

Russell Squire
Chair

Will Brightbill
District Manager



**The City of New York
Community Board 8 Manhattan**

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February 21, 2023

Bruce Terrell,
Executive Director
Redeemer East Side
112 East 75th Street
New York, NY 10021

Meenakshi Rao
President of the Board
160 East 91st Street
New York, NY 10128

RE: 150 East 91st Street – Redeemer Presbyterian Church.

Dear Ms. Rao and Mr. Terrell,

At the Full Board meeting of Community Board 8 Manhattan held on February 15, 2023, the board unanimously approved the following resolution by a vote of 41 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

WHEREAS; 160 East 91st Street is a Co-op originally built in about 1906; and

WHEREAS; 160 East 91st Street has shared a lightwell with 150 East 91st Street since their original construction; and

WHEREAS; the lightwell provided light and air to twenty-four apartments, and the only light and air to eight of those apartments, all Studios; and

WHEREAS; the fire escape for those 24 apartments sits on the 160 East 91st Street side of the property line occupying the entire width of the lightwell from the building line to the property line; and

WHEREAS; the plans Redeemer Presbyterian Church (150 East 91st Street) filed with the Department of Buildings for a new building do not include a lightwell; and

WHEREAS; this construction will severely damage the habitability and safety of the apartments with west-facing windows in 160 East 91st Street; and

WHEREAS; Community Board 8 supports the efforts of residents of 160 East 91st Street to have sufficient light and air to ensure the habitability of their apartments, and

WHEREAS; Community Board 8 supports the efforts of residents of 160 East 91st Street to maintain the health and safety of their residents,

BE IT THEREFORE RESOLVED that Community Board 8 supports and urges ongoing negotiations within the next month between Redeemer Presbyterian Church and the stakeholders of the contiguous building to prevent the damage to the light, air, and habitability of the apartments at 160 East 91st Street that would be caused by the absence of a lightwell.

Please advise us of any action taken on this matter.

Sincerely,

Russell Squire

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Chair

Elizabeth Ashby, Anthony Cohn, and Sharon Pope-Marshall

Elizabeth Ashby, Anthony Cohn and Sharon Pope-Marshall
Co-Chairs, Zoning & Development Committee

cc: Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Laura Kavanagh, Fire Commissioner, New York City Fire Department