

Russell Squire
Chair

Will Brightbill
District Manager



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**The City of New York
Community Board 8 Manhattan
Land Use Committee Meeting
PUBLIC HEARING
Wednesday, February 9, 2022 - 6:30 PM
*This meeting was conducted via Zoom***

MINUTES

Community Board Members Present: Vanessa Aronson, Elizabeth Ashby, Michele Birnbaum, Lori Ann Bores, Taina Borrero, Lorraine Brown, Alida Camp, Sarah Chu, Anthony Cohn, Saundra Coleman, Rebecca Dangoor, Felice Farber, Billy Freeland, Edward Hartzog, Wilma Johnson, Craig Lader, Rebecca Lamorte, Evan Meyerson, Gregory Morris, Jane Parshall, Peter Patch, John Philips, Rita Popper, Margaret Price, Elizabeth Rose, Barbara Rudder, Abraham Salcedo, William Sanchez, M. Barry Schneider, Rami Sigal, Cos Spagnoletti, Russell Squire, Marco Tamayo, Carolina Tejo, Adam Wald, Elaine Walsh, Charles Warren, and Sharon Weiner.

Community Board Members Absent (Unexcused): P. Gayle Baron, Lowell Barton, David Helpern, Paul Kriker, Valerie Mason, Harrison Pierson-Panes, Sharon Pope-Marshall, Yma-Rodriguez Thoma, Lynne Strong-Shinozaki.

Total Attendance: 38

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

LU-1: Item 1 Approval

LU-2: Item 2 Approval

1. Public Hearing: 250 E. 83rd Street Transit Easement Certification - ULURP

Number: N220266ZCM. A transit easement certification via zoning resolution section 95-041, is being sought by 83rd Owner LLC, a private applicant, at 250 East 83rd Street to facilitate an as-of-right development in Community District 8, Manhattan.

WHEREAS, a transit easement certification via zoning resolution section 95-041 is being sought by 83rd Owner LLC, a private applicant, at 250 East 83rd Street to facilitate an as-of-right development, therefore;

BE IT RESOLVED that Community Board 8 Manhattan concurs with the MTA that an easement is not required for the proposed development at 250 East 83rd Street, and requests that the CPC certify the MTA's finding due to the location not providing opportunities to provide improved connectivity or accessibility to the 86th Street Q Train Station, and;

BE IT FURTHER RESOLVED that Community Board 8 Manhattan considers the need for expanded and improved transit accessibility to be paramount, and requests any proposed development in the Special Transit Land Use District along Second Avenue prioritize and incorporate into their design any accessibility upgrades necessary to achieve the addition of elevators connecting street and station mezzanine levels on the southern ends of the 72nd, 86th

and 96th Street Q Train stations to supplement the existing elevators on the northern ends of each station.

Community Board 8 Manhattan approved this resolution by a vote of 34 in favor, 2 opposed, 1 abstention, and 1 not voting for cause.

2. Public Hearing: 3 East 89th Street - ULURP Number: 220174ZSM. A private application requesting a special permit pursuant to ZR section 74-711 to allow the use of the premises as a Use Group 6 commercial art gallery and construction of rear and side enlargements and a partial one-story penthouse addition within the Carnegie Hill Historic District of Community District 8, Manhattan.

WHEREAS, this is a private application by 3 East 89th Street Holding LLC requesting a special permit pursuant to ZR section 74-711 to allow the use of the premises as a Use Group 6 commercial art gallery and construction of rear and side enlargements and a partial one-story penthouse addition within the Expanded Carnegie Hill Historic District of Community District 8, Manhattan.

WHEREAS, at the Land Use Committee of Community Board 8 held on February 10, 2022, Carnegie Hill Neighbors presented two possible changes to reconfigure the penthouse floor and open up a 5-foot space at floors 3 and 4 in the rear of the building (attached), therefore;

BE IT RESOLVED that Community Board 8 Manhattan approves this application and urges the applicant to implement the changes suggested by Carnegie Hill Neighbors, if possible.

Community Board 8 Manhattan approved this resolution by a vote of 27 in favor, 11 opposed, 0 abstentions, and 0 not voting for cause:

- 3. Old Business** – No items old business
- 4. New Business** – No items new business.

Russell Squire, Chair

Name	Attendance	LU Item 1: 50 E. 83rd Street Transit Easement Certification	LU Item 2: 3 East 89th Street
ARONSON, VANESSA	Present	Yes	Yes
ASHBY, ELIZABETH	Present	Yes	No
BARON, P. GAYLE	Absent		
BARTON, LOWELL	Absent		
BIRNBAUM, MICHELE	Present	Yes	No
BORES, LORI ANN	Present	Yes	Yes
BORRERO, TAINA	Present	Yes	Yes
BROWN, LORAINÉ	Present	Yes	Yes
CAMP, ALIDA	Present	Yes	No
CHU, SARAH	Present	Yes	No
COHN, ANTHONY	Present	No	No
COLEMAN, SAUNDREA	Present	Yes	Yes
DANGOOR, REBECCA	Present	Yes	Yes
FARBER, FELICE	Present	Yes	Yes
FREELAND, BILL	Present	Yes	Yes
HARTZOG, EDWARD	Present	Yes	Yes
HELPERN, DAVID P.	Absent		
JOHNSON, WILMA	Present	Yes	Yes
KRIKER, PAUL	Absent		
LADER, CRAIG	Present	Yes	Yes
LAMORTE, REBECCA	Present	Yes	Yes
MASON, VALERIE	Absent		
MEYERSON, EVAN	Present	Yes	Yes
MORRIS, GREGORY	Present	Yes	Yes
PARSHALL, JANE	Present	Yes	No
PATCH, PETER	Present	Yes	Yes
PHILIPS, JOHN	Present	Yes	Yes
PIERSON-PANES, HARRISON	Absent		
POPE-MARSHALL, SHARON	Absent		
POPPER, RITA	Present	Yes	Yes
PRICE, MARGARET	Present	Yes	No
RODRIGUEZ-THOMA, YMA	Absent		
ROSE, ELIZABETH	Present	Yes	No
RUDDER, BARBARA	Present	Yes	Yes
SALCEDO, ABRAHAM	Present	Yes	No
SANCHEZ, WILLIAM	Present	Yes	Yes
SCHNEIDER, M. BARRY	Present	Yes	Yes
SIGAL, RAMI	Present	Yes	Yes
SPAGNOLETTI, COS	Present	Yes	Yes
SQUIRE, RUSSELL	Present	Yes	Yes
STRONG-SHINOZAKI, LYNNE	Absent		
TAMAYO, MARCO	Present	Abst	Yes
TEJO, CAROLINA	Present	Yes	No
WALD, ADAM	Present	Yes	Yes
WALSH, ELAINE	Present	No	No
WARREN, CHARLES	Present	NVFC	Yes
WEINER, SHARON	Present	Yes	Yes
Total Yes	38	34	27
Total No		2	11
Total Abstain		1	0
Total Not Vote For Cause		1	0
Total Votes		38	38