

Russell Squire
Chair

Will Brightbill
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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 (Caregiving), Cos Spagnoletti (Health) .

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

Community Board Members Absent: Jennifer Bayer-Michaels, David P. Helpen, 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