

Alida Camp
Chair

Will Brightbill
District Manager



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**The City of New York
Community Board 8 Manhattan
Full Board Meeting
Wednesday, December 16, 2020 - 6:30 PM
*This meeting was conducted via Zoom***

MINUTES

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

Community Board Members Absent (Excused): Loraine Brown, Paul Higgins, Sharon Pope-Marshall, and Abraham Salcedo.

Community Board Members Absent (Unexcused):

Total Attendance: 46

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.

- Rick Bellusci spoke in opposition to the proposed Blood Center development project.
- Betty Cooper Wallerstein spoke in opposition to the proposed Blood Center development project.
- Susan Peters spoke in opposition to telecom antennas.
- Paul Krikler spoke in favor of the proposed resolution regarding bicycle safety on the Roosevelt Island Bridge.
- Dianne Cohan spoke in opposition of no-parking regulations on E63rd St between 2nd and 3rd Avenues.
- Andrew Ravaschiere spoke in favor of a 210-foot height capacity on all new construction.
- Martin A. Bell spoke in opposition of the proposed Blood Center development project.
- Jenniene Leclercq spoke in opposition of the proposed Blood Center development project.
- Shannon Berkowsky spoke in opposition of the proposed Blood Center development project.
- Floy Kaminski spoke in opposition of the proposed Blood Center development project.
- Monette Moradi spoke in opposition of the proposed Blood Center development project.
- Barbara Kreger spoke in opposition of double parking on 72 St.
- Dr. Ellyn Berk spoke in opposition of the proposed Blood Center development project.

- Paul Graziano spoke in opposition of the proposed Blood Center development project.
- Nichelle Dean spoke in opposition of the proposed Blood Center development project.
- Thomas Sos spoke in opposition of the proposed Blood Center development project.
- Anthony Barrett spoke in opposition of the proposed Blood Center development project.
- Rachel Levy spoke in opposition of the proposed Blood Center development project.
- Christine Olson spoke in opposition of the proposed Blood Center development project.
- Joshua Satin spoke in opposition of the proposed Blood Center development project.
- Wendy Machaver spoke in opposition of the proposed Blood Center development project.
- Julie Blinbaum-Marcovici spoke in favor of supporting small businesses within the community.
- Nancy Reynoso spoke in opposition of the proposed Blood Center development project.
- Nicholas Devyatkin spoke in favor of town-hall meetings addressing economic support.

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. State Senator Liz Krueger
2. State Senator José M. Serrano
3. Assembly Member Dan Quart
4. Assembly Member Rebecca Seawright
5. Council Member Keith Powers
6. Comptroller Scott Stringer
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. **Committee Reports and Action Items**

A. Zoning and Development – Elizabeth Ashby and Elaine Walsh, Co-Chairs

ZD-1: Item 1 – Approval

Item 1: Resolution Opposing New York Blood Center Project

WHEREAS the New York Blood Center has partnered with Longfellow Real Estate Partners and is proposing to construct a 334'-tall building on the site of the existing NYBC (Block 1441, Lot 40) which will provide, above the 5th floor, space for commercial tenants to use as research labs and medical offices, and

WHEREAS the Blood Center is requesting 5 zoning changes:

1. Rezone site from R8B district to a C2-7 district which allows a commercial laboratory use (USE GROUP 9) and to develop the site to 10 FAR (453,000 zoning square feet) with no height limit.
2. Rezone Second Avenue block frontages between 66-67 St. to a depth of 100' from C1-9 to a C2-8 to "legalize" an existing movie theater and to allow several other large-scale functions under USE GROUP 9 (Catering Hall, Wedding chapel, TV Studio, Gymnasium);
3. Zoning text amendment to Section 74-48 to allow, by special permit, an increase in commercial FAR in C2-7 districts for medical laboratories and associated offices, and modifications to the applicable supplementary use, bulk, and signage regulations.
4. Special permit pursuant to Section 74-48, as amended, to permit:
 - a. commercial laboratory and associated office space to be included in the project at more than the 2 FAR permitted in C2-7 districts pursuant to Section 33-122;
 - b. the commercial space to be located above the second floor of the building, which is not permitted by Zoning Resolution Section 32-421;
 - c. the commercial space to be located above the lesser of 30 feet or two stories, which is not permitted by Zoning Resolution Section 33-432;
5. Special permit pursuant to Section 74-48, as amended, to permit:
 - a. modifications of the height and setback regulations of Section 33-432, which will allow the building to encroach on the initial setback distance and the sky exposure plane, which is necessary to accommodate the large floorplates required for modern, efficient laboratory uses;
 - b. modifications of the rear yard equivalent regulations of Section 33-383, which will allow the Proposed Development to occupy the same footprint as the existing building on its lower floors, and will allow the upper portion of the building to be shifted away from the park and away from the neighboring building; and
 - c. a sign to be located at the top of the building's base, in excess of the surface area permitted for illuminated signs pursuant to Section 32-642, the total surface area permitted for all signs pursuant to Section 32-641 and 32-643, and the maximum height of signs allowed by Section 32-655, and

WHEREAS the mid-blocks in Community District 8 are predominately and appropriately zoned R8B, and

WHEREAS R8B zoning protects the scale and character of the mid-blocks, and

WHEREAS R8B zoning permits residential and community facility uses only with height limit of 75', and

WHEREAS the livability of the community and the quality of life of the residents depend upon the R8B height and use regulations, and

WHEREAS the Blood Center has acknowledged that it can satisfy its mission and space needs within the R8B zoning (five floors and 75' high), and

WHEREAS the proposal may result in significant adverse impacts related to land use, zoning, socioeconomic conditions, open space, transportation, shadows, hazardous materials, water and sewer infrastructure, air quality, greenhouse gas emissions and climate change, noise, public health, neighborhood character:

1. The proposal amounts to “spot zoning.”
2. The commercial laboratory component is inappropriate for the residential area.
3. The proposed building would have a negative impact on the students attending Julia Richman Education Complex (JREC),
4. The proposed building would create overwhelming demands upon local services
5. Traffic in the area is already seriously congested and will likely be exacerbated
6. The 334-foot commercial tower would generate a large amount of pedestrian traffic in the already overcrowded local sidewalks.
7. The proposed building would cast extensive shadows over Saint Catherine’s Park and neighboring buildings.
8. The commercial entity and the research labs and associated office space will have significant adverse effect on the environmental air quality.

WHEREAS the proposed zoning changes, if approved, would set a dangerous precedent, putting all the Upper East Side mid-blocks at risk, and

WHEREAS Community Board 8 has approved and is working with DCP towards limiting building height on First, Second, Third, and York Avenues to 210', and this proposal significantly exceeds that on a mid-block lot, and

WHEREAS the representative of the Julia Richman Education Complex shared the institution’s alarm and opposition to the proposal, and

WHEREAS the shadows on the complex would put the building in darkness and have a negative impact on student learning, and

WHEREAS there is widespread fear and opposition in the community, as evidenced by the hundreds of residents attending the committee meetings to voice their concerns, and

WHEREAS Community Board 8 has disapproved similar zoning change requests from Northwell/Lenox Hill Hospital,

THEREFORE, BE IT RESOLVED that Community Board 8 Manhattan opposes the request for all of the zoning changes as outlined in our resolution and as set forth by the New York Blood Center.

Community Board 8 Manhattan approved this resolution by a vote of 38 in favor, 5 opposed, 2 abstention, and 1 not voting for cause.

B. Transportation Committee – Charles S. Warren and Craig M. Lader, Co-Chairs
Roosevelt Island Committee – Lynne Strong-Shinozaki, Chair

TC-1: Item 2 – Approval

Item 2: Joint Resolution with Roosevelt Island Committee Regarding Bridge Bicycle Safety

WHEREAS, The Roosevelt Island Bridge is a movable lift bridge maintained by New York City Department of Transportation with a metal grating surface, and

WHEREAS, The Roosevelt Island Bridge has plastic bollards separating general traffic from cyclists to enhance safety, and

WHEREAS, despite efforts to protect cyclists, the metal grating surface is very bumpy and slippery, both during wet and dry conditions; and

WHEREAS, there are extensive bike networks on Roosevelt Island and on the other side of the Roosevelt Island Bridge in Queens that promote safe cycling; and

WHEREAS, the Roosevelt Island Bridge provides the only roadway access to and from Roosevelt Island for bikes; and

WHEREAS, some cyclists choose to walk their bikes over the Roosevelt Island Bridge to avoid biking on the slippery and bumpy surfaces; and

WHEREAS, New York City Department of Transportation has recently prioritized and completed other critical improvements to the Roosevelt Island Bridge to ensure that the lift function operates properly and reliably; and

WHEREAS, there are bike-friendly surfaces that have been installed on similar vertical lift bridges; and

THEREFORE, BE IT RESOLVED, that Community Board 8 Manhattan requests that the New York City Department of Transportation address the bike safety issues of the Roosevelt Island Bridge by installing appropriate bike-friendly materials that can be used to improve or replace the existing metal-grating surface that is unsafe for cyclists.

Community Board 8 Manhattan approved this resolution by a vote of 46 in favor, 0 opposed, 0 abstention, and 0 not voting for cause.

C. Parks & Waterfront Committee - Tricia Shimamura and Barry Schneider, Co-Chairs

PW-1: Item 1 – Approval

Item 1: Installation of Exonerated Central Park Five Permanent Exhibit Installation

WHEREAS Community Board 10 made a thorough presentation on the importance of an exhibition commemorating the Exonerated Five in Central Park, and

WHEREAS Community Board 8 notes the significance of honoring the experience and resiliency of Antron McCray, Kevin Richardson, Raymond Santana, Korey Wise, and Yusef Salaam, and

WHEREAS Community Board 8 commends efforts to increase civic engagement and social justice across New York City - especially in our parks and open spaces, and

WHEREAS Community Board 8 looks forward to being part of the design process, therefore

BE IT RESOLVED Manhattan Community Board 8 joins Community Board 10 in calling for a permanent installation commemorating the Exonerated Five in Central Park.

Community Board 8 Manhattan approved this resolution by a vote of 44 in favor, 0 opposed, 2 abstention, and 0 not voting for cause.

D. Landmarks Committee – David Helpern and Jane Parshall, Co-Chairs

LM-1: Item 1 – Approval

Item 1: 1000 Fifth Avenue (Metropolitan Museum of Art) INDIVIDUAL LANDMARK - *Michael Wetstone, Beyer Blinder Bell, Brett Gaillard, Head of Capital and Infrastructure Planning - Metropolitan Museum.* Application is for Rockefeller Wing Sloped Glazing (“curtain wall”) Replacement.

WHEREAS the Rockefeller Wing was designed by Kevin Roche Dinkeloo and Associates and opened in 1982; the wing houses collections for the arts of Africa, Oceania and the Americas;

WHEREAS In 1967 Kevin Roche Dinkeloo and Associates created the master plan for the Metropolitan Museum of Art designing all of the subsequent new wings, beginning with the Lehman Pavilion which opened in 1975;

WHEREAS the sloped glazing to be replaced is 200’ long x 60’ tall and has a 70 degree slope with a surface area of approximately 12,000 square feet and is on the south elevation flanked or sandwiched between two limestone buildings (designed by McKim, Mead & White on the right and Kevin Roche Dinkeloo on the left);

WHEREAS the tinted plastic protective film on the existing glazing has deteriorated and the curtain wall framing has badly corroded;

WHEREAS the proposed new sloped glazing system will achieve the following objectives: a) provide greater resistance to condensation, critical for a humidified museum b) improve energy efficiency c) improve glass with solar and thermal control layers d) provide natural daylight and visual connection to Central Park (existing glazing system cannot mitigate the sun from the south-facing glass so that interior shades have to be constantly deployed during the summer) e) improve the conservators’ requirements for daylighting the collections housed in the Rockefeller Wing f) provide bird safe glass with a visual “frit” pattern to avoid bird collisions and to help with light reduction [NB: “Frits”, which present as a barely visible polka-dot design within the glass will be required as part of New York City Building Code new requirements for bird-friendly glass materials, effective in 2021. Birds perceive the barely visible white dots as a white surface.]

WHEREAS the design of the proposed new sloped glazing system will be 8 glass panels high; each panel will be 3’7” wide x 7’ tall; **the new glass panels will be bigger than the existing panels so that there will now be a larger grid;**

WHEREAS as the eye moves up the sloped glazing system, the transparency of the glass will change; the first two rows of glass present as the view zone and as one moves up the glazing, the light transmission becomes less and less (A “view zone” to a “daylighting zone” to a “limited daylight zone” — *each row of glass will be less translucent as the eye moves up the slope of the 60’ wall — at the very top the glass panels are opaque.*);

WHEREAS the horizontal and vertical mullions will now be on the interior side of the new sloped glazing system; the glass panels on the existing glazed wall are joined together with an

aluminum “cap system” on the exterior to form the grid pattern of the glass panels — the new system of panels are fastened on the interior so that the joints are flush on the outside; this method, *while diminishing the texture of the existing sloped glazing system*, provides a significant increase in energy efficiency;

WHEREAS while the texture and the proportions of the glass panes will change the appearance of the sloping glass wall as originally designed by Kevin Roche Dinkeloo, the benefits to the collections housed in the Rockefeller Wing are considerable;

WHEREAS these benefits outweigh the changes to the original design and take advantage of the many technological improvements in the design of glass curtain walls since 1975;

WHEREAS Beyer Blinder Belle is to be commended on the thoroughness and beauty of their stunning presentation;

Please note that this resolution is based on the context and appropriateness of only the replacement glass curtain wall for the Individual Landmark, the Metropolitan Museum of Art. Beyer Blinder Belle also discussed aspects, including the history, of additional existing and future capital projects for the museum, including skylight reconstruction now underway, that were not part of the application before us.

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

Community Board 8 Manhattan approved this resolution by a vote of 46 in favor, 0 opposed, 0 abstention, and 0 not voting for cause.

9. Old Business

- Discussion for further comment: 21DCP080M - Certified EAS, Positive Declaration, Draft Scope of Work for New York Blood Center - Center East
 - i. A motion was called to approve submitting comprehensive testimony as part of a packet to the Department of City Planning.

Community Board 8 Manhattan approved this motion by a vote of 45 in favor, 0 opposed, 0 abstention, and 0 not voting for cause.

- Rebecca Dangoor provided an update on the Contact Tracing and Confidentiality Act.

10. New Business – No item of new business was discussed.

The meeting was adjourned at 10:00 PM.

Alida Camp, Chair

Name	Attendance	Zon/Dev Item 1	Item 2 (Transportation)	Item 3 (Parks)	Item 4 (Landmarks)	YBC Scope
ARONSON, VANESSA	Present	Yes	Yes	Yes	Yes	Yes
ASHBY, ELIZABETH	Present	Yes	Yes	Yes	Yes	Yes
BARON, P. GAYLE	Present	Yes	Yes	Yes	Yes	Yes
BARTON, LOWELL	Present	Yes	Yes	Yes	Yes	Yes
BIRNBAUM, MICHELE	Present	Yes	Yes	Abst	Yes	Yes
BORES, LORI ANN	Present	Abst	Yes	Yes	Yes	Yes
BORRERO, TAINA	Present	No	Yes	Yes	Yes	Yes
BROWN, LORRAINE	Absent					
CAMP, ALIDA	Present	Yes	Yes	Yes	Yes	Yes
CHOCKY, BARBARA	Present	Yes	Yes	Yes	Yes	Yes
CHU, SARAH	Present	Yes	Yes	Yes	Yes	Yes
COHN, ANTHONY	Present	Yes	Yes	Yes	Yes	Yes
COLEMAN, SAUNDREA	Present	Yes	Yes	Yes	Yes	Yes
CORREIA, BRIAN	Present	Yes	Yes	Yes	Yes	Yes
DANGOOR, REBECCA	Present	Yes	Yes	Yes	Yes	Yes
FARBER, FELICE	Present	No	Yes	Yes	Yes	Yes
FREELAND, BILL	Present	Yes	Yes	Yes	Yes	Yes
HARTZOG, EDWARD	Present	Yes	Yes	Yes	Yes	Yes
HELPERN, DAVID P.	Present	Yes	Yes	Yes	Yes	Yes
HIGGINS, PAUL	Absent					
JOHNSON, WILMA	Present	Yes	Yes	Yes	Yes	Yes
KONO, TAKAKO	Present	Yes	Yes	Yes	Yes	Yes
LADER, CRAIG	Present	Abst	Yes	Yes	Yes	Yes
LAMORTE, REBECCA	Present	Yes	Yes	Yes	Yes	Yes
MALIK, MAY	Present	Yes	Yes	Yes	Yes	Yes
MASON, VALERIE	Present	Yes	Yes	Yes	Yes	Yes
MORRIS, GREGORY	Present	Yes	Yes	Yes	Yes	Yes
NEWMAN, DOROTHEA	Present	Yes	Yes	Yes	Yes	Yes
PARSHALL, JANE	Present	Yes	Yes	Yes	Yes	Yes
PATCH, PETER	Present	Yes	Yes	Yes	Yes	Yes
PIERSON-PANES, HARRISON	Present	Yes	Yes	Yes	Yes	Yes
POPE-MARSHALL, SHARON	Absent					
POPPER, RITA	Present	Yes	Yes	Yes	Yes	Yes
PRICE, MARGARET	Present	Yes	Yes	Yes	Yes	Yes
ROSE, ELIZABETH	Present	Yes	Yes	Yes	Yes	Yes
RUDDER, BARBARA	Present	Yes	Yes	Yes	Yes	Yes
SALCEDO, ABRAHAM	Absent					
SANCHEZ, WILLIAM	Present	Yes	Yes	Yes	Yes	Yes
SCHNEIDER, M. BARRY	Present	No	Yes	Yes	Yes	Yes
SHIMAMURA, TRICIA	Present	Yes	Yes	Yes	Yes	Yes
SPAGNOLETTI, COS	Present	Yes	Yes	Yes	Yes	Yes
SQUIRE, RUSSELL	Present	No	Yes	Yes	Yes	Yes
STRONG-SHINOZAKI, LYNNE	Present	Yes	Yes	Yes	Yes	Yes
TAMAYO, MARCO	Present	Yes	Yes	Yes	Yes	Yes
TEJO, CAROLINA	Present	No	Yes	Yes	Yes	Yes
WALD, ADAM	Present	Yes	Yes	Yes	Yes	Yes
WALSH, ELAINE	Present	Yes	Yes	Abst	Yes	Yes
WARREN, CHARLES	Present	NVFC	Yes	Yes	Yes	
WEINER, SHARON	Present	Yes	Yes	Yes	Yes	Yes
ZIMMERMAN, JACK	Present	Yes	Yes	Yes	Yes	Yes
Total Yes	46	38	46	44	46	45
Total No		5	0	0	0	0
Total Abstain		2	0	2	0	0
Total Not Vote For Cause		1	0	0	0	0
Total Votes		46	46	46	46	45