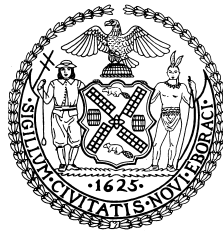


Nicholas Viest
Chair

Latha Thompson
District Manager



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The City of New York
Manhattan Community Board 8
CUNY MSK Task Force
Ramaz School
125 East 85th Street (Park-Lex)
Auditorium
Wednesday April 30, 2013
6:30PM

CB8 Members present – Elizabeth Ashby, Molly Blayney, Barbara Chocky, Susan Evans, Ed Hartzog, David Helpern, Rita Popper, Peggy Price, David Rosenstein, Barbara Rudder, Barry Schneider, Judy Schneider, Helene Simon, Teri Slater, Marco Tamayo, Nick Viest, Elaine Walsh, Hedi White

Meeting called to order at 6:35PM.

The representatives for CUNY MSK, Shelly Friedman and Anne Locke of AKRF made a short presentation on the application.

Dr. George Alexiades presented slides

The Chair read through the ULURP actions being requested.

The Task Force then reviewed the impacts of the project and these issues were discussed. Anne Locke and Shelly Friedman handled most of the question. This is a summary of the issues discussed:

Traffic

19 Intersections studied 11 significant adverse impacts Ms. Locke stated all can be mitigated except 79th St/York.

79th and York – not able to mitigate?

Ms. Locke stated that DOT would have to be willing to sign off on removing parking spaces

71st Street and York? Need traffic agents

72nd and York Ave? Left turns, buses? Back up? Residents expressed major concerns about this location and the traffic impacts.

Vehicular/Pedestrian Safety

High Accident locations – 72nd and York, Why is this location so much worse for pedestrian safety?

Residents expressed concerns about the lack of safety at York Ave /1st Ave and 72nd Street.

Parking

Displace 128 spots – Does this include mitigation steps?

Add 250 spots in garage. What is the rate for patients? Market rates will be charges. Parking will be for patients.

Parking increase is 11% greater for AM, 25% greater in midday and 15% greater for PM. 298 shortfall in midday.

Construction workers will also be using parking places.

There are less spaces on 1st Ave due to bike lane. Was this considered in EIS study? Applicant stated that all impacts were considered.

Air Quality

What will increased traffic do to air quality especially at significant impact locations? Ms. Locke said that these were not significant adverse impacts.

Construction impacts on air quality. Ms. Locke stated that this was considered also.

Construction

Begins February 2014

CUNY complete April 2018 CUNY not fully funded – delays?

The attorney stated that this project is no different than any other government project and CUNY's record is excellent regarding completion of projects like this.

MSK complete November 2018

79th St/York and 72nd/York are critical intersections.

Noise Impacts

How long will it last? What hours will there be significant noise impacts?

Impact on the local school – Epiphany Nursery on 74th St

Construction hours are 7a – 6p. Weekend work not normally permitted but can apply for weekend work.

Hours would have a later start time if weekend work is required.

Attorney Shelly Friedman stated that they will have follow up with the community on these issues to reduce the construction impacts.

Hazardous Materials

Handling of Hazmat materials

Ms. Locke stated that City State and Federal laws must be assiduously complied with.

Open Space

Reduce passive open space by 32%. Task Force members expressed significant concerns about the reduction in open space in this area stating that the Community Board is requesting open space to be incorporated into plans.

Increase the user population for study area open spaces and cast new shadows on the East River Esplanade

Can the Esplanade be opened up in the area across from Con Ed? This look very doubt as the main building houses equipment for Con Ed.

Neighborhood Impacts

Local businesses – short term and long term

How will the neighborhood change as a result of the project? The representative said there may be benefits to local business. Residents and some Task Force members expressed concerns about these impacts.

Visual Impacts/ Shadows

A resident expressed concerns about her apartment being subjected to bright light at night.

The architect stated that CUNY MSK will have special shades to prevent light from shining into resident apartments.

Shelly Friedman stated for the record that union labor would be used for construction.

The following resolutions regarding the ULURP actions were made by Elizabeth Ashley and are as follows:

ZONING MAP CHANGE FROM M3-2 TO C1-9

The CUNY-MSK Task Force passed the following resolution to **disapprove** the Zoning map change by a vote of 11 in favor, 4 opposed, 1 abstention, and 1 no vote for cause.

WHEREAS the Applicants have requested a zoning map change from M3-2 to C1-9, and
WHEREAS the site is currently zoned for low-scale, low density, and low-traffic development, and
WHEREAS the proposal is to change the zoning to permit high-scale, high density, and high-traffic development, and
WHEREAS the character of the surrounding neighborhood features low-scale, low density, and low-traffic development, and
WHEREAS all of the side streets east of York Avenue and north of 72nd Street – with the exception of the few remaining manufacturing sites and one lot on 76th Street - have been rezoned to R8-B, and
WHEREAS this low-rise residential zoning reflects the character of the surrounding neighborhood, and
WHEREAS the site is on a narrow street, which is a cul de sac, and
WHEREAS the area is already suffering from excess traffic density, and
WHEREAS traffic will be increased and the congestion problems exacerbated when the Hospital for Special Surgery building is completed, and
WHEREAS any zoning change at this site should be to R8-B, and
WHEREAS the proposed zoning map change from M3-2 to C1-9 would cause serious damage to the character of the surrounding community and exacerbate the current traffic problems, and
WHEREAS the Applicant does not wish to utilize C1-9 zoning and seeks waivers of all its provisions, and
THEREFORE BE IT RESOLVED that Community Board 8, Manhattan, recommends **disapproval** of the proposed zoning map change.
(11 In Favor)-Barbara Rudder, Molly Blayney, Elizabeth Ashby, Ed Hartzog, Marco Tamayo, Elaine Walsh, David Rosenstein, Rita Popper, Susan Evans, Teri Slater, and Peggy Price
(4 Opposed)-David Helpem, Barry Schneider, Judy Schneider, and Hedi White
(1 Abstention)-Nick Viest
(1 No Vote for Cause)-Rebecca Seawright

DISPOSITION OF PROJECT SITE

The CUNY-MSK Task Force passed the following resolution to **disapprove** the proposed disposition of the project site by a vote of 11 in favor, 4 opposed, 1 abstention, and 1 no vote for cause.

WHEREAS the proposal involves the disposition of public property, the disposition of public funds, and the issuance of Dormitory Authority bonds, and
WHEREAS the public has not been provided with adequate information regarding the above dispositions, and
WHEREAS the proposed development would create a large and detrimental impact on the surrounding community, and
WHEREAS the Draft Environmental Impact Statement fails to recognize and address the project's adverse impacts, and
WHEREAS this project requires thorough re-examination before any disposition of the site could responsibly be considered;
THEREFORE BE IT RESOLVED that Community Board 8, Manhattan, recommends **disapproval** of the proposed disposition of the project site.
(11 In Favor)-Barbara Rudder, Molly Blayney, Elizabeth Ashby, Ed Hartzog, Marco Tamayo, Elaine Walsh, David Rosenstein, Rita Popper, Susan Evans, Teri Slater, and Peggy Price
(4 Opposed)-David Helpem, Barry Schneider, Judy Schneider, and Hedi White
(1 Abstention)-Nick Viest
(1 No Vote for Cause)-Rebecca Seawright

LARGE SCALE GENERAL DEVELOPMENT

The CUNY-MSK Task Force passed the following resolution to **disapprove** the proposal to develop the site as a Large Scale General Development by a vote of 11 in favor, 4 opposed, 1 abstention, and 1 no vote for cause.

WHEREAS the applicants seek to develop the site as a Large Scale General Development, and
WHEREAS the site in question has two different owners, and
WHEREAS the proposal calls for two different buildings, and
WHEREAS the proposed Large Scale General Development enables an MSK building that is even less respectful of the neighborhood's scale and character than a C1-9 building;
THEREFORE BE IT RESOLVED that Community Board 8, Manhattan, recommends **disapproval** of the proposal to develop the site as a Large Scale General Development.
(11 In Favor)-Barbara Rudder, Molly Blayney, Elizabeth Ashby, Ed Hartzog, Marco Tamayo, Elaine Walsh, David Rosenstein, Rita Popper, Susan Evans, Teri Slater, and Peggy Price
(4 Opposed)-David Helpem, Barry Schneider, Judy Schneider, and Hedi White
(1 Abstention)-Nick Viest
(1 No Vote for Cause)-Rebecca Seawright

WAIVERS

The CUNY-MSK Task Force passed the following resolution to **disapprove** the waivers by a vote of 11 in favor, 4 opposed, 1 abstention, and 1 no vote for cause.

WHEREAS Community Board 8-M recommends disapproval of the proposal to change the site's zoning from M3-2 to C1-9, and
WHEREAS waiving the maximum floor area regulations would increase the damage to the community of this zoning change, and
WHEREAS waiving the rear yard equivalent regulations would increase the damage to the community of this zoning change, and
WHEREAS waiving the minimum side yard requirements would increase the damage to the community of this zoning change, and
WHEREAS waiving the height and setback regulations would increase the damage to the community of this zoning change, and
WHEREAS the proposed buildings would cast significant shadows over local parks, residents, and amenities;
THEREFORE BE IT RESOLVED that Community Board 8, Manhattan, recommends **disapproval** of the proposed waiver of the floor area regulations, of the proposed waiver of the rear yard equivalent regulations, of the proposed waiver of the minimum required side yard regulations, and of the proposed waiver of the height and setback regulations..
THEREFORE BE IT RESOLVED that Community Board 8, Manhattan, recommends **disapproval** of the proposed waiver of the floor area regulations, and
BE IT FURTHER RESOLVED that Community Board 8, Manhattan, recommends **disapproval** of the proposed waiver of the rear yard equivalent regulations, and
BE IT FURTHER RESOLVED that Community Board 8, Manhattan, recommends **disapproval** of the proposed waiver of the minimum required side yard regulations, and
BE IT FURTHER RESOLVED that Community Board 8, Manhattan, recommends **disapproval** of the proposed waiver of the height and setback regulations.
(11 In Favor)-Barbara Rudder, Molly Blayney, Elizabeth Ashby, Ed Hartzog, Marco Tamayo, Elaine Walsh, David Rosenstein, Rita Popper, Susan Evans, Teri Slater, and Peggy Price
(4 Opposed)-David Helpem, Barry Schneider, Judy Schneider, and Hedi White
(1 Abstention)-Nick Viest
(1 No Vote for Cause)-Rebecca Seawright

The Chair adjourned the meeting
