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Chair



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The City of New York
Community Board 8 Manhattan
Zoning and Development Committee Meeting
December 11, 2018
Lenox Hill Hospital
Conference Room 203

Zoning and Development Committee Members present: Gayle Baron, Shari Weiner, Rita Popper, Anthony Cohn, Marco Tamayo, Alida Camp, Adam Wald, Greg Kirschenbaum, Russell Squire, Co-Chair Elizabeth Ashby, Co-Chair Elaine Walsh

Excused: Craig Lader

The meeting was called to order at 6:35 PM by Dr. Elaine Walsh, Committee Co-Chair.

The following issues were addressed:

Proposed Target Store in CB8

The Zoning District of the proposed new Target store at 201 East 69th Street is C1. Target applied as a department store rather than a variety store. The initial application was turned down because department stores are not allowable in Use Group 6. Attendees raised concerns that Target is manipulating the system and that all new applications should be audited. Issues include questions about actual square footage on the first and second floors, 18 wheeler trucks unloading on sidewalks and the unethical way Target's architects self-certified the project while apparently skirting zoning regulations. Attendees voted to request audits of all Applications. As the next step we will request that the City Planning Commission define variety stores and department stores and add those definitions to the Zoning Resolution making the definition of variety stores restrictive by only permitting genuine local retail. We recognize this will impact not just our District, but the City as a whole.

Mayoral Zoning Overrides (MZOs)

MZO's are becoming more frequent. Justification for these overrides centers on projects for the public good. It is difficult to determine the number of overrides utilized this year by the Mayor, since there is no transparency. CB8's concern is that the developer planning the NYCHA infill project on 93rd Street and First Avenue is being granted numerous variances allowing his firm to gain financially while the NYCHA residents are losing a playground and receiving few benefits. A meeting has been scheduled for January 30, 2019 with the developer to further outline our concerns.

210 Foot Height Limit

CB8 remains committed to securing a 210 foot height limit for the avenues east of Lexington. The Board has adopted a resolution detailing this support.

Our planner, financed with funding from Council Member Ben Kallos, has drafted pre-applications to begin the formal approval process for the Upper East Side Special Zoning Districts. A meeting is scheduled for January with Council Member Kallos to discuss the particulars in the applications prior to them being filed. It is likely that loopholes such as voids will be eliminated once building heights are capped.

Lenox Hill Hospital Construction Plans

A representative of Lenox Hill Hospital/Northwell Health was invited to the meeting to report on the status of the hospital's proposed construction plans. This invitation has been issued for the past few meetings, but no one appeared.

After Hours Construction Permits

Numerous permits for weekend and night time construction are being issued by the Department of Buildings (DOB). The noise pollution is becoming rampant with work at many sites beginning as early as 4 AM Saturday mornings. Borough President Gale Brewer vocally opposes construction on weekends. Although DOB issues permits at its discretion and defines the terms, there appears to be little enforcement.

Representatives of DOB have been invited to Z & D meetings over the past four years but have not attended.

There being no further business the meeting was adjourned at 8:05 PM.

Respectfully submitted,
Elizabeth Ashby, Co-Chair
Dr. Elaine Walsh, Co-Chair