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THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD SIX
P.O. BOX 1672
NEW YORK, NY 10159-1672

Land Use & Waterfront Committee
2/26/18- 6:30pm
433 1st Ave, Room 220 (NYU School of Dentistry)

Meeting Minutes

Present: Jim Collins, Adam Hartke, Kathleen Kelly, Sandra McKee, Terrence O'Neal, Larry Scheyer, Ann Seligman, Lou Sepersky, Letty Simon, Kathy Thompson, Sandro Sherrod

Excused:

Absent: Ellen Imbimbo, Fred Arcaro, Colleen Curtis

Guests: Representatives from, Representatives from 339-345 East 33rd Street

Call to Order and Adoption of the Agenda/Previous Meeting's Minutes (Sandro Sherrod called the meeting to order, there was no adoption of the previous meeting's minutes. These will be adopted at the next meeting)

Committee Business

Item1)

Representatives from Kips Bay Towers gave a presentation regarding a ULURP to seek two special permits to increase the amount of parking spaces at both the North and South above ground parking lot. Sometime during the 1990's, the amount of spaces was increased without permission from the city. They presented a previous resolution from CB6 issued in 1998 in support of parking expansion. The applicant specifically seeks to add 10 spaces and legalize 8 in the North Lot and add 4 and legalize 15 in the South Lot. The parking spaces would be only a restriping of the current footprint. Four spaces will be ADA, MUTCD regulations (stop signs, speedbumps, etc) will be incorporated into design, and 7 bike racks will be added. Their presented findings state there is no conflict with existing transportation network and that they meet regulations

Community Concerns:

What will the community receive in exchange for the expansion of parking spaces. Potential congestion issues, size of parking spaces, and who can access these spaces, and if the development could give back spaces to the community in the underground garage. The

applicant stated that it could do little regarding the underground garage because it is leased by a 3rd party operator.

After both public presentations concluded, a resolution regarding this ULURP was debated.

Sandy motioned to oppose the parking expansion, Lou second. A resolution to overturn the 1990's expansion, which did not receive official approval, unless community amenities such as tree bed improvements around the Kips Bay Towers are provided.

This resolution passed 8-3-0-0

2) Representatives from 33rd Street Acquisition, LLC returned to give their formal ULURP presentation regarding the rezoning of East 339-345 East 33rd Street. The same group was present at the previous meeting to provide information and to generate feedback for this presentation. Dan Eggers and his team presented and answered questions from those in attendance. The proposal would increase the density on the proposed parcels. Client owns 24, 25, 26, and prospective owner of lot 27, and wants to use air rights from lot 23, with floors 12 and above cantilevering over lot 23. 123,000 sq ft would be permitted with all rights.

The development would be mixed use (commercial on ground floor, with apartments above. Apartments would be market rate, with projected monthly rents ranging from 3K for a studio to 6K for a 2 bedroom. Rezoning would trigger Mandatory Inclusionary Housing, which would include 40 units that would remain permanently affordable. Currently there are 10 units on site that are subjected to rent regulation. There would be 117,000 SQ of housing with 20% of units being affordable to those with 60% of area median income- 95K family of four, and 113K for CB6 as whole.

Client seeks 421A tax benefits.

Claim that it fits within the context of the block. Would match the CI-9 around the area.

1. East 33rd St is a 80ft wide street. Zoning measures property line to property line.
2. Kips Bay Towers is set back, creating a boulevard effect.
3. Proposed ground floor would enliven ground floor space
4. In 1995 there was a rezoning, under typical planning criteria, these would be soft sites.

Numerous concerns were brought forth:

State of current affordable units: Representatives stated that none of the leases will be terminated earlier. Leases are 1-2 years and then rent stabilization law and renewed basically forever, but they can be terminated:

not residing in unit

owner wants to live in building

if landlord is going to demo building- need approved plans from any city agency (DOB approved plans), the owner has the financial wherewithal to complete project. The current breakdown is 8-rent regulated out of 23 units current, and 3 of 8 have been relocated.

Projected auto ownership- there would be about 25 vehicles. No additional parking will be provided. 6-7 current garages have capacity to accommodate future uses

Proposed retail- potentially something regarding health type living, organic food, etc. Hope to attract local retail. Concerns from some in attendance was that “big retail” such as a chain or NYU related would be the only viable retail tenant.

Shadows impacts- some shadows could be reached on RiverPark. Determined that proposed development would cast some shadows on the park. The findings also showed that for Kips Bay Towers only the parking area along 33rd St would be impacted.

Asked “why should the community be in favor,” representatives responded: new units will be ADA compliant, 40 affordable housing units, market rate housing, unique location where added density and height are added to the zoning area.

Several speakers spoke in favor of the proposed development, citing issues of increasing affordability, improving quality of life, new units in Manhattan, etc. Several of these speakers were not from CB6 but cited that housing pressures in their neighborhoods, like the Lower East Side, would lessen with this development and other developments like this.

Speakers who lived nearby expressed concerns about the retail and what will go into the proposed space, how the retail space will handle deliveries, the current issues regarding 33rd St and the proposed 2-way conversion, the scale and design were out scope of current development, the current zoning envelope and the impact on the existing community.

After the public presentations and Parking resolution, the committee debated a resolution on the proposed rezoning ULURP. Jim proposed a motion to rezone the entire block, seconded by Kathy. Consultation from George (last name/urban planner) stated that this site would be hard to rezone that would not include both the density and MIH. Motion failed 3-9.

Motion to Oppose the proposed project unless there is more affordable housing (40% of available square feet). Motion passed 11-0-0-0.

Old/New Business

Will resend Anne’s resolution regarding the Con-Ed Pier for a vote at Full Board.

Chair’s Report

Waived

Adjournment- 9:15

Minutes submitted by: Adam Hartke

Updated on 3/9/2018