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**The City of New York
Community Board 8 Manhattan
Task Force on Residential Rezoning
Tuesday, June 11, 2024 - 6:30 PM**
This meeting was conducted via Zoom

MINUTES:

Board Members Present: Adam Wald, Elizabeth Rose, Elizabeth Ashby, Michele Birnbaum, Craig Lader, Sacha Sellam, and Judy Schneider

Approximate number of public attendees: 10

Meeting was called to order at 6:33pm

Item 1: Discussion of Block 1435

Zoning Proposals for East 60s Blocks

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

Addressed block context and current improvements on parcels considered

First Section of Block: York Avenue frontage

Noted that these parcels along York Avenue are held in common ownership

Therefore: Proposed C2-8/R10 equivalent noting that MIH would apply to parcels and an assemblage

Second Section: Midblock piece along East 61st Street

Noted that some of the parcels were part of a merged zoning lot (16, 33, 37 and 38)

Block is split by an offramp and includes new and old structures

In order to meet MIH due to varying lot sizes, need FAR between 2.2 and 8.9, depending on lot size.

But also want to minimize incentive to redevelop residential buildings

Therefore: Proposed R8B for north side of East 61st Street

Third Section: South Side of East 60th Street

Addressed height here. Because nothing is opposite it, and is surrounded by a 39-story building, was appropriate for non-contextual (no height restriction) parcel.

Therefore: Proposed Avenue-style R10 with no height restriction

A discussion of each followed with some opposed to any rezonings that lack height limits even though East 60th Street is not a narrow street – abuts the roadways and Koch Bridge

Schneider discussed the former “Glick” site and the existence of a possible illegal hotel in the proposed R10 areas.

Lader addressed traffic patterns impacting this block

Birnbaum reiterated desire for R10A over R10-style developments.

Show of Hands / Consensus:

- 10/12 FAR is appropriate for Avenues – without height limit: (5 yes, 2 no); with height limit (3 yes, 4 no)
- East 60th Street side that 10/12 FAR is appropriate – without height limit: (5 yes, 2 no); with height limit (3 yes, 4 no)
- East 61st Street side for R8B – General consensus with Co-Chair Wald advocating for greater density for R8A. Vote taken via poll for R8A vs R8B. (R8A - 5 vs R8B – 2)

The co-chairs noted that next meeting a discussion of East 70s blocks (1484, 1485, 1487) held on July 16th

There being no further business, the meeting was adjourned at 7:41pm

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