTE, REBECCA	Russell Squire	Y	Y	Y	Y	Y	Y	Y
MALIK, MAY	Russell Squire	Y	Y	Y	Y	Y	N	Abst
MASON, VALERIE	Shari Weiner	Y	Y	Y	Y	Y	Abst	Y
MORRIS, GREGORY	Russell Squire	Y	Y	Y	Y	Y	Y	Y
NEWMAN, DOROTHEA	Russell Squire	Y	Y	Y	Y	Y	Y	Y
PARSHALL, JANE	Russell Squire	Y	Y	Y	Y	Y	Y	Y
PATCH, PETER	Shari Weiner	Y	Y	Y	Y	Y	Y	Y
PIERSON-PANES, HARRISON	Russell Squire	Y	Y	Y	Y	Y	Y	Y
POPE-MARSHALL, SHARON	Shari Weiner	Y	Y	Y	Y	Y	Y	Abst
POPPER, RITA	Shari Weiner	Y	Y	Y	Y	Y	Y	Y
PRICE, MARGARET	Shari Weiner	Y	Y	Y	Y	Y	Y	Y
ROSE, ELIZABETH	Shari Weiner	Y	Y	Y	Y	Y	Y	Y
RUDDER, BARBARA	Russell Squire	Y	Y	Y	Y	Y	Y	Y
SALCEDO, ABRAHAM								
SANCHEZ, WILLIAM	Russell Squire	Y	Y	Y	Y	Y	Y	Y
SCHNEIDER, M. BARRY	Russell Squire	Y	Y	Y	Y	Y	Y	Y
SHIMAMURA, TRICIA	Russell Squire	Y	Y	Y	Y	Y	Y	Y
SPAGNOLETTI, COS	Russell Squire	Y	Y	Y	Y	Y	Y	Y
SQUIRE, RUSSELL	Russell Squire	Y	Y	Y	Y	Y	Y	Y
STRONG-SHINOZAKI, LYNNE								
TAMAYO, MARCO	Shari Weiner	Y	Y	Y	Y	Y	Y	Y
TEJO, CAROLINA	Russell Squire	Y	Y	Y	Y	Y	Y	Y
WALD, ADAM	Russell Squire	Y	Y	Y	Y	Y	Y	Y
WALSH, ELAINE	Shari Weiner	N	Y	Y	Y	N	Y	Y
WARREN, CHARLES	Russell Squire	Y	Y	Y	Y	Y	Y	Y
WEINER, SHARON	Shari Weiner	Y	Y	Y	Y	Y	Y	Y
ZIMMERMAN, JACK	Russell Squire	Y	Y	Y	Y	Y	Y	Y