

Jacqueline Ludorf
Chair

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

FULL BOARD MEETING WEDNESDAY, MARCH 18, 2009 – 6:30PM NEW YORK BLOOD CENTER 310 EAST 67TH STREET AUDITORIUM

Present: Elizabeth Ashby, Kenneth W. Austin, Michele Birnbaum, Matthew A. Bondy, Lori Ann Bores, Deirdre Breslin, Richard Burg, Barbara Chocky, Sarah Chu, James Gerard Clynes, Christina R. Davis, George Fuchs, Ruth Halberg, Jonathan Horn, Lorraine Johnson, Laura Lijewski, David Liston, Jacqueline Ludorf, Jane Parshall, Mary Boresz Pike, Ellen Polivy, N. Sharon Pope, Rita Lee Popper, Margaret Price, Barbara Rudder, William Sanchez, Helene Simon, Teri Slater, Cos Spagnoletti, H. Patrick Stewart, Debra Teitelbaum, Nicholas Viest, Elaine Walsh, Hedi White

Absent (Excused): Joie Anderson, David Paul Helpern Laura Mayer, David L. Rosenstein, Judith Schneider, M. Barry Schneider, Betty Cooper Wallerstein, Charles S. Warren

Absent (Unexcused): Roy H. Carlin, Dave Kleckner, Edward Kramer, Dan Quart

Left Prior to Adjournment:

Jacqueline Ludorf, Chair - Called the meeting to order at 6:30pm

1. Public Session:

- Mr. Gary Savitzky, Architect spoke in favor of the Certificate of Appropriateness Application for 17 East 93rd Street.
- Mr. Brett Brecher, spoke in favor of the East 66th Street parking meters.
- Mr. Doug Milford, spoke in opposition to the newly revised kindergarten admission process.
- Mr. Thomas Jones, spoke in opposition to the 92nd Street Y rooftop addition
- Ms. Mary McGelvey, spoke in opposition of the 92nd Street Y liquor license.
- Ms. Mary B. Hill, spoke in opposition of the 92nd Street Y liquor license.
- Mr. Jeffrey Barret, spoke in opposition of the 92nd Street Y liquor license.
- Ms. Christian Djumljija, spoke in opposition of the 92nd Street Y liquor license.
- Ms. Robin Morrissey, spoke in opposition of the 92nd Street Y liquor license.
- Ms. Francois Bourbin, spoke in opposition of the 92nd Street Y liquor license.
- Mr. Greg Brooks, spoke in favor of the 92nd Street Y liquor license.
- Mr. Jordan Salberg, Councilman Eric Gioia office, spoke regarding the Food Stamp Program.

4. Manhattan Borough President's Report: Mr. Dan Benjoya represented the Borough President. Mr. Benjoya announced that the Borough President delivered 2009 State of the Borough Address on February 19, 2009. The Borough President said that despite the local and national economic decline, the city must make sure that its recovery effort "finds its way to New York City's neediest neighborhood. Mr. Benjoya also announced that the end of this month he will have the list of the new board members for Community Board 8. Mr. Benjoya also reported the Borough President is leading the fight for new schools.

5. Elected Officials Report:

- a) Council Member Carolyn Maloney – Mr. Byre Peyre represented the Council Member. Mr. Peyre reported that the Congress Member on February 24, 2009 announced that \$277.7 million in federal funding for the Second Avenue Subway and \$209.6 million for East Side Access have been included in the Fiscal Year 2009 Omnibus Appropriations Act. Mr. Peyre also reported on an on-going serious problem resulting from the U.S. Postal Service's decision to split the 10021 zip code into three parts, 10021, 10065 and 10075, effective July 1, 2007.
- b) NYS Senator Liz Krueger – Mr. Kyle Sklerov represented the Senator. Mr. Sklerov gave an update on the East Side Tenants' Coalition Meeting. Following the tremendous turnout of over 500 people for the launch of the East Side Housing Coalition last month, the group is now planning their first community-wide meeting to be held on March 26th from 6:00-7:30p.m.
- c) NYS Senator Jose Serrano – Ms. Yvonne Przybyla represented the Senator. Ms. Przybyla reported that recently, the Senator has introduced legislation that would make all committees of the State Senate put the location and time of their public meetings online so citizens and advocates can be aware and attend.
- d) NYS Assembly Member Micah Kellner – Ms. Ashley Roberts represented the Assembly Member. Ms. Roberts reported that the Assembly Member will prevent MTA from raising Access-A-Ride Fare to \$5.00. Ms. Roberts reported that the Assembly Member reintroduced a bill to bar Marine Transfer Station at East 91st Street.
- e) NYS Assembly Member Jonathan Bing – Mr. Adam Brickman represented the Assembly Member. Mr. Brickman reported that the Assembly Member has recently introduced new legislation including Second Avenue Grant Programs (A-6137) – which provides financial assistance to businesses being hurt by the construction of the Second Avenue Subway. This bill would help businesses make capital improvements, such as increasing signage or accessibility, and to help with the loss of business as a result of construction.
- f) Council Member Jessica Lappin – The Council Member reported that on March 16, 2009 held a public hearing on the two bills that directly affects our city's stock of affordable housing. The first bill, Introduction 923, will extend rent stabilization laws in New York City. The second bill, Resolution 1815, declares that there is and will continue to be a housing emergency in New York City. The Council Member also announced that on Wednesday, March 25, 2009 and Wednesday, April 1st from 9:00am to 3:00pm at Lenox Hill Neighborhood House, located at 331 East 70th Street the American Italian Cancer Foundation and the Council Member have joined together to offer free mammograms.
- g) Council Member Daniel Garodnick – The Council Member reported that Stuyvesant Town and Peter Cooper Village have been paying exorbitant market rate rents on units that should never have left rent protection. Tishman Speyer needs to do something unheard of in this town: re-regulate apartments that have been lost as affordable housing. Tenants who have been wronged by their landlords' double-dipping are owed rent overcharges and significant damages, and they should collect. This is a victory for the City, as it means keeping thousands of units of affordable housing, which will remain regulated through 2017 – or as long as Tishman Speyer is receiving J-51 tax breaks.

6. Chair's Report Jacqueline Ludorf: Ms. Ludorf spoke about PS 151 and that the Department of Education should immediately select and complete construction of a permanent site for the elementary school for students zoned for PS 151. Ms. Ludorf also reported that this years Borough Presidents Annual Report was completed by both the District Manager and the Chair of the Board. Ms Ludorf would like the Annual Report to be done earlier next year and everyone on the board participate in the accomplishments for 2009 and the goals for 2010.

7. Committee Reports & Action Items:

Transportation Committee: Reported by Charles S. Warren and Jonathan Horn - Co-Chairs of the Transportation Committee:

1. Continued discussion-Response from DOT to our May 27th request for an expedited review of traffic patterns at York Avenue and 80th Street

WHEREAS, Community Board 8M continues to be concerned over traffic and pedestrian safety at the corner of 80th Street and York Avenue, and

WHEREAS, there have been several accidents, numerous near misses and at least one death at this corner caused by turning vehicles, and

WHEREAS, the combination of traffic turning to reach the FDR Drive and the M79 bus turning onto 80th Street off York Avenue, and

WHEREAS, there exists a delayed left-turn signal at 73rd Street and York, which is a similar access point to the FDR Drive,

THEREFORE BE IT RESOLVED, that Community Board 8M strongly urges DOT to install a left turn signal on York Avenue at 80th Street for traffic heading south with a 10 second delay before northbound traffic on York Avenue receives a green signal.

THEREFORE BE IT FURTHER RESOLVED, that Community Board 8M requests that DOT remove the first parking space on the north side of 80th Street, east of York Avenue, to better facilitate turns by the M79 bus at this corner.”

Community Board 8 M passed this by a vote of 32 in favor, 0 opposed and 0 abstentions.

6. A request to change the parking signage on the north side of East 77th Street in front of 237 East 77th Street between Second and Third Avenues from “No Standing to “Loading and Unloading.”

WHEREAS, the homeless drop-in shelter at 237 East 77th Street is no longer in operation and there is no longer a need for vans loading on the north side of the street,

THEREFORE BE IT RESOLVED, that DOT reinstate “Alternate Side” parking on the North side of East 77th Street between Second and Third Avenue.

Community Board 8 M passed this by a vote of 31 in favor, 0 opposed and 0 abstentions.

10. A request to install Muni-Meter to replace the existing meters and review parking regulations along East 66th Street between Second and Third Avenues.

WHEREAS, the metered parking on 66th Street between Second and Third Avenues is used extensively by car service (TLC) vehicles who often break the meters to avoid paying the parking fee, and

WHEREAS, these vehicles often “camp out” on this block causing a loss of parking to community residents, and

WHEREAS, the installation of Muni-Meters would force parked vehicles to pay the parking fee and allow for variable pricing at this location,

THEREFORE BE IT RESOLVED, that Community Board 8M requests that DOT replace the existing parking meters with a Muni-Meter on East 66th Street between Second and Third Avenues.

Community Board 8 M passed this by a vote of 26 in favor 2 opposed and 4 abstentions.

11. Old Business:

WHEREAS, DOT is intending to test pedestrian countdown timers at 24 intersections throughout the city, and

WHEREAS, Community Board 8M approved a resolution on March 21, 2007 requesting a test of these signals on East 79th Street at First, Second and Third Avenues. And

WHEREAS, the East 79th Street corridor continues to generate safety concerns for pedestrians within our community,

THEREFORE BE IT RESOLVED, that Community Board 8M reaffirms our request that a trial program be instituted at these three intersections.

Community Board 8 M passed this by a vote of 32 in favor 0 opposed and 0 abstentions.

Parks Committee: Reported by Margaret Price – Co-Chair of the Parks Committee:

1. Discussion of the Parks Department’s recent RFP’s for concessions in Central Park.

WHEREAS, the City of New York would obtain needed revenue from the operation of a specialty food cart with adjacent seating at the Bethesda Terrace arcade in Central Park; and

WHEREAS, this cart would be a “high quality” food vending business that would replace two hot dog carts in Central Park; and

WHEREAS, the public would be permitted to use the seating at this site without having to buy food or beverages; therefore,

BE IT RESOLVED, that Community Board 8M approves of the plan to create a specialty food cart at the Bethesda Terrace arcade in Central Park, provided that the RFP for the concession stipulates that no cooking can occur at the food cart and that the cart’s design should conform to the scenic, historical character of Central Park.

Community Board 8M passed this resolution by a vote of 30 in favor, 1 opposed, and 1 abstention.

2. Specialty Vending Cart in Tramway Plaza:

WHEREAS, Tramway Plaza is a small park in a heavily trafficked area; and

WHEREAS, the existence of now-proposed specialty cart—especially one that would sell vendor—could create unsightly conditions in this small area; therefore

BE IT RESOLVED, that Community Board 8M **disapproves** licenses of any specialty cart in Tramway Park.

Community Board 8M passed this resolution by a vote of 27 in favor, 5 opposed, and 1 abstention.

3. Merchandise vending locations

WHEREAS, the City of New York would obtain needed revenue if it maintains its 10 current merchandise vending locations in Central Park; and

WHEREAS, potentially, this revenue could exceed current levels if the products sold at the 10 Central Park vending locations are goods licensed by the City of New York; therefore,

BE IT RESOLVED, that Community Board 8M approves of the renewal of the 10 merchandise vending locations in Central Park, provided the RFP for the concessions stipulates that that the products sold at these locations be goods licensed by the City of New York.

Community Board 8M passed this resolution by a vote of 19 in favor, 13 opposed, and 11 abstentions.

Landmarks Committee: Reported by Jane Parshall – Chair of the Landmarks Committee:

1. 712 Madison Avenue. An Italianate/Neo-Grec style residential building designed by Gage Inslee and built in 1871, and altered in 1920 to accommodate storefronts at the first and second floors. Application is to install a new storefront and construct a rear yard addition.

THIS APPLICATION IS DIVIDED INTO TWO PARTS: A) THE NEW STOREFRONT AND B) THE REAR YARD ADDITION

Part A: The new storefront

WHEREAS, 712 Madison Avenue is an Italianate/Neo-Grec style residential building designed by Gage Inslee and constructed in 1871.

WHEREAS, 712 Madison Avenue was altered in 1920 to accommodate storefronts at the first and second floors.

WHEREAS, the application is to restore the upper three floors of 712 Madison and to renovate the retail space at the lower two floors.

WHEREAS, there will be new wooden windows on the upper three floors. This will be the only change to the upper 3 floors.

WHEREAS, the entrance to the retail space will be relocated from the center of the first floor to the left end of the first floor; one large retail window is proposed for the rest of the first floor.

WHEREAS, new core-ten steel framed storefront infill is proposed to be installed for the two retail floors; on the second floor there will be three windows -- the window at the right will be recessed and be set back 3' and will be covered with a panel at night that will be on the same plane as the glass for the other two windows. A new limestone enframement is to be installed for the two story retail space.

WHEREAS, the façade will read as a modern façade.

WHEREAS, the design for the new 2-story storefront contains too much glass and does not relate in any way to the three floors above.

WHEREAS, the framing for the windows as proposed is too narrow and does not relate to the vertical elements in the design of the three floors above.

THEREFORE BE IT RESOLVED that Part A of this application, the new storefront, is disapproved as presented.

Part A of this resolution, the new storefront, was disapproved by a vote of 28 in favor, 0 opposed and 3 abstentions.

Part B: The rear yard addition

WHEREAS, the existing one-story extension will be removed.

WHEREAS, a new three-story extension with a glass skylight is proposed to be constructed at the rear yard.

WHEREAS, the proposed extension will be accessed from the rear of the building.

WHEREAS, the new extension is not visible from the public way.

WHEREAS, there are no windows facing it or on the wall beside it.

THEREFORE BE IT RESOLVED, that Part B of this application, the rear yard addition, is approved as presented.

Part B of this resolution, the rear yard addition, was passed by a vote of 31 in favor, 0 opposed and 0 abstentions.

2. 16 East 95th Street. A Renaissance revival-style rowhouse designed by Henry Andersen and built in 1899. Application is to alter rear façade, construct a rear yard addition, and excavate the rear yard. Application is also to replace windows.

WHEREAS, 16 East 95th Street is a Renaissance revival-style rowhouse designed by Henry Anderson and constructed in 1899.

WHEREAS, 16 East 95th Street is one of a row of six Renaissance Revival houses unique in Carnegie Hill with long, low stoops, limestone wing walls and stone terraces.

WHEREAS, the applicant is restoring the front elevation to its original condition including replacing and restoring iron work and replacing all windows except at the 3rd floor with new wooden double hung windows.

WHEREAS, at the 3rd floor on the front elevation is a three-sided oriel; the windows will be changed from double hung lights to 1/3rd over 2/3rd lights, reflecting the original design for the windows in the oriel.

WHEREAS, there is an existing extension at the rear measuring 10'9"x8'6".

WHEREAS, the existing extension at the rear goes up for 4 floors; the applicant proposes filling in the extension and extending it out for an additional 2' while approximately maintaining the 30' rear yard.

WHEREAS, the applicant proposes excavating the rear yard to a 5' depth so that the rear yard is at grade with the cellar level of the house.

WHEREAS, on the rear elevation, the applicant proposes to slightly enlarge all of the window openings to accommodate new wooden 6 over 6 multipaned windows.

WHEREAS, at the fifth floor on the rear elevation, French doors will replace two separate windows.

WHEREAS, at the cellar level on the rear elevation, French doors and a new single door will replace the existing windows.

THEREFORE BE IT RESOLVED, that this application is approved as presented.

Community Board 8M passed this resolution by a vote of 31 in favor, 0 opposed, and 0 abstentions.

3. 17 East 93rd Street. A four-story brownstone rowhouse in the Renaissance Revival style and built in 1891-92 by William Graul. Application includes modifications to the front façade and modifications to the rear façade including a partial rear addition.

WHEREAS, 17 East 93rd Street is a Renaissance Revival style 4-story brownstone rowhouse designed by William Graul and constructed in 1891-92.

WHEREAS, 17 East 93rd Street is part of a row of 4 brownstones (15-21 East 93rd Street) designed by William Graul and distinguished by three-sided oriels with supporting corbels above the parlor stories.

WHEREAS, 17 East 93rd Street was renovated in 1938 -- the stoop was removed, two doors at the basement level were added, a bay window was added at the second floor and the house was stripped of all ornamentation.

WHEREAS, the applicant proposes to return the house back to its original condition, including restoring the symmetrical entrance, removing the bay window at the second floor, returning the windows to one-over-one windows (part of the original design) and restoring a pressed-metal cornice to the house that will be contextual with the cornice at 19 East 93rd Street (its neighbor).

WHEREAS, there is an existing extension at the rear which will be pulled back by 4'3" so that there will be a 30' rear yard, deeper than the existing rear yard.

WHEREAS, on the roof an 18" piece of a chimney is visible from the public way.

WHEREAS, the proposed rooftop addition that is visible from the public way (the chimney) was not included in the flyer that was posted in the neighborhood and not listed on the agenda as part of this application.

THEREFORE BE IT RESOLVED, that this application is approved as presented.

Community Board 8M passed this resolution by a vote of 30 in favor, 1 opposed and 1 abstention.

4. 8 East 62nd Street. A Beaux-Arts style residence designed by John H. Duncan and built in 1902-03.

Application is to excavate the rear yard and construct a rear addition.

WHEREAS, 8 East 62nd Street is a Beaux-Arts style residence designed by John Duncan and built in 1902-03.

WHEREAS, the applicant proposes to excavate a portion of the rear yard down to the cellar level and to install a glass-enclosed pool in the space created therein.

WHEREAS, the pool will be 7' x 14' and 4' deep, will be used for lap swimming, and will be covered by a frosted glass roof which will serve as the floor for a first floor rear yard terrace, which will be 9'8" x 25', in the rear yard.

WHEREAS, a first floor window in the rear yard will be converted to French doors to permit egress on to the first floor rear yard terrace; neither the pool nor the terrace will be visible or accessible from the street.

WHEREAS, two first floor windows in the rear yard will be connected to form one window so as to permit symmetry with the proposed first floor French doors.

WHEREAS, the proposed changes are not publicly visible from the street.

THEREFORE BE IT RESOLVED, that this application is approved as presented.

Community Board 8M passed this resolution by a vote of 31 in favor, 0 opposed and 0 abstentions.

5. 888 Park Avenue (79th Street) – Upper East Side Historic District – Mr. Christopher Girr, Architect.

Application is to legalize one existing through-the-wall air conditioner louver at the second floor on the south elevation and two through-the-wall air conditioner louvers at the third floor on the east façade.

WHEREAS, 888 Park Avenue is a 14-story apartment building designed by Schwartz and Gross and constructed in 1926-27.

WHEREAS, the three air conditioner louvers in violation are all in the limestone base of 888 Park Avenue and were installed in the early nineties (the exact date is unknown) after the historic district designation.

WHEREAS, two of the three air conditioner louvers are on the Park Avenue elevation of 888 Park Avenue and are set into the limestone decorative band-course.

WHEREAS, the air conditioner louvers are regrettable openings in decorative details and in the limestone base and were installed out-of-compliance within the historic district.

THEREFORE BE IT RESOLVED, that this application is disapproved as presented.

*This resolution was passed to **disapprove** this application as presented by a vote of 30 in favor, 1 opposed and 1 abstention.*

6. 863 Park Avenue. A Neo-Renaissance style apartment building designed by Pollard and Steinman and built in 1907-08. Application is to install a barrier-free access ramp.

WHEREAS, 863 Park Avenue is a Neo-Renaissance style rowhouse designed by Pollard and Steinman and built in 1907-08.

WHEREAS, the applicant is installing a barrier-free access ramp to the building.

WHEREAS, the barrier-free access will occupy a space along the side of the building, and will be entered from an exterior gate to the side of the building, will include a 42" high handrail, a ramp that declines to a 5 foot horizontal landing, then doubles back, stopping at what is now a window but which will be converted to a door to the building.

WHEREAS, the barrier-free access is unobtrusive and is a suitable and appropriate solution to the challenge of providing barrier-free access while still maintaining the architectural integrity of the building.

THEREFORE BE IT RESOLVED, that this application is approved as presented.

Community Board 8M passed this resolution by a vote of 31 in favor, 0 opposed and 0 abstentions.

7. 753-757 Madison Avenue. A twenty-story building built in 1970. The first floor of this building is commercial. Application is to replace the glass façade.

WHEREAS, 753-757 Madison Avenue, an apartment building, was constructed in 1970.

WHEREAS, the first floor of 753-757 Madison Avenue contains retail space.

WHEREAS, there are three storefronts at this location on Madison Avenue.

WHEREAS, formerly the southern storefront (of the three) was part of a Citibank branch that still exists and is now smaller in size (NW corner of 65th St. and Madison Ave.)

WHEREAS, a new retail space was created from the space that Citibank relinquished; however, where there was formerly a night deposit box for Citibank there is now a 13” wide piece of glass for which the applicant did not receive a permit.

WHEREAS, in addition to the above anomaly, the applicant also did not have a permit for the northernmost retail space (of the three).

WHEREAS, the applicant would like to correct an existing situation and is not yet in violation of the Landmarks Preservation Commission.

WHEREAS, in summary, there are three separate retail spaces at 753-757 Madison Avenue: a southern space, a northern space and a middle space. The middle space does have a permit. The applicant is seeking a permit for the northern space and for a 13” glass strip of the southern space that was formerly a night deposit box for Citibank.

THEREFORE BE IT RESOLVED, that this application is approved as presented.

Community Board 8M passed this resolution by a vote of 31 in favor, 0 opposed and 0 abstentions.

Health & Seniors and Social Services Committee: Reported by Ellen Polivy and Barbara Rudder – Co-Chairs of the Health & Seniors and Social Services Committee:

The Health & Seniors and Social Services Committee heard presentations from five people representing providers of services to the homeless to discuss how the new RFPs from Department of Homeless Services (DHS) will affect their organizations and the homeless people they serve.

WHEREAS, two Requests for Proposals (RFPs) issued by the Department of Homeless Services (DHS) affect agencies and faith-based organizations that serve homeless people in Community Board 8, and

WHEREAS, the members of the CB8 Health, Seniors and Social Services Committee studied and discussed both RFPs and held a meeting on the subject of the changes in services for homeless people as outlined in the RFPs, and

WHEREAS, the Emergency Shelter Network (ESN), made up of 85 faith-based members serving through 74 overnight shelters, some shared by two congregations, studied the RFPs, and

WHEREAS, the RFPs would reduce the number of drop-in centers from five to three in Manhattan and therefore would eliminate drop-in centers for specialized populations such as women, the elderly and mentally ill, and

WHEREAS, the RFPs mandate that the drop-in centers close in early evening unless there is severe weather, therefore eliminating facilities for the homeless to stay overnight if there are no other beds available, and

WHEREAS, the RFPs mandate that the facilities providing shelter must have at least ten beds, operate at least five nights per week, and serve meals, and

WHEREAS, the ESN fears that their volunteers at the faith-based organizations will no longer be able to serve in shelters because the drop-in centers will not provide an adequate physical, mental health, and substance abuse screening process, and will not provide supervised, direct transportation from the drop-in center to the facility,

THEREFORE BE IT RESOLVED, that Community Board 8 urges the Department of Homeless Services to change the RFPs so that the centers for specialized populations remain in tact, the centers remain open all night, the restrictions on the facilities’ number of beds and number of nights of operations must provide are removed, and provisions to ensure the drop-in centers provide adequate supervision are added.

Community Board 8M passed this resolution by a vote of 31 in favor, 0 opposed, and 0 abstentions, and 1 not voting for cause.

Youth & Education Committee: Reported by Jim Clynes and Judith E. Schneider – Co-Chairs of the Youth Education Committee:

1. Joint meeting with the CB Youth & Education Committee and the Community Education Council District 2 to discuss new PS 151 zone school building and PS 151 lottery with John White of the DOE.

WHEREAS, in Manhattan Community District 8 there is no school building for the children zoned for PS 151, and

WHEREAS, in Manhattan Community District 8 the missing school building for PS 151 increases the overcrowding in all other elementary schools in the district; and

WHEREAS, taking into consideration the current economic climate the necessity for a building for the PS 151 zone will become more important as parents can not afford private school, and
WHEREAS, the DOE has committed to providing a building for the missing PS 151 zone, and
WHEREAS, the DOE has said that siblings in the PS 151 zone will not be split up in the fall and will be able to attend the same school, and
WHEREAS, the DOE has said that the balance of the incoming students from the PS 151 zone that do not have siblings will go to a new incubator school,
WHEREAS, it is not acceptable to the Community Board and the community to have these children in three different locations within a three to four school years, and
WHEREAS, the DOE has committed to the PS151 families that a decision will be made by end of the school year,
THEREFORE BE IT RESOLVED, Community Board 8M in concert with the over 175 parents attending the March 12th CB8M meeting unequivocally requests that the new swing space/incubator school be large enough to hold all the incoming students from the PS 151 zone until the new school is ready, and
THEREFORE BE IT FURTHER RESOLVED, Community Board 8M strongly urges that the Department of Education to immediately select and complete construction of a permanent site for the elementary school for students zoned for PS 151.

Community Board 8M passed this resolution by a vote of 32 in favor, 0 opposed, and 0 abstentions

8. Old Business: 421-a – 303 East 77th Street

Whereas, this is an application for preliminary certification of eligibility for partial tax exemption under section 421-a of the New York State Real Property Tax Law and 11-245 of the New York City Administrative Code; and
WHEREAS, Community Board 8M held a public hearing regarding this matter;
WHEREAS, the applicant and their representative did not attend these meetings,
BE IT RESOLVED, that Community Board 8M recommends **denial** of this application.

Community Board 8M passed this resolution by a vote of 24 in favor, 1 opposed, and 7 abstentions to disapprove this application.

With no further business the meeting was adjourned at 11:00 pm.