

MINUTES OF THE LAND USE AND WATERFRONT COMMITTEE  
October 23, 2017

The Chair, Mr. Sherrod, called the meeting to order at 6:33 PM on Monday, October 23, 2017 at the Beth Israel Medical Center at 10 Nathan Pearlman Place, Manhattan.

The chair noted the a quorum of committee members in attendance, together with guests, as evidenced by the attached attendance record.

The Chair requested new business, at which time the following business was brought before the committee:

1. Representatives of “Title Boxing Club”, a physical culture establishment proposed for 900 Third Avenue, presented their request to gain CB 6 approval for the proposed facility, which has a boxing theme, before the Board of Standards and Appeals.

Members of the committee inquired whether actual boxing or sparring would occur at the venue and were advised it would not.

The company has another location on the West Side.

The facility is in the basement of the building located at 900 Third Avenue . It will operate at during the week, from as early as 5:30AM to 9:15PM, seven days per week, as follows (per the [company website](#)):

Monday: 6:30am - 9:15pm  
Tuesday: 5:30am - 9:15pm  
Wednesday: 6:30am - 9:15pm  
Thursday: 5:30am - 9:15pm  
Friday: 6:30am - 9:15pm  
Saturday: 9:30am - 1:30pm  
Sunday: 9:30am - 1:30pm

Satisfied, the committee moved a draft resolution expressing “no objection” to the facility for a period of five years. The resolution was adopted unanimously.

The District Manager, Mr. Perez, then noted that he has been told repeatedly that the BSA only does ten year approvals.

The committee then briefly engaged in discussion about its long-standing rule granting approval for only five years while the BSA allow only 10-year approvals for physical culture establishments.

Member Mr. Sepersky and the chair noted that the practice is long-standing in Community Board 6 because circumstances change in ten years and that the committee uses it as a form of “lobbying” to shorten the period for which approvals are given.

2. Representatives of Parks, EDC, and a city contractor presented draft plans for the East River Esplanade between East 38<sup>th</sup> Street and East 41<sup>st</sup> Street. Funding for the park had been budgeted by Council Member Garodnick, in the amount of \$600,000.

The presentation was supported by an elevation drawing showing the location of the park space relative to the river and the FDR Drive and the streets, as well as a schematic drawing of benches arranged within the area.

The existing facility is a concrete covering without any substantial improvements. The schematic showed “World’s Fair” benches aligned from North to South, facing the river and chess tables with short seating benches and an open side to accommodate the disabled.

The committee raised various questions about the schematic and concerns for the overall plan.

Committee members questions included weather there would be Greenery or plantings that would enhance the solid concrete slab that is the base of the park. Representatives of the city indicated that they would not be able to fund greenery or plantings at this time because of the limitation of the budget and an absence of water flow to allow irrigation.

A member inquired whether the plan could be amended so as to include low cost recreational facilities, such as a shuffleboard court, a bocce ball court, and/or a

hopscotch court for children. The city's Representatives replied that such low cost improvements could be considered.

A member suggested that perhaps the best means of improving the plan would be with a design. Another member suggested a public meeting where in the users of the park could be surveyed with various alternatives as to the type of facility that they might wish to have at the venue.

A member suggested that World's Fair benches without enclosures at the end would allow for sleeping and the creation of encampments. The city's representative said the benches are standard.

A member inquired as to a "ballpark" estimate of the cost of each of the World's Fair benches, given that there was \$600,000 in the budget and only 40 benches, trash cans, 12 chess tables and seating, and 9 trash cans. The Parks Department representative said she did not know. The member subsequently "Googled" the cost and reported they cost between \$1,000 to \$1,200 if purchased online.

A member asked whether the river fence would include a gate, and was told by the EDC representative it would not to discourage casual, non-emergency docking. The member was told it would not, however there would be cleats for NYPD, FDNY, etc. emergency boats.

A motion was moved and seconded to offer no opinion with respect to the design of the facility, but encouraging EDC, parks, and the contractor to elicit views from the public to ensure the best planning for the facility.

The motion passed by a vote of 6 to 4.

There being no new business pending before the committee, the chair solicited old business for discussion.

Member Mr. Sepersky raised a resolution that had been passed by the community board sometime in the past about requiring garages to provide charging facilities for electric cars. He wished to advance that notion further through the committee, the board, and the borough board so as to eventually gain support to incorporate the position into the zoning law.

The chair advised that the matter would be discussed in the Transportation Committee. Mr. Sepersky pointed out that that the Transportation Committee could do nothing with respect to incorporating the Proposal into the New York City Zoning Law.

Mr. Collins spoke to advance the notion of a forum on formula business zoning, which he had raised prior to the summer recess. The chair said he would work with members Mr. Collins and Ms. Simon to articulate an agenda for the Forum.

The chair discussed dates for future meetings as the current scheduled dates for meetings conflict with secular and religious holidays. The committee decided after a brief survey of the members that the dates could be retain as originally calendar.

The chair invited member Mr. O'Neal to discuss his recent appointment to the committee that is to oversee the new East Midtown rezoning projects.

Mr. O'Neal stated that he had attended a "pre-meeting" to consider means of how the new committee would function, such as calendars, venues, etc. and that he would keep the LU&WF Committee apprised.

The chair solicited further old business and, seeing none, entertained a motion to adjourn. The motion, so moved and seconded, the committee voted to adjourn.

Respectfully submitted,

Jim Collins  
Meeting Secretary