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**The City of New York  
Community Board 8 Manhattan  
Task Force on Residential Rezoning  
Wednesday, March 27, 2024 - 6:30 PM**  
This meeting was conducted via Zoom

**MINUTES:**

**Board Members Present:** Adam Wald, Elizabeth Rose, Gayle Baron, Michele Birnbaum, Valerie Mason, Judy Schneider

**Approximate number of public attendees:** 12

Meeting was called to order at 6:35pm The Co-chairs presented an agenda consisting of:

**Item 1: Preliminary discussion of Asphalt Green**

Elizabeth Rose then presented on Asphalt Green

- It is City-owned, leased by Asphalt Green, but in Zoning maps is shown as zoned M1-4 – in other words NOT Park zoning
- Suggested that we consider designating this block as parkland as part of this Task Force's recommendations
- Parks Dept. looking at history and ownership in the context of the TFRR efforts
- Elizabeth has been in contact with Asphalt Green as well as the Parks Department

Members of the community spoke on this matter

- Generally favorable view from board members and public that this is included in the TFRR purview and that it may be permanent Park and open access to the public
- There were requests for preservation of this as park space, despite who has control
- There were some comments calling for more open access to the basketball courts/other outdoor facilities.

**Item 2: Developing a Survey for Current Residents / Stakeholders**

Adam Wald then presented on a potential stakeholder survey

- How to take community input into a formal stakeholder survey that engages all stakeholders
- The chairs are trying to understand the budget and manpower to see this through, acknowledging that CB8 might not have the resources to execute
  - Suggestions were made to enlist some of the colleges and graduate schools to assist such as NYU to both develop the survey and collect the data
  - Participants (Birnbaum) then suggested that the TFRR not solely rely on the results of the survey to source the zoning proposals, but that the TFRR generate the proposals and use the proposals as the basis for a survey. Both Chairs agreed with Birnbaum's proposal

### **Item 3: Preliminary hypotheses for guiding principles of the rezoning efforts**

Elizabeth Rose then presented on the Preliminary Hypotheses / Guidelines to Zone Selection

- Several hypotheses were presented and their supporting rationale such as minimum FAR, contextual zoning, paired districts
- It was noted that all rezonings need to meet MIH with respect to density
- These hypotheses were to be the basis for our survey, pending additional input.

Participants also asked for contextual zonings and developments in character with the existing zoning

Participants continued to agree TFRR does not need a survey and that the TFRR can generate proposals

There being no further business, the meeting was adjourned at 8:03pm

**Respectfully submitted, Elizabeth Rose and Adam Wald, Co-Chairs.**