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**The City of New York
Community Board 8 Manhattan
Task Force on Residential Rezoning
Tuesday, July 16, 2024 - 6:30 PM**
This meeting was conducted via Zoom

MINUTES:

Board Members Present: Adam Wald, Elizabeth Rose, Michele Birnbaum, Craig Lader, Ed Hartzog, Jane Parshall, Todd Stein

Approximate number of public attendees: 5

Meeting was called to order at 6:33pm

Introduction

Adam Wald summarized the background, objectives, and approach of the task force.

There are some blocks in CD8 that are zoned as C8-4 and M1-4 blocks. We are reviewing these blocks with a view to rezoning these blocks as residential.

Principles for our rezoning proposal:

1. Want a FAR (Floor Area Ratio) of at least 6.5, which is the current FAR for a community facility on these blocks. We don't want to take away from the bulk of what could be built today.
2. Want to ensure high enough FAR for all or most lots to meet MIH requirements
3. Want the FAR close to the minimum FAR needed in order to meet MIH requirements (so as not to over-incentivize redevelopment)
4. Want to use a contextual zone, which allows for a height limit.
5. Want to mirror adjacent/opposite uses
6. Want to grandfather existing uses

Block 1484

South side of East 73rd street between York and the East River. Currently zoned M1-4, but most of the parcels on this block back into 72nd street and are split zoned and fully developed to 10 FAR or greater, and mostly already residential. The context is tall residential towers (one building of 404'). Only one lot is fully in the M1-4. Proposal is an R10 equivalent without height limit.

Block 1485

North side of East 73rd Street between York and the East River and south side of East 74th street. Most of these buildings are owned by HSS. Block adjacent to R10 on the avenue and R10 equivalent for the MSK property. This block includes lot 115, which is the lot that had been planned for the CUNY Nursing school development, and is now proposed to be offered for redevelopment by the NYCEDC. Discussion to have the Community Board call upon the EDC to make this site residential with MIH. There was some discussion as to whether there should also be a height limit placed on this site (the current zoning allows residential use without a height limit).

Proposal is for R10 equivalent without a height limit.

Discussion

Ed Hartzog noted these blocks had a lot of controversy about 10 years ago as MSK was seeking the rezoning for its facility. This area had previously had one of the largest undeveloped parcels on the Upper East Side, and there had been significant concern that the community was not getting consideration of its needs/wants in the redevelopment of the MSK and CUNY sites. Given the history of this location having a height limit might be more appropriate. We shouldn't use the existence of an existing outsize building to bootstrap/justify other outsize buildings. This site should be 100% affordable.

We agreed to get more information about the proposed timing for the transfer of the site from CUNY to NYCEDC prior to proposing a resolution for the full board.

We also discussed that many of the buildings in this area are owned by HSS, and believe they must be planning a large scale development.

Based on the discussion, the proposal for Block 1485 was modified to R10A, which provides maximum FAR with a height limit.

Block 1487

This is the Con Ed site on East 75th-76th street. Proposal is to split the zoning based on the context of each of 75th and 76th streets. On the 76th Street side we propose R8A, which is opposite John Jay Park and adjacent to a 140' apartment building, and on the 75th Street side we propose R10A. It is unlikely this parcel will be redeveloped in the near future.

Summary of Opinions/Discussion

- Height limit important given the history of this area
- Need to maintain garage space
- How can we get the CUNY/EDC site to have more than 20% affordable? Get more information about the timing of potential transition.
- R10A appropriate for all the blocks discussed except for 76th street opposite John Jay Park which should be R8A.

The meeting was adjourned at 7:40pm (ish).

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