

Valerie S. Mason
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, January 17, 2024 - 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, P. Gayle Baron, Michele Birnbaum, Lori Ann Bores, Anthony Cohn, Saundrea Coleman, Lindsey Cormack, Rebecca Dangoor, Felice Farber, Edward Hartzog, Bradley Hershenson, David P. Helpern, Sahar Husain, Wilma Johnson, Craig Lader, Addeson Lehv, Valerie Mason, John McClement, Evan Meyerson, Sharon Pope-Marshall, Rita Popper, Margaret Price, Elizabeth Rose, Barbara Rudder, Abraham Salcedo, Robin Seligson, Cos Spagnoletti, Russell Squire, Marco Tamayo, Adam Wald, Charles Warren, and Sharon Weiner.

Community Board Members Virtual: Bill Angelos (Work), Elizabeth Ashby (Health), Taina Borreo (Travel), Alida Camp (Travel), Anthony Cohn (Travel), Billy Freeland (Work), William Sanchez (Health), and Judy Schneider (Caregiving).

Community Board Members Excused: Sarah Chu, Paul Krikler, Jane Parshall, and John Philips.

Community Board Members Absent: Jennifer Bayer-Michaels, Juno Chowla-Song, Rebecca Lamorte, CJ Mossman, and Jack Sasson.

Total Attendance: 31

Chair Valerie S. Mason called the meeting to order at 6:30 PM.

- 1. 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 1: Make it easier for businesses to find space and grow**
 - i. Proposal Number 1: Lift time limits to reactivating vacant storefronts
 - ii. Proposal Number 2: Simplify rules for business types allowed on commercial streets
 - iii. Proposal Number 3: Expand opportunities for smallscale clean production
 - iv. Proposal Number 4: Modernize loading dock rules so buildings can adapt over time
 - v. Proposal Number 5: Enable commercial activity on upper floors
 - vi. Proposal Number 6: Simplify and modernize how businesses are classified in zoning
 - d. **Goal 3: Enable more business-friendly streetscapes**

- i. Proposal Number 13: Reduce conflicts between auto repair shops and pedestrians
- ii. Proposal Number 16: Encourage safe and sustainable deliveries with micro-distribution
- e. **Goal 4: New opportunities for businesses**
 - i. Proposal Number 15: Facilitate local commercial space on residential campuses
 - ii. Proposal Number 16: Create process for allowing corner stores in residential areas
 - iii. Proposal Number 17: Rationalize waiver process for adapting spaces for industries like film
 - iv. Proposal Number 18: Create new kinds of zoning districts for future job hubs

2. **Gaming Facility Text Amendment - The City is proposing a citywide zoning text amendment to allow gaming facilities as a permitted use in certain commercial districts (Section 32-10) and manufacturing districts (Section 42-10) in the Zoning Resolution. This modification would allow a gaming facility licensed by the State and developed through a new State defined siting process to be developed without regard to any potential conflict with the Zoning Resolution.**

WHEREAS: The City is proposing a citywide zoning text amendment to allow gaming facilities as a permitted use in certain commercial districts (Section 32-10) and manufacturing districts (Section 42-10) in the Zoning Resolution; and

WHEREAS: This modification would allow a gaming facility licensed by the State and developed through a new State defined siting process to be developed without regard to any potential conflict with the Zoning Resolution; therefore

BE IT RESOLVED that Community Board 8 Manhattan **DISAPPROVES** this application as presented.

Community Board 8 Manhattan unanimously approved this resolution by a vote of 41 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

3. **Committee Reports and Action Items:**

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

The board moved to Executive Session to discuss personnel matters. The board left Executive Session.

- 4. **Old Business – No items of Old Business were discussed**
- 5. **New Business – No items of New Business were discussed**

The meeting was adjourned at 9:00 PM

Valerie S. Mason, Chair

Name	Attendance	LU2
ANDERSON, MICHAEL	Present	Yes
ANGELOS, BILL	Virtual	Yes
ASHBY, ELIZABETH	Virtual	Yes
BARON, P. GAYLE	Present	Yes
BAYER MICHAELS, JENNIFER	Absent	
BIRNBAUM, MICHELE	Present	Yes
BORES, LORI ANN	Present	Yes
BORRERO, TAINA	Virtual	Yes
CAMP, ALIDA	Virtual	Yes
CHOWLA-SONG, JUNO	Absent	
CHU, SARAH	Exeused	
COHN, ANTHONY	Virtual	Yes
COLEMAN, SAUNDREA	Present	Yes
CORMACK, LINDSEY	Present	Yes
DANGOOR, REBECCA	Present	Yes
FARBER, FELICE	Present	Yes
FREELAND, BILLY	Virtual	Yes
HARTZOG, EDWARD	Present	Yes
HERSHENSON, BRADLEY	Present	Yes
HELPERN, DAVID P.	Present	Yes
HUSAIN, SAHAR	Present	Yes
JOHNSON, WILMA	Present	Yes
KRIKLER, PAUL	Exeused	
LADER, CRAIG	Present	Yes
LAMORTE, REBECCA	Absent	
LEHV, ADDESON	Present	Yes
MASON, VALERIE	Present	Yes
MCCLEMENT, JOHN	Present	Yes
MEYERSON, EVAN	Present	Yes
MOSSMAN, CJ	Absent	
PARSHALL, JANE	Exeused	
PHILIPS, JOHN	Exeused	
POPE-MARSHALL, SHARON	Present	Yes
POPPER, RITA	Virtual	Yes
PRICE, MARGARET	Present	Yes
ROSE, ELIZABETH	Present	Yes
RUDDER, BARBARA	Present	Yes
SALCEDO, ABRAHAM	Present	Yes
SANCHEZ, WILLIAM	Virtual	Yes
SASSON, JACK	Absent	
SCHNEIDER, JUDY	Present	Yes
SELIGSON, ROBIN	Present	Yes
SPAGNOLETTI, COS	Present	Yes
SQUIRE, RUSSELL	Present	Yes
TAMAYO, MARCO	Present	Yes
WALD, ADAM	Present	Yes
WARREN, CHARLES	Present	Yes
WEINER, SHARON	Present	Yes
Total Yes		41
Total No		0
Total Abstain		0
Total Not Vote For Cause		0
Total Votes	31 -- Quorum	41