

Valerie S. Mason  
Chair

Will Brightbill  
District Manager



505 Park Avenue, Suite 620  
New York, N.Y. 10022-1106  
(212) 758-4340  
(212) 758-4616 (Fax)  
www.cb8m.com – Website  
info@cb8m.com – E-Mail

**The City of New York  
Community Board 8 Manhattan  
Full Board and Land Use Committee  
Wednesday, December 13, 2023 - 6:30 PM**

**This meeting was conducted in a hybrid format in person and via Zoom  
The Stanley Isaacs Neighborhood Center Cafeteria  
415 East 93rd Street (East from First Avenue)**

**MINUTES:**

**Community Board Members Present:** Michael Anderson, Bill Angelos, Michele Birnbaum, Lori Ann Bores, Taina Borrero, Alida Camp, Sarah Chu, Anthony Cohn, Saundra Coleman, Lindsey Cormack, Rebecca Dangoor, Felice Farber, Edward Hartzog, Bradley Hershenson, David P. Helpern, Sahar Husain, Wilma Johnson, Paul Krikler, Craig M. Lader, Addeson Lehv, John McClement, Evan Meyerson, CJ Mossman, Jane Parshall, Margaret Price, Elizabeth Rose, Barbara Rudder, Abraham Salcedo, Jack Sasson, Robin Seligson, Russell Squire, Marco Tamayo, and Charles Warren.

**Community Board Members Virtual:** Elizabeth Ashby (Health), Billy Freeland (Sickness), Valerie Mason (Health), Sharon Pope-Marshall (Caregiving), Rita Popper (Health), Will Sanchez (Health) and Judy Schneider (Caregiving).

**Community Board Members Excused:** P. Gayle Baron, Jennifer Bayer Michaels, Cos Spagnoletti, and Adam Wald.

**Community Board Members Absent:** Juno Chowla-Song, Rebecca Lamorte, and John Philips.

**Total Attendance: 41**

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

**1. Public Session**

- Stephen Wang spoke in favor of the revocable consent application for 9 East 75th Street.
- Shakima Grant representing Memorial Sloan Kettering provided updates from MSK.
- Jenny Feldman spoke in favor of NY Bill A7244.
- Viviane Trinh spoke in favor of NY Bill A00685.
- Andrew Fine representing the E-Vehicle Safety Alliance spoke in favor E-bike registration.
- Elizabeth Rose Daly representing Frick Madison spoke about their liquor license application.
- James Mallios representing the landlord of 115-119 East 60th Street spoke in favor of the approval of a dispensary license application for 119 East 60th Street.
- Christopher McLaughlin representing Sara Lulo spoke in favor of the approval of a dispensary license application at 119 East 60th Street.
- Adam Gross representing Luke McNamara spoke in favor of the approval of a dispensary license application at 119 East 60th Street.
- Richard Washington representing Schoen and Seventeen as well as Hayground and Rose spoke in favor of their approval of a dispensary license application at 119 East 60th Street.
- Julia Levi representing Schoen and Seventeen as well as Hayground and Rose spoke in favor of their approval of a dispensary license application at 119 East 60th Street.
- Sara Lulo representing Hayground and Rose spoke in favor of their approval of a dispensary license application at 119 East 60th Street.

- Kim Moscaritolo spoke in favor of the daylighting resolution from the Transportation Committee.
- Liam Jeffries spoke in favor of the daylighting resolution from the Transportation Committee.
- Liam Martens spoke in favor of the daylighting resolution from the Transportation Committee.
- Nick Ross spoke in favor of the daylighting resolution from the Transportation Committee.
- Meghan Brady spoke in favor of the daylighting resolution from the Transportation Committee.
- Daniel Sutton spoke in favor of the daylighting resolution from the Transportation Committee.
- Hindy Schachter spoke in favor of the daylighting resolution from the Transportation Committee.
- Dylan Jeronimo Kennedy spoke in favor of the daylighting resolution from the Transportation Committee.
- Evelyn David spoke in favor of parking passes for the public.

**2. Public Hearing – Department of City Planning will present City of Yes for Economic Opportunity.** The NYC Department of City Planning is proposing a citywide zoning text amendment to support economic growth and resiliency in New York City. This text amendment would facilitate the repurposing of existing nonresidential space by providing businesses with additional zoning flexibility to locate and expand. The proposed zoning text amendment would apply to all 59 of the city’s Community Districts. [See companion ZR amendment in 2024Y0161.](#)

- A. [PROJECT DOCUMENTS](#)
- B. [Dept of City Planning's COY ZEO Presentation](#)
- C. Goal 2 Boost growing industries
  - i. Proposal Number 7: Clarify rules to permit indoor urban agriculture
  - ii. Proposal Number 8: Give life sciences companies more certainty to grow
  - iii. Proposal Number 9: Support nightlife with common-sense rules for dancing and live entertainment
  - iv. Proposal Number 10: Create more opportunities for amusements to locate
  - v. Proposal Number 11: Enable entrepreneurship with modern rules for home-based businesses
- D. Goal 3 Enable more business-friendly streetscapes
  - i. Proposal Number 12: Introduce corridor design rules that promote better activated ground floors
  - ii. Proposal Number 13: Reduce conflicts between auto repair shops and pedestrians (Item laid over to January)
  - iii. Proposal Number 14: Encourage safe and sustainable deliveries with micro-distribution (Item laid over to January)

The Board discussed proposals 7-12.

**3. Adoption of the Agenda** – Agenda Adopted

**4. Adoption of the Minutes** – Minutes Adopted

**5. Manhattan Borough President’s Report**

The Borough President’s representative was unable to attend. His office submitted their report, which announced that December would be the last month for Minah Whyte to be their liaison to Community Board 8 Manhattan. Minah was hired as District Manager of Community Board 10.

**6. Elected Officials’ Reports**

- State Senator Liz Krueger
- Council Member Keith Powers
- State Assembly Member Rebecca Seawright
- Manhattan District Attorney Alvin Bragg

- Representative Jerry Nadler
- State Assembly Member Alex Bores
- State Senator Jose Serrano
- Council Member Julie Menin

## 7. Chair's Report – Russell Squire

Chair Russell Squire gave his final report highlighting the board's accomplishments during his tenure as chair.

## 8. District Manager's Report – Will Brightbill

District Manager Will Brightbill gave his report.

## 9. Committee Reports and Action Items

### A. Street Life Committee – Abraham Salcedo, Chair

SL-1: Items 1B-1H and 5A Unanimous Approvals

SL-2: Item 2F

SL-3: Item 2A

SL-4: Item 2D

SL-5: Item 2E

SL-6: Item 2B Substitute Motion to Approve

SL-7: Item 2C Substitute Motion to Approve

Item 1B: **Corner Joint LLC, dba TBD, 1496 Second Avenue (Between East 77th and East 78th Streets)** New Application to the State Liquor Authority for a Liquor, Wine, Beer and Cider License and Temporary Retail Permit

**WHEREAS** this is a New application for a Liquor, Wine, Beer, and Cider License and Temporary Retail Permit and;

**WHEREAS** no one from the public objected; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and; therefore

**BE IT RESOLVED** that the application is APPROVED, subject to the stipulations above.

Item 1C: **WEZC Hospitality, dba Hollybrook Lane, 1712 First Avenue (Between East 88th and East 89th Streets)** New Application to the State Liquor Authority for a Liquor, Wine, Beer and Cider License

**WHEREAS** this is a New application for a Liquor, Wine, Beer, and Cider License;

**WHEREAS** no one from the public objected; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and; therefore

**BE IT RESOLVED** that the application is APPROVED, subject to the stipulations above.

Item 1D: **1600 Third Avenue Corp, dba Catch n Chop, 1600-1602 Third Avenue (Between East 89th and East 90th Streets)** New Application to the State Liquor Authority for a Liquor, Wine, Beer and Cider License

**WHEREAS** this is a New application for a Liquor, Wine, Beer, and Cider License; and  
**WHEREAS** no one from the public objected; and  
**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and; therefore  
**BE IT RESOLVED** that the application is APPROVED, subject to the stipulations above.

Item 1E: **NTH NY Corp dba pending, 1378 Lexington Avenue (Between East 90th and East 91st Streets)**  
New Application to the State Liquor Authority for a Wine, Beer and Cider License and Temporary Retail Permit

**WHEREAS** this is a New application for a Wine, Beer, and Cider License and Temporary Retail Permit; and  
**WHEREAS** no one from the public objected; and  
**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and; therefore  
**BE IT RESOLVED** that the application is APPROVED, subject to the stipulations above.

Item 1F: **MSK ABC, LLC 1133 York Avenue (Between East 61st and 62nd Streets) Josie Robertson Surgery Center 14th Floor** New Application to the State Liquor Authority for a Liquor, Wine, Beer and Cider License and Temporary Retail Permit

**WHEREAS** this is a New application for a Liquor, Wine, Beer, and Cider License and Temporary Retail Permit and;  
**WHEREAS** no one from the public objected; and  
**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and; therefore  
**BE IT RESOLVED** that the application is APPROVED, subject to the stipulations above.

Item 1G: **MSK ABC, LLC 417 East 68th Street (Between York and First Avenues) Zuckerman Research Center** New Application to the State Liquor Authority for a Wine, Beer and Cider License and Temporary Retail Permit

**WHEREAS** this is a New application for a Liquor, Wine, Beer, and Cider License and Temporary Retail Permit and;  
**WHEREAS** no one from the public objected; and  
**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and; therefore  
**BE IT RESOLVED** that the application is APPROVED, subject to the stipulations above.

Item 1H: **MSK ABC, LLC 1275 York Avenue (Between East 67th and 68th Streets) Main Campus** New Application to the State Liquor Authority for a Liquor, Wine, Beer and Cider License and Temporary Retail Permit

**WHEREAS** this is a New application for a Liquor, Wine, Beer, and Cider License and Temporary Retail Permit and;  
**WHEREAS** no one from the public objected; and  
**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and; therefore  
**BE IT RESOLVED** that the application is APPROVED, subject to the stipulations above.

Item 5A: **Unlicensed Cannabis Shops**

**WHEREAS** Community Board 8 is deeply concerned with the existence and illegal shops selling cannabis; and  
**WHEREAS** Community Board 8 is deeply concerned at the lack of enforcement to close down these illegal shops;

**THEREFORE, BE IT RESOLVED**, Community Board 8 calls on the City of New York, the State of New York, the Office of Cannabis Management and the NYPD to i) do more to quickly shut down shops selling illegally selling cannabis and ii) to take steps for holding landlords responsible if necessary to prevent these illegal shops from operating and iii) to make it easier to report illegal shops and to be quickly responsive to the reporting of illegal shops.

**Community Board 8 Manhattan unanimously approved these resolutions by a vote of 39 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

Item 2F: **York Express Inc 501 East 86th Street (Between York and East End Avenues)** Application to the Office of Cannabis Management for a New Adult-Use Retail Dispensary License

**WHEREAS** this is a new application for a retail dispensary; and

**WHEREAS** residents and board members expressed concerns about this specific location being off the avenue on a residential block; the proximity to Carl Schurz Park; and the seemingly inadequate size of the proposed space;

**WHEREAS** the applicant has agreed to Community Board 8's stipulations; therefore

**BE IT RESOLVED that the application is DISAPPROVED**

**Community Board 8 Manhattan approved this resolution by a vote of 39 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

Item 2A: **Weedish LLC 128 East 86th Street (Between Lexington and Park Avenues)** Application to the Office of Cannabis Management for a New Adult-Use Retail Dispensary License

**WHEREAS** this is a new application for a retail dispensary; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations; therefore

**BE IT RESOLVED that the application is APPROVED, subject to the stipulations above.**

**Community Board 8 Manhattan approved this resolution by a vote of 32 in favor, 6 opposed, 1 abstention, and 0 not voting for cause.**

Item 2D: **Brixz 799 LLC - 799 Lexington Avenue (Between East 62nd and East 63rd Streets)** Application to the Office of Cannabis Management for a New Adult-Use Retail Dispensary License

**WHEREAS** this is a new application for a retail dispensary; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations; therefore

**BE IT RESOLVED that the application is APPROVED, subject to the stipulations above.**

**Community Board 8 Manhattan approved this resolution by a vote of 31 in favor, 8 opposed, 0 abstentions, and 0 not voting for cause.**

Item 2E: **Zian Enterprise Inc. - 1140 First Avenue (Between East 62nd and East 63rd Streets)** Application to the Office of Cannabis Management for a New Adult-Use Retail Dispensary License

**WHEREAS** this is a new application for a retail dispensary; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations; therefore

**BE IT RESOLVED that the application is APPROVED, subject to the stipulations above.**

**Community Board 8 Manhattan approved this resolution by a vote of 29 in favor, 10 opposed, 0 abstentions, and 0 not voting for cause.**

Item 2B: **Schoen & Seventeen LLC., dba Eastern Atlantic - 119 East 60th Street (Between Park and Lexington Avenues)** Application to the Office of Cannabis Management for a New Adult-Use Retail Dispensary License

**A substitute motion was made to approve this application.**

**WHEREAS** this is a new application for a retail dispensary; and  
**WHEREAS** the applicant has agreed to Community Board 8's stipulations; therefore  
**BE IT RESOLVED** that the application is APPROVED, subject to the stipulations above.

**Community Board 8 Manhattan approved this resolution by a vote of 23 in favor, 14 opposed, 1 abstention, and 0 not voting for cause.**

Item 2C: **Hayground & Rose LLC dba Out Grown East - 119 East 60th Street (Between Park and Lexington Avenues)** Application to the Office of Cannabis Management for a New Provisional Adult-Use Retail Dispensary License

**A substitute motion was made to approve this application.**

**WHEREAS** this is a new application for a retail dispensary; and  
**WHEREAS** the applicant has agreed to Community Board 8's stipulations; therefore  
**BE IT RESOLVED** that the application is APPROVED, subject to the stipulations above.

**Community Board 8 Manhattan approved this resolution by a vote of 24 in favor, 14 opposed, 1 abstention, and 0 not voting for cause.**

**B. Transportation Committee – Craig M. Lader and Charles S. Warren, Co-Chairs**

TR-1: Item 1 Motion to Disapprove (Failed)

TR-2: Item 1 Motion to Approve

TR-3: Item 3

Item 1: **DOT Revocable Consent – 9 East 75 Street. Application to the NYC DOT for a Revocable Consent to construct, maintain, and use a Fenced-in Area (with in-ground planters, and area drains)**

This application was heard at the December 6th Transportation Committee meeting, but the committee had a split vote and, therefore, took no position. Co-Chairs Warren and Lader introduced the application to the Board for discussion.

**A motion to disapprove this application failed by a vote of 15 in favor, 22 opposed, 1 abstention and 0 not voting for cause.**

**WHEREAS;** an application for a Revocable Consent to construct, maintain, and use a Fenced-in Area with in-ground planters and area drains at 9 East 75th Street, which includes former properties at 11 and 13 East 75th Street; and

**WHEREAS;** the application includes removal and filling of existing vaults at 9 and 11 that already extend beyond the property line; and

**WHEREAS;** 13 contains an existing below-grade stairwell and vault that will be filled and removed, along with a second vault that will be rebuilt within the areaway being requested; and

**WHEREAS;** fencing would also be added in front of 9 and 11 and already is in place in front of 13; and

**WHEREAS;** the areaways requested would align with the fences to the west, and would be 3-feet high black wrought-iron picket fence similar to those to the east, and planters would be placed within the fenced-in area;

**THEREFORE, BE IT RESOLVED**, that Community Board 8 Manhattan approves this application as presented

**Community Board 8 Manhattan approved this resolution by a vote of 24 in favor, 12 opposed, 2 abstentions and 0 not voting for cause.**

Item 3: **Daylighting at Intersections**

**WHEREAS**; daylighting has proven to be among the most impactful strategies used to improve pedestrian safety, as seen as cities such as Hoboken which has not had a single pedestrian fatality in the past 7 years; and  
**WHEREAS**; New York State Law §1202 mandates Daylighting of intersections by restricting curbside parking within 20 feet of an intersection, except for in New York City which is exempted as a city with more than 1 million residents; and

**WHEREAS**; By permitting parking on streets up to the point where crosswalks are located, New York City traffic laws don't adhere to §1202, and in doing so creates a hazard for pedestrians that are not present elsewhere in New York State; and

**WHEREAS**; Publicly available crash data confirms that most injuries to pedestrians occur at intersections; and

**WHEREAS**; While New York City has implemented Vision Zero with the goal of eliminating traffic fatalities and reducing injuries to pedestrians, there continue to be an unacceptable amount of injuries and fatalities within Community District 8, which has been the location of 3 traffic fatalities and 546 injuries in the 12 months from November 1, 2022 to October 31, 2023, and 41 fatalities and over 5,500 injuries since 2014; and

**WHEREAS**; The use of curb extensions (also known as neckdowns) are a key element of daylighting that is already a NYCDOT best practices used to enhance visibility at intersections, calm traffic and force turning vehicles to reduce their speed; and

**WHEREAS**; full daylighting to a limited extent has already been incorporated into NYCDOT roadway improvement projects; and

**WHEREAS**; The timeframe and pace of improvements will not improve safety at most intersections with the immediacy that is needed to address high rates of injury and death, as the NYC law going into effect in 2025 will require NYCDOT to install daylighting at 100 intersections per year, a very small fraction of the 47,000 intersections present in New York City; and

**WHEREAS**; daylighting should be prioritized in locations where vulnerable pedestrian populations are present;

**THEREFORE, BE IT RESOLVED**, that Community Board 8 Manhattan requests that NYCDOT adhere to state law guidelines for daylighting of intersections that are applicable to all jurisdictions outside of New York City and install curb extensions or daylighting at all intersections starting with those within a one-block radius of any school, senior center or facilities for persons with disabilities.

**Community Board 8 Manhattan approved this resolution by a vote of 31 in favor, 6 opposed, 1 abstention and 0 not voting for cause.**

**C. Landmarks Committee – David Helpern and Jane Parshall, Co-Chairs**

LM-1: Item 1

LM-2: Item 2

Item 1: **935 Park Avenue (Park Avenue Historic District)** – *Walter Sedovic Architects* – A Neo-Italian Renaissance Revival-style building designed by Sugarman, Hess & Berger and constructed in 1923-24. Application is for a new pergola and railing at the upper penthouse roof, new stairs from the lower penthouse roof to upper penthouse roof, and the removal of the existing pergola on the lower penthouse roof.

**WHEREAS** 935 Park Avenue is a neo-Italian Renaissance revival -style 16 story apartment building designed by Sugarman, Hess and Berger and constructed I. 1923-24.

**WHEREAS** the lower terrace off the penthouse is now planted and maintained;

**WHEREAS** the applicant proposes a new planted pergola and terrace at the roof of the existing penthouse to create a second outdoor space;

**WHEREAS** the proposed new roof/terrace garden is approximately 12' wide x 16' deep and is oriented to take advantage of the sunset;

**WHEREAS** the pergola will be 10' high to the underside of the rafters so that there is the same sense of space and comfort when one is within the pergola — given the proportions of the pergola — as there is within the penthouse;

**WHEREAS** the height of the proposed pergola is 10'6" to the top of the rafters;

**WHEREAS** the existing pergola at the lower terrace will be demolished;

**WHEREAS** at the north facade, the applicant proposes a stair from the lower terrace to the to-be-created upper terrace for maintenance of the new terrace and pergola and for maintenance of existing rooftop mechanicals;

**WHEREAS** the applicant also proposes to install a railing around the perimeter of the roof (now the terrace); the railing will be 42" high;

**WHEREAS** the railing will be made of steel; the support columns for the pergola will be made of steel;

**WHEREAS** the treads for the new stair will be made of wood, the pergola will be made of wood, the top part of the railing will be made of wood;

**WHEREAS** new prefabricated concrete pavers will be installed on the entire area of the proposed rooftop terrace;

**WHEREAS** parts of the new terrace will be planted at grade; sedum mats with plant material indigenous to New York State will be used in the proposed planted areas;

**WHEREAS** the pre-existing and to-be-demolished pergola at the penthouse level is visible from the public way;

**WHEREAS** a small corner -- at 4 1/2' to 5' -- of the proposed new pergola at the upper terrace (formerly the roof of the penthouse) is minimally visible from the south side of 80th Street;

**WHEREAS** the applicant's proposal is attractive and well proportioned; the proposed pergola is minimally visible;

**THEREFORE BE IT RESOLVED** that this application is **APPROVED** as presented.

**Community Board 8 Manhattan approved this resolution by a vote of 36 in favor, 2 opposed, 0 abstentions and 0 not voting for cause.**

Item 2: **753 Madison Avenue (Upper East Side Historic District)** – *TPG Architecture* – A no style brick building designed by Anthony M. Pavia and constructed in 1959. Application is for new vinyl decals installed on the interior of storefront windows.

**WHEREAS** this application is for a temporary location of the Alexander McQueen store;

**WHEREAS** the shop is in a modernist brick building from 1959;

**WHEREAS** the shop front is of a modern design;

**WHEREAS** the shop is on the northeast corner of Madison Avenue and East 65th Street;

**WHEREAS** the height of the storefront windows on Madison Avenue and East 65th Street is 9'-11 1/2";

**WHEREAS** there is one show window and an entrance with a pair of glass doors on Madison Avenue;

**WHEREAS** there are three show windows on East 65th Street;

**WHEREAS** vinyl decals will provide abstract shapes that allow views into the store;

**WHEREAS** the decals are black in color and cover conditions that are considered unsightly;

**WHEREAS** the decals are applied to the interior side of the glass;

**WHEREAS** the decal in the show window on Madison Avenue is 18'-0" long and the opening in the decal is 13'-2 1/2" long;

**WHEREAS** the decal in the show window on East 65th Street at the corner is 22'-9 1/2" long with two overlapping openings in the decal that are 16'-3 and 6'-10" long;

**WHEREAS** the decal width in the show window to the east of the corner window is 12'-11 1/2" long with two overlapping openings in the decal that are 5'-8 1/2" and 9'-5" long;

**WHEREAS** the decal width of the easternmost window is 9'-3 1/2" long and it has no openings;

**WHEREAS** there will be an "Alexander McQUEEN" sign in white letters on the black vinyl in the easternmost window;

**WHEREAS** the decals are designed to provide large openings for viewing into the store;

**WHEREAS** the shapes of the decals maintain the visibility associated with retail on Madison Avenue;

**WHEREAS** the decals complement the modern storefront and modernist building;

**WHEREAS** the openings in the decal maintain the visibility consistent with the retail on Madison Avenue;

**WHEREAS** the decals are contextual and appropriate within the historic district;



**THEREFORE, BE IT RESOLVED THAT** this application is APPROVED as presented.

**Community Board 8 Manhattan unanimously approved this resolution by a vote of 38 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.**

**D. Social Justice Committee – Sarah Chu and Saundrea I. Coleman, Co-Chairs**

SJ-1: Item 1

**Item 1: Expansion of the NYCHA Reentry Program**

**WHEREAS**, the NYCHA Family Reentry Program reunifies formerly incarcerated people with family members after they have served their time, and

**WHEREAS**, this two-year program reunites the participants with qualified family members for two years during which their rents are held stable and the participant agrees to engage in supportive programming, and

**WHEREAS**, stable housing and community ties are pathways to successful reentry and successful program participants are eligible to be added to their family leases, and

**WHEREAS**, the NYCHA Family Reentry Program has been an enormous success as 96% of program participants between 2013 and 2023 successfully completed the program,

**THEREFORE, BE IT RESOLVED**, Community Board 8 Manhattan urges the City of New York to support and increases resources to expand the NYCHA Reentry Program, and

**BE IT FURTHER RESOLVED** Community Board 8 Manhattan urges all NYC elected officials to disseminate information regarding the NYCHA Reunification Program to their constituents.

**Community Board 8 Manhattan approved this resolution by a vote of 36 in favor, 1 opposed, 1 abstention and 0 not voting for cause.**

**E. Housing Committee– Edward Hartzog and Rebecca Lamorte, Co-Chairs**

H-1: Item 1

H-2: Item 2

**Item 1: Affordable Housing AMI**

**WHEREAS**, the Department of Housing and Urban Development sets the Area Median Income each year in the United States and the current AMI for Community District 8 includes: Richmond, Queens, Kings, New York, Bronx, Westchester, Putnam, and Rockland counties;

**THEREFORE, BE IT RESOLVED** that, any new development within Community District 8 must use the lower AMI between that for New York City (the five boroughs) or Community District 8.

**Community Board 8 Manhattan approved this resolution by a vote of 33 in favor, 2 opposed, 2 abstentions and 0 not voting for cause.**

**Item 2: Dis-incentivizing developers and owners from holding affordable units off the market**

**WHEREAS**, New York City and New York State have a housing crisis; and

**WHEREAS**, the Governor introduced legislation in 2023 that would have created as many as 800,000 new units of housing in New York State; and

**WHEREAS**, there is an insatiable appetite for more affordable units in New York City; and

**WHEREAS**, New York State has created a provision of the state tax code identified as 421-a that incentivizes real estate developers to build units of market rate and affordable housing in exchange for tax benefits; and

**WHEREAS**, the latest version of 421-a has expired; and

**WHEREAS**, the upcoming session of the New York State legislature is likely to consider a new version of the 421-a tax provision;

**THEREFORE, BE IT RESOLVED THAT,** Community Board 8 Manhattan urges the adoption of a provision – within any new version of the 421-a tax program – that, prohibits any unit of affordable housing which is built utilizing tax benefits under the new version of 421-a, from being underutilized (i.e., not rented or sold) for over a year without a legitimate exception; otherwise the owner/developer would incur a financial penalty that is not less than the tax benefit(s) they received for that affordable unit.

**Community Board 8 Manhattan approved this resolution by a vote of 31 in favor, 5 opposed, 0 abstentions and 0 not voting for cause.**

10. **Old Business** – No items of Old Business were discussed

11. **New Business** – No items of New Business were discussed.

12. **Executive Session** – Approval of the Assistant District Manager staffing change

**The board moved to executive session to discuss office staffing. The board approved the promotion of Kevin Wu from Community Associate to Assistant District Manager.**

The meeting was adjourned at 10:30 PM.

*Russell Squire, Chair*

Name	Attendance	SL-1	SL-2	SL-3	SL-4	SL-5	SL-6	SL-7	TR-1	TR-2	TR-3	LM-1	LM-2	SJ-1	H 1	H2
ANDERSON, MICHAEL	Present	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ANGELOS, BILL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ASHBY, ELIZABETH	Virtual	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<del>BARON, P. GAYLE</del>	<del>Excused</del>															
<del>BAYER-MICHAELS, JENNIFER</del>	<del>Excused</del>															
BIRNBAUM, MICHELE	Present	Yes	Yes	No	No	No	No	No	Yes	No	Abst	No	Yes	Abst	No	Yes
BORES, LORI ANN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Abst	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BORRERO, TAINA	Present															
<del>BROWN, LORAINÉ</del>																
CAMP, ALIDA	Present	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes
<del>CHOWLA-SONG, JUNO</del>	<del>Absent</del>															
CHU, SARAH	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Abst	Yes	Yes	Yes	Yes	Yes	Yes
COHN, ANTHONY	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes
COLEMAN, SAUNDREA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
CORMACK, LINDSEY	Present	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
DANGOOR, REBECCA	Present	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No
FARBER, FELICE	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FREELAND, BILLY	Virtual	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes
HARTZOG, EDWARD	Present	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Abst	Yes	Yes	Yes	Yes	Yes	Yes
HERSHENSON, BRADLEY	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
HELPERN, DAVID P.	Present	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
HUSAIN, SAHAR	Present	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
JOHNSON, WILMA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	No	Yes	Yes
KRIKLER, PAUL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes		
LADER, CRAIG	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No
<del>LAMORTE, REBECCA</del>	<del>Absent</del>															
LEHV, ADDESON	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes								
MASON, VALERIE	Virtual	Yes	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
MCCLEMENT, JOHN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MEYERSON, EVAN	Present	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
<del>MOSSMAN, CJ</del>	<del>Virtual</del>															
PARSHALL, JANE	Present	Yes	Yes	No	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Abst	
<del>PHILIPS, JOHN</del>	<del>Absent</del>															
POPE-MARSHALL, SHARON	Virtual	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Abst	Yes
POPPER, RITA	Virtual	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
PRICE, MARGARET	Present	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ROSE, ELIZABETH	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	No
RUDDER, BARBARA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
SALCEDO, ABRAHAM	Present	Yes	Yes	Yes	Yes	Yes	Abst	Abst	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
SANCHEZ, WILLIAM	Virtual	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SASSON, JACK	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SCHNEIDER, JUDY	Virtual	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SELIGSON, ROBIN	Present	Yes	Yes	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
<del>SPAGNOLETTI, COS</del>	<del>Excused</del>															
SQUIRE, RUSSELL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes
<del>SURESH, ANJU</del>																
TAMAYO, MARCO	Present	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No
<del>WALD, ADAM</del>	<del>Excused</del>															
WARREN, CHARLES	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No
WEINER, SHARON	Present	Yes	Yes	Abst	No	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Total Yes		39	39	32	31	29	23	24	15	24	31	36	38	36	33	31
Total No		0	0	6	8	10	14	14	22	12	6	2	0	1	2	5
Total Abstain		0	0	1	0	0	1	1	1	2	1	0	0	1	2	0
Total Not Vote For Cause		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Votes	33 -- Quorum	39	39	39	39	39	38	39	38	38	38	38	38	38	37	36