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**The City of New York  
Community Board 8 Manhattan  
Task Force on Residential Rezoning  
Thursday, May 2, 2024 - 6:30 PM**  
This meeting was conducted via Zoom

**MINUTES:**

**Board Members Present:** Adam Wald, Elizabeth Rose, Elizabeth Ashby, Michele Birnbaum, Craig Lader, John McClement, and Judy Schneider

**Approximate number of public attendees:** 20, including:

- Tricia Shimamura (Manhattan Commissioner of Parks)
- Colleen Anderson (Chief of Parklands and Real Estate)
- Elsa Pereira (COO of Asphalt Green)

Meeting was called to order at 6:33pm

**Item 1: Discussion with Parks Department about Asphalt Green block and Potential Parkland Designation**

Discussion of Asphalt Green and Block 1590 with input from Ms. Shimamura, Ms. Anderson and Ms. Pereira. Certain questions the Task Force posed were answered with respect to the property's Park status and the relationship with Asphalt Green. Answers to outstanding issues are forthcoming.

Several members of the public spoke about the Parks, Asphalt Green and the concept of alienation. There was general consensus that maintaining the property as open space was a positive, with acknowledgement that a formal parkland designation could have an impact on Asphalt Green's programming and future license agreements.

**Item 2: Identify Zone Proposal for East 60's Blocks**

Zoning Proposals for East 60s Blocks

Re-Presented Hypotheses and Rationales with respect to use and form

Block 1474 Was introduced first – discussed the two parcels on this lot and the development conditions nearby

Birnbaum – asked about number of stories vs. # of feet

Board members expressed concern about rezoning without height limits. There was discussion about what contextual means. In this case, adjacent blocks have buildings substantially taller than a contextual zone height limit (e.g., 300+ feet existing buildings vs. R10A zone height limit of 235 feet).

There was consensus that 10/12 FAR was appropriate for this block, but disagreement about whether this block should have a height limit.

Block 1456

Proposed 7.2 FAR with a 145ft height limit (R8A) on mid-block

There was general consensus on this proposal.

Judy Schneider suggested we invite building owners into the conversation “sooner is better”; others felt we should develop our full proposal as the basis for dialogue/surveys of the community as discussed at the prior meeting.

There was a discussion about process and timeline.

The co-chairs noted that the next meeting a discussion of Block 1435 would be held.

There being no further business, the meeting was adjourned at 8:46pm

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