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**The City of New York**  
**Community Board 8 Manhattan**  
**Zoning and Development Committee**  
*Tuesday, May 23, 2023 - 6:30 PM*  
*Conducted remotely on Zoom*

*Please note: The resolutions contained in the committee minutes are recommendations submitted by the committee co-chairs to the Community Board. At the monthly full board meeting, the resolutions are discussed and voted upon by all members of Community Board 8 Manhattan.*

**Resolutions for Approval:**

Item 2: **Upper Yorkville Rezoning**

Item 3: **Billboard on York Avenue, between 61<sup>st</sup> and 62<sup>nd</sup> Street**

**Minutes**

**Board Members Present:** Elizabeth Ashby, Gayle Baron, Michele Birnbaum, Juno Chowla-Song, Anthony Cohn, Lindsay Cormack, Craig Lader, Valerie Mason, John McClement, Sharon Pope-Marshall, Rita Popper, Margaret Price, Elizabeth Rose, Barbara Rudder, Judith Schneider, Russell Squire, Marco Tamayo, Adam Wald, Sharon Weiner.

The meeting was called to order at 6:30 PM.

**Item 1: Public Presentation by the Manhattan Schoolhouse: A certification to waive the retail frontage requirement, allowing the first floor and cellar to be used as a daycare facility, is being sought by Manhattan Schoolhouse, a private applicant, at 1538 2nd Avenue in Community District 8, Manhattan. This application will be subject to a public hearing held by the Full Board of CB8M at a Land Use Meeting in June.**

Representatives of Manhattan Schoolhouse, a private applicant, presented their application for certification to waive the retail frontage requirement at 1538 Second Avenue in Community District 8, Manhattan, allowing the first floor and cellar to be used as a daycare facility. The link to their presentation is available [here](#).

The representatives shared their plot plan and fielded questions from Board members and the public alike about their intentions behind establishing a daycare facility at the proposed site.

Many committee members expressed support for the daycare center but were concerned about the possibility of an unacceptable successor tenant.

**Item 2: Upper Yorkville Rezoning: Adam Wald presented his proposal to rezone several blocks in the eastern 90's.**

Adam Wald presented his proposal to rezone a group of blocks in Upper Yorkville currently mapped for Commercial (C8-4) and Manufacturing (M1-4) uses, comprised of blocks 1540, 1556, 1557, 1569, 1570, and 1571. The link to his proposal is available [here](#).

Adam discussed the benefits of his plan, its components, and how it would be implemented.

The committee was generally in favor of the proposal's housing objectives and passed a resolution to support efforts to rezone those areas into residential and to create a study group to study the proposal. The vote was Yes: 9, No: 7, and Abstain: 1.

**WHEREAS** Community Board 8M strongly supports the creation of residential housing, and

**WHEREAS** Community Board 8M supports efforts to address the existing zoning in blocks currently zoned commercial or manufacturing, and

**WHEREAS** Community Board 8M supports efforts to change the zoning for these blocks into residential zoning,

**THEREFORE BE IT RESOLVED**, that Community Board 8 Manhattan supports efforts to rezone existing C8-4 and M1-4 blocks in Upper Yorkville to residential zoning; and

**BE IT FURTHER RESOLVED** that a subcommittee or study group be created to consider the feasibility of rezoning the existing C8-4 and M1-4 blocks in Upper Yorkville to residential zoning.

Yes (9): Chowla-Song, Cormack, Lader, McClement, Rose, Popper, Rudder, Schneider, Wald

No (7): Ashby, Baron, Birnbaum, Pope-Marshall, Price, Tamayo, Weiner

Abstain (1): Mason

**Item 3: Billboard on York Ave. between 61/62 Streets: A large billboard has caused concerns to area residents, who asked the Community Board to discuss the issue.**

The committee discussed a billboard on York Ave., between 61/62 Streets. The large billboard has caused concerns to area residents, who asked the Community Board to discuss the issue. The link to photos of the billboard and its permit is available [here](#).

The Committee passed a resolution supporting the owners of the Bentley Hotel and the East Sixties Neighborhood Association working together to identify appropriate actions and strategies to address the ongoing concerns and minimize the impact on the residential neighborhood. The resolution passed by a vote of Yes: 13, No: 0, and Abstain: 4.

**WHEREAS** a large, illuminated billboard at York Avenue, between 61<sup>st</sup> and 62<sup>nd</sup> streets is adversely impacting the lives of local residents, and

**WHEREAS** The billboard, which is owned by the Bentley Hotel, is as-of-right, and

**WHEREAS** The Bentley Hotel and the East 60's Neighborhood Association have discussed ways to mitigate the damage, and

**WHEREAS** The Bentley Hotel has already taken steps toward this mitigation, and

**WHEREAS** the community appreciates these steps very much,

**BE IT THEREFORE RESOLVED** that Community Board 8 supports ongoing discussions between the stakeholders to identify the parties' concerns and the effect on the neighborhood's livability, and to minimize the impact on the local community.

Yes (13): Ashby, Baron, Birnbaum, Chowla-Song, Mason, Pope-Marshall, Popper, Price, Rose, Schneider, Tamayo, Wald, Weiner

No (0)

Abstain (4): Cormack, Lader, Rudder, Squire

**Item 4: Old Business**

No items of Old Business were discussed

**Item 5: New Business**

No items of New Business were discussed.

The meeting was then adjourned at 10:00 PM.

*Elizabeth Ashby, Anthony Cohn, and Sharon Pope-Marshall, Co-Chairs*