

Russell Squire
Chair

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**The City of New York
Community Board 8 Manhattan
Land Use Committee Meeting
Wednesday, June 9, 2021 - 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, Lorraine Brown, Alida Camp, Barbara Chocky, Sarah Chu, Anthony Cohn, Brian Correia, Rebecca Dangoor, Felice Farber, Billy Freeland, Edward Hartzog, David Helpern, Wilma Johnson, Takako Kono, Craig Lader, Rebecca Lamorte, May Malik, Gregory Morris, Jane Parshall, Peter Patch, Rita Popper, Margaret Price, Yma Rodriguez-Thoma, Elizabeth Rose, Barbara Rudder, Abraham Salcedo, William Sanchez, M. Barry Schneider, Tricia Shimamura, Rami Sigal, Cos Spagnoletti, Russell Squire, Marco Tamayo, Carolina Tejo, Adam Wald, Elaine Walsh, Charles Warren, Sharon Weiner

Community Board Members Absent (Excused): Rohit Aggarwala, Taina Borrero, Valerie Mason, Sharon Pope-Marshall, Lynne Strong-Shinozaki

Community Board Members Absent (Unexcused): Lorraine Brown, Saundra Coleman, Harrison Pierson-Panes

Total Attendance: 41

Chairman Russell Squire called the meeting to order at 6:30 PM.

1. Continued Discussion: Elevate Transit: Zoning for Accessibility (ZFA), ULURP Number: N210270ZRY. Deadline June 14, 2021

1. *Project Description:* The MTA and DCP are proposing a citywide zoning text amendment that will allow the MTA to work more efficiently with private developers to help achieve systemwide accessibility. The proposal includes a system-wide transit easement certification and an authorization for transit improvement bonuses in high density areas to facilitate the implementation of ADA access at stations throughout the city more quickly and efficiently.
2. Representatives from the MTA and DCP answered questions from the board members and the public regarding the proposed project.

THIS APPLICATION IS DIVIDED INTO TWO PARTS. PART A for the system-wide transit easements. PART B for authorization for transit improvement bonuses in high density areas to facilitate the implementation of ADA access at stations throughout the city.

PART A

At the Land Use Committee meeting of Community Board 8 Manhattan held on June 9, 2020, the board **APPROVED Part A** of the following resolution by a vote of 34 in favor, 7 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS, the proposal includes a system-wide transit easement certification,

THEREFORE, BE IT RESOLVED that Community Board 8 Manhattan approves PART A of the application for a text amendment as presented.

PART B

At the Land Use Committee meeting of Community Board 8 Manhattan held on June 9, 2020, the board **APPROVED Part B** of the following resolution by a vote of 26 in favor, 11 opposed, 4 abstentions, and 0 not voting for cause.

WHEREAS, the proposal would establish authorization for transit improvement bonuses in high density areas to facilitate the implementation of ADA access at stations throughout the city,

THEREFORE, BE IT RESOLVED that Community Board 8 Manhattan approves **PART B** of the application for a text amendment with two conditions. Firstly, that the bonus authorizations go through ULURP instead of being authorized by City Planning. Secondly, that the bonus program be only for vertical accessibility enhancements.

2. Public Hearing: Citywide Hotels Text Amendment, ULURP Number: N210406ZRY. Deadline July 12, 2021

1. *Project Description:* The special permit would newly require a CPC special permit for new hotels and enlargements where hotels are permitted as-of right today: C1, C2, C4, C5, C6, C8, Mixed Use (MX), and paired M1/R districts. The proposed CPC special permit would replace existing CPC special permits for new hotels in the special purpose districts. The special permit for hotels in M1 manufacturing districts would retain its findings that are specific to light industrial areas. Special Permit in NYC.
2. A representative from DCP presented on the proposed special permit and answered questions from the board members.

WHEREAS, the special permit would newly require a CPC special permit for new hotels and enlargements where hotels are permitted as-of right today: C1, C2, C4, C5, C6, C8, Mixed Use (MX), and paired M1/R districts, and

WHEREAS, the proposed CPC special permit would replace existing CPC special permits for new hotels in the special purpose districts, and

WHEREAS, the special permit for hotels in M1 manufacturing districts would retain its findings that are specific to light industrial areas. Special Permit in NYC,

THEREFORE, BE IT RESOLVED that Community Board 8 Manhattan **DISAPPROVES** the application for a text amendment as presented.

Community Board 8 Manhattan approved this resolution by a vote of 38 in favor, 3 opposed, 0 abstentions, and 0 not voting for cause.

3. Committee Reports and Action Items

A. Planning Together Task Force – Russell Squire and Sharon Pope Marshall, Co-Chairs

PTTF-1: Approval

Item 1: Planning Together Legislation Proposal

WHEREAS, legislation has been introduced in the City Council to enact a proposal called Planning Together for purposes of developing and implementing a comprehensive city plan;

WHEREAS, the City Council has presented to community boards, including Community Board 8 Manhattan, and invited feedback on the Planning Together legislation from community boards;

WHEREAS, the Community Board 8 Manhattan Planning Together Task Force and the board generally have reviewed and considered the Planning Together legislation with a view to providing comments and feedback to the City Council;

WHEREAS, communities are due a greater role in final determinations of zoning, development, and land use matters;

WHEREAS, local control of zoning, development, and land use is preferable to centralized control;

WHEREAS, existing landmarks and landmark status must be preserved and maintained;

THEREFORE, BE IT RESOLVED:

1. CB8 opposes the proposal embodied in the Planning Together legislation as currently drafted and structured;
2. CB8 recommends that the proposal be modified to include the following:
 - a. The Director of Long Term Planning should be appointed by the Mayor and approved by the Council and Public Advocate;
 - b. Borough Steering Committees should be replaced by existing Borough Boards;
 - c. The “land use scenario” for each community district should be chosen by the community board for that district;
 - d. Landmarks and public safety should be added as subjects to be considered in creating land use scenarios;
 - e. No citywide targets and corresponding community district targets should be set by the city except with respect to resiliency infrastructure, environmental sustainability, and sanitation;
 - f. Community Boards should be able to appeal any citywide targets and corresponding community district targets.
 - g. Community district land use scenario targets with respect to, without limitation, housing, jobs (including associated needed commercial, retail, and industrial space), open space, city facilities, school seats, public transportation, public utilities, and other infrastructure should be set by the local community board;
 - h. Community boards should be given resources to do their own planning in their district and to provide the quantitative and qualitative surveys provided for in the district needs statements;
 - i. Where public hearings are required, there should be at least one in each community district;
 - j. Resources should be provided for community boards to create 197-a plans should they wish to do so.

Community Board 8 Manhattan approved this resolution by a vote of 38 in favor, 1 opposed, 1 abstentions, and 0 not voting for cause.

4. Old Business – No items old business

5. New Business – No items of new business

Meeting Adjourned at 11:00pm

Russell Squire, Chair

Name	Attendance	Item 1 (Easement)	Item 1 (Bonus)	Item 2 (Hotels)	planning together
AGGARWALA, ROHIT	Excused				
ARONSON, VANESSA	Present	Yes	Yes	Yes	Yes
ASHBY, ELIZABETH	Present	No	No	Yes	Yes
BARON, P. GAYLE	Present	Yes	No	Yes	Yes
BARTON, LOWELL	Present	Yes	Yes	No	Yes
BIRNBAUM, MICHELE	Present	No	No	Yes	Yes
BORES, LORI ANN	Present	Yes	Yes	Yes	Yes
BORRERO, TAINA	Excused				
BROWN, LORAINÉ	Absent				
CAMP, ALIDA	Present	Yes	No	Yes	Yes
CHOCKY, BARBARA	Present	No	No	Yes	Yes
CHU, SARAH	Present	Yes	Abst	Yes	
COHN, ANTHONY	Present	Yes	No	Yes	Yes
COLEMAN, SAUNDREA	Absent				
DANGOOR, REBECCA	Present	Yes	Yes	Yes	Yes
FARBER, FELICE	Present	Yes	Yes	Yes	Yes
FREELAND, BILL	Present	Yes	Yes	Yes	Yes
HARTZOG, EDWARD	Present	Yes	Abst	Yes	Yes
HELPERN, DAVID P.	Present	Yes	Yes	Yes	Yes
JOHNSON, WILMA	Present	Yes	Yes	Yes	Yes
KONO, TAKAKO	Present	Yes	Yes	Yes	Yes
LADER, CRAIG	Present	Yes	Yes	Yes	Yes
LAMORTE, REBECCA	Present	Yes	Yes	Yes	Yes
MALIK, MAY	Present	Yes	Yes	Yes	Abst
MASON, VALERIE	Excused				
MEYERSON, EVAN	Present	Yes	Yes	Yes	Yes
MORRIS, GREGORY	Present	Yes	Yes	Yes	Yes
PARSHALL, JANE	Present	No	No	Yes	Yes
PATCH, PETER	Present	Yes	No	Yes	Yes
PIERSON-PANES, HARRISON	Absent				
POPE-MARSHALL, SHARON	Excused				
POPPER, RITA	Present	Yes	No	Yes	Yes
PRICE, MARGARET	Present	Yes	Abst	Yes	Yes
RODRIGUEZ-THOMA, YMA	Present	No	Yes	No	Yes
ROSE, ELIZABETH	Present	Yes	Yes	Yes	Yes
RUDDER, BARBARA	Present	Yes	Yes	Yes	Yes
SALCEDO, ABRAHAM	Absent				
SANCHEZ, WILLIAM	Present	Yes	Yes	Yes	Yes
SCHNEIDER, M. BARRY	Present	Yes	Yes	Yes	Yes
SHIMAMURA, TRICIA	Present	Yes	Yes	Yes	Yes
SIGAL, RAMI	Present	Yes	Yes	Yes	Yes
SPAGNOLETTI, COS	Present	Yes	Yes	Yes	Yes
SQUIRE, RUSSELL	Present	Yes	Yes	No	Yes
STRONG-SHINOZAKI, LYNNE	Excused				
TAMAYO, MARCO	Present	Yes	Abst	Yes	No
TEJO, CAROLINA	Present	Yes	Yes	Yes	Yes
WALD, ADAM	Present	Yes	Yes	Yes	Yes
WALSH, ELAINE	Present	No	No	Yes	Yes
WARREN, CHARLES	Present	Yes	Yes	Yes	Yes
WEINER, SHARON	Present	No	No	Yes	Yes
Total Yes	41	34	26	38	38
Total No	5	7	11	3	1
Total Abstain	0	0	4	0	1
Total Not Vote For Cause		0	0	0	0
Total Votes		41	41	41	40