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The City of New York
Community Board 8 Manhattan
Zoning and Development Committee
Tuesday, October 24, 2023 - 6:30 PM
Conducted remotely on Zoom

Minutes

Board Members Present: Michael Anderson, Elizabeth Ashby, Gayle Baron, Michele Birnbaum, Juno Chowla-Song, Craig Lader, Valerie Mason, John McClement, Sharon Pope-Marshall, Rita Popper, Margaret Price, Elizabeth Rose, Barbara Rudder, Abraham Salcedo, Marco Tamayo, Adam Wald.

The meeting was called to order at 6:32 PM.

Item 1: Public Presentation: East 94th Street Rezoning Proposal. A private application by LM East 94 LLC requesting a zoning map change for a portion of East 94th Street between Second and Third Avenues from an M1-4 district to a C4-6 and C2-8 district and a zoning text amendment to map an MIH area, to facilitate a new residential housing development in the Yorkville neighborhood of Manhattan Community District 8. This application will be subject to a public hearing held by the Full Board of CB8M at a Land Use Meeting on November 8, 2023.

A representative of LM East 94 LLC presented their proposal for a zoning map change for a portion of East 94th Street between Second and Third Avenues from an M1-4 district to a C4-6 and C2-8 district and a zoning text amendment to map an MIH area, to facilitate a new residential housing development in the Yorkville neighborhood of Manhattan Community District 8. The proposed building will be nearly 500 feet tall and will include Mandatory Inclusionary Housing. Links to their information follow.

The discussion reflected much support for affordable housing, but great concern about the huge size of the planned building.

The application will be subject to a public hearing held by the Full Board of CB8M at a Land Use Meeting on November 8, 2023.

- A. [Project Documents](#)
- B. [Permitted Uses Currently in the M1-4 District](#)
- C. [Presentation](#)

Item 2: Report from the Committee to Protect our Lenox Hill Neighborhood regarding their recent Town Hall discussing Lenox Hill Hospital's proposed building.

Stephanie Reckler, representing the Committee to Protect our Lenox Hill Neighborhood, presented a report regarding their recent Town Hall discussing Lenox Hill Hospital's proposed building. The organization's objective is to prevent the construction of this enormous building. The Representative reported that the Town Hall was extremely well attended. She also discussed the numerous ways that her organization is generating support for its position.

Item 3: Old Business

No items of Old Business were discussed

Item 4: New Business

No items of New Business were discussed.

The meeting was then adjourned at 9:07 PM.

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