

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

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November 15, 2023

Daniel R. Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: East 94th Street Rezoning (ULURP Nos. 230241ZMM and N230242ZRM)

Dear Chair Garodnick,

At the Land Use Committee meeting of Community Board 8 Manhattan held on Wednesday, November 8, 2023, the board approved the following resolution by a vote of 32 in favor, 4 opposed, 3 abstentions, and 0 not voting for cause:

WHEREAS: this is an 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 the development of a new residential housing development at 231 East 94th Street; therefore

BE IT RESOLVED that Community Board 8 Manhattan **APPROVES** this application subject to the following conditions:

- That the proportion of affordable units be increased to 30%, but otherwise subject to the same terms as the original application, including the average affordability of 60% AMI;
- That the building be required to remain a rental building for at least 15 years;
- That open space be incorporated into the site;
- That 200 parking spaces be retained on the site;
- That the height of the building be reduced to a maximum of 355 feet;
- That construction use all union labor or pay prevailing wage;

BE IT FURTHER RESOLVED that Community Board 8 Manhattan's conditional approval of this application should not be understood as diminishing Community Board 8 Manhattan's commitment to maintaining lower density mid-block through R8-B zoning, and Community Board 8 continues to strongly support maintenance of R8-B zoning everywhere it exists in our community district.

Please advise our office of any action taken on this matter.

Sincerely,

Russell Squire

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cc: Honorable Kathy Hochul, Governor of New York
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