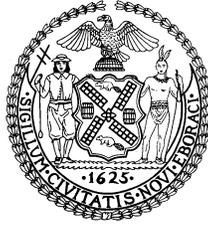


Alida Camp
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, NY 10022
(212) 758-4340
(212) 758-4616 (Fax)
info@cb8m.com – E-Mail
www.cb8m.com – Website

**The City of New York
Community Board 8 Manhattan
Joint Public Hearing of the Housing Committee
and the Zoning & Development Committee
The Chapin School
100 East End Avenue
Gordon Room
Wednesday, May 14, 2019, 6:00 p.m.**

MINUTES

CB8 members present: Elizabeth Ashby^{''}, Gale Baron^{''}, Alida Camp^{''}, Barbara Chocky^{*''}, Anthony Cohn, Billy Freeland, Ed Hartzog^{*}, Craig Lader^{''}, Valerie Mason^{''}, Peter Patch, Rita Popper^{*''}, Peggy Price^{*}, Bessie Schachter^{^*}, Barry Schneider, Tricia Shimamura, Marco Tamayo^{''}, Adam Wald^{''}, Elaine Walsh^{''},

Absent: *Ellen Polivy*, Lynne Strong

Unexcused Absence: Shari Weiner^{''}

Excused Absence: Lorraine Johnson^{*}, Rebecca Lamorte^{*}

*Housing Committee member

^*Public Member Housing Committee

''Zoning and Development Committee member

The Meeting was called to order at 6:07 p.m. by Community Board 8 Chair, Alida Camp, who presided over the meeting of the two committees.

Pursuant to the terms of the meeting – the Housing Committee portion of the meeting ended after the discussion of the first item on the agenda. She also indicated that, in the interest of time management, the first portion of the meeting was slated to wrap-up at 7:30 so that the remainder of the agenda could be addressed.

- 1. Discussion with Extell Development Company on Extell’s development sites between 79th/80th Streets on First Avenue and 85th/86th Streets on First Avenue. At the request of CB8, Extell will attend to hear recommendations from the neighbors, the community, and members of the Community Board regarding how the two development sties can best incorporate the community’s needs and interests in their designs.**

The chair noted that this an opportunity to share ideas, questions and thoughts with the hard of Extell, Gary Barnett, who was also present at the meeting. Indeed, after a brief introduction, the

chair gave Mr. Barnett a chance to share his initial thoughts and plans for the two sites. To begin, Mr. Barnett noted that the zoning lot on East 79th Street was split between a C1-9 and R8B zoning district. He stated that he and Extell have no “fixed” plans at the moment for either site but that they were considering projects that might include condominiums, a school, medical facility and/or substantial retail. In sum, Mr. Barnett was not ruling anything in or anything out --- he was there to gather information for consideration.

At this point the chair turned the meeting over to the public for their input. Toby Rena was the first to speak and she indicated that she would like to see a Trader Joe’s in the neighborhood and she noted that they have a square footage requirement for their stores. Abby Stuthers was next and she wanted to know if Extell had done any population studies. Specifically, she was concerned that the neighborhood would not be able to support that additional foot traffic the two proposed projects would bring to the area. Mr. Barnett responded that he was not concerned about the additional foot traffic and that Extell was not planning on doing a study.

Jean Walpus asked that Mr. Barnett and Extell keep the ideas of green space and light in their minds as they developed their plans – to which Mr. Barnett responded, “move to the suburbs,” although he did say that he was kidding.

Blanche Stobel asked what the maximum height limit was for the neighborhood – Mr. Barnett responded, 235 feet. Mike Perose expressed concern about parking in the neighborhood – specifically, how little there is and that the additional projects were only going to put further strain on scarce resources. Mr. Barnett indicated that he did not have plans to put a garage in either of his proposed buildings.

Another community member noted that Gary Barnett and Extell did not normally do meetings like this with the public. The next issue was the fencing around the work sites – to wit, could Mr. Barnett and Extell do something about making them less of an “eyesore” during the course of construction. For instance, perhaps paint murals on them – Mr. Barnett was receptive to the idea and said he would try. On the topic of aesthetics there was a desire for a stone or brick building, versus another glass tower.

On the peripheral effects of the construction, concerns were expressed about the bus and the stop at 79th and 1st Avenue – what was going to happen during construction? Mr. Barnett indicated that he had had discussions with DOT and that he won’t move the stops.

Another question involved small businesses – specifically, would Mr. Barnett and Extell consider putting in more small businesses on the ground floors of the proposed projects? Mr. Barnett indicated that it was hard to get a good mom & pop store in these locations, but he was sure there would be significant retail. Betty Wallerstein noted that the neighborhood was losing the distinction between commercial and residential due to height.

Mr. Barnett indicated that he had built 500 units of affordable housing in Manhattan and that he did not see the difference between a 400 and 500-foot building from the street. He went on to note that it was skyscrapers that made New York great – and that he would prefer a skinny tall building over a fat building with respect to allowing in more light.

On the issue of more green space – which seemed to be universally agreed upon within the room – Jean Miller suggested perhaps a “vest pocket” park on 79th Street.

Back to the issue of affordability – another member of the public noted that 41% of New Yorkers can’t afford to live here – why is Extell building more condos?

Another issue raised was trash – to wit, the attendant vermin that come with trash on the streets, etc. Mr. Barnett noted that they keep everything in refrigerated rooms in his buildings, prior to pickup, in order to mitigate that problem.

An architect in the room asked them to show restraint with the new building and made an argument for “scale.” On the issue of construction, one member of the public asked how long before the building would be completed. Mr. Barnett said +/- 3 years once they start, although he did not know when that would be.

Maggie Lehman then expressed her concerns about “safety and danger.” Specifically, she was concerned because this part of Manhattan has the most seniors in the borough and that there are rats all over 79th Street. Mr. Barnett noted that he did not have plans to build over the church on East 79th Street – i.e., exacerbating the vermin issue on 79th Street.

Another question was raised about remediating the environmental impact of construction – Mr. Barnett said that he would do his best.

Mr. Barnett was asked if he had chosen an architect for the 86th Street project and he said that no selection had been made yet, and that the preliminary design work was being done in-house.

Howard Spindel then returned to the issue of cars and garages in the neighborhood – and, specifically, was Extell going to do a survey in the neighborhood. Mr. Barnett agreed to do a survey.

Housing Committee co-chair Barbara Chocky expressed a desire for the building of more affordable housing in the community.

This concluded the discussion of the first agenda item and the end of the Housing Committee portion of the meeting.

Barbara Chocky and Ed Hartzog, Co-Chairs, Housing Committee