

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, November 8, 2023 - 6:30 PM

This meeting was conducted in a hybrid format in person and via Zoom.

**Ramaz School – Heyman Auditorium
125 East 85th Street (Between Park and Lexington Avenues)**

MINUTES

Community Board Members Present: Michael Anderson, Bill Angelos, P. Gayle Baron, Michele Birnbaum, Lori Ann Bores, Alida Camp, Juno Chowla-Song, Sarah Chu, Anthony Cohn, Saundra Coleman, Lindsey Cormack, Rebecca Dangoor, Felice Farber, Bradley Hershenson, Sahar Husain, Wilma Johnson, Craig Lader, Addeson Lehv, Valerie Mason, John McClement, Jane Parshall, Sharon Pope-Marshall, Rita Popper, Margaret Price, Elizabeth Rose, Barbara Rudder, Abraham Salcedo, William Sanchez, Robin Seligson, Russell Squire, Marco Tamayo, Adam Wald, Charles Warren.

Community Board Members Virtual: Elizabeth Ashby (Health), Billy Freeland (Work Travel), Edward Hartzog (Travel), Paul Krikler (Caregiving), Judy Schneider, Cos Spagnoletti.

Community Board Members Excused: Taina Borreo, Evan Meyerson (Caregiving), Jack Sasson (School), Sharon Weiner.

Community Board Members Absent: Jennifer Bayer-Michaels, David P. Helpern, Rebecca Lamorte, CJ Mossman, John Philips.

Total Attendance: 33

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

- 1. Public Hearing: 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 at 231 East 94th Street in the Yorkville neighborhood of Manhattan Community District 8.

A motion to disapprove this application with conditions failed by a vote of 14 in favor, 24 opposed, 1 abstention, and 0 not voting for cause.

A new motion was introduced to approve the application with conditions.

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.

Community Board 8 Manhattan approved this resolution by a vote of 32 in favor, 4 opposed, 3 abstentions, and 0 not voting for cause.

2. Committee Reports

- a. Budget Committee – Rebecca Dangoor and Felice Farber, Co-Chairs

Community Board 8 Manhattan approved the FY25 District Needs Statement and Budget Priorities by a vote of 36 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

3. **Elections Committee Candidate Interviews** – This item was tabled due to time and conducted virtually.
4. **Old Business** – No items of Old Business were discussed.
5. **New Business** – No items of New Business were discussed.

The meeting was adjourned.

Russell Squire, Chair

Name	Attendance	Item 1: Disapprove with Conditions	Item 1: Approve with Conditions	Item 2: Budget
ANDERSON, MICHAEL	Present	Yes	Yes	Yes
ANGELOS, BILL	Present	No	Abst	Yes
ASHBY, ELIZABETH	Virtual	No	Abst	Yes
BARON, P. GAYLE	Present	No	Yes	Yes
BAYER MICHAELS, JENNIFER	Absent			
BIRNBAUM, MICHELE	Present	Yes	Yes	Yes
BORES, LORI ANN	Present	No	Yes	Yes
BORRERO, TAINA	Exeused			
CAMP, ALIDA	Present	Yes	No	Yes
CHOWLA-SONG, JUNO	Present	No	Yes	Yes
CHU, SARAH	Present	Yes	Yes	Yes
COHN, ANTHONY	Present	Yes	No	Yes
COLEMAN, SAUNDREA	Present	Yes	Yes	Yes
CORMACK, LINDSEY	Present	No	Yes	Yes
DANGOOR, REBECCA	Present	No	Yes	Yes
FARBER, FELICE	Present	No	Yes	Yes
FREELAND, BILLY	Virtual	No	Yes	Yes
HARTZOG, EDWARD	Virtual	Yes	Yes	Yes
HERSHENSON, BRADLEY	Present	Yes	Yes	Yes
HELPERN, DAVID P.	Absent			
HUSAIN, SAHAR	Present	No	Yes	Yes
JOHNSON, WILMA	Present	No	Yes	Yes
KRIKLER, PAUL	Virtual	No	Yes	Yes
LADER, CRAIG	Present	No	Yes	Yes
LAMORTE, REBECCA	Absent			
LEHV, ADDESON	Present	No	Yes	Yes
MASON, VALERIE	Present	No	Yes	Yes
MCCLEMENT, JOHN	Present	Yes	Yes	Yes
MEYERSON, EVAN	Exeused			
MOSSMAN, CJ	Absent			
PARSHALL, JANE	Present	Yes	No	Yes
PHILIPS, JOHN	Absent			
POPE-MARSHALL, SHARON	Present	No	Yes	Yes
POPPER, RITA	Present	No	Yes	Yes
PRICE, MARGARET	Present	Yes	Yes	Yes
ROSE, ELIZABETH	Present	Yes	Yes	Yes
RUDDER, BARBARA	Present	No	Yes	Yes
SALCEDO, ABRAHAM	Present	No	Yes	Yes
SANCHEZ, WILLIAM	Present	No	Yes	Yes
SASSON, JACK	Exeused			
SCHNEIDER, JUDY	Virtual	No	Yes	
SELIGSON, ROBIN	Present	No	Yes	Yes
SPAGNOLETTI, COS	Virtual	Yes	No	
SQUIRE, RUSSELL	Present	Yes	Yes	Yes
TAMAYO, MARCO	Present	Abst	Abst	No
WALD, ADAM	Present	No	Yes	Yes
WARREN, CHARLES	Present	No	Yes	Yes
WEINER, SHARON	Exeused			
Total Yes		14	32	36
Total No		24	4	1
Total Abstain		1	3	0
Total Not Vote For Cause		0	0	0
Total Votes	33 -- Quorum	39	39	37