

Land Use Committee Meeting Minutes
Richard Asche and Page Cowley, Co-Chairpersons
December 16, 2008
At Fordham University

With regard to application #C050260ZSM to the Department of City Planning by Fordham University to modify height and setback requirements; inner and outer court yard regulations; minimum distances between buildings; and minimum distance between legally required windows and zoning lot lines in connection with the proposed expansion of Fordham University, Lincoln Center Campus, bounded by Amsterdam and West End Avenues and West 60th and 61st Streets, the Land Use and Transportation Committees adopted the following resolution:

RESOLUTION ON THE FORDHAM MASTER PLAN

Fordham University seeks approval of a "Master Plan" for future construction on its Lincoln Center Campus. If approved, the Master Plan would authorize total construction (including existing buildings) on its site of approximately 3, 020, 480 square feet of floor area, the maximum amount allowed under the R-10 zoning applicable to the site. The Master Plan proposes the construction of private residences at the corners of Amsterdam Avenue and 60th and 62nd Streets, with heights of 600' and 661', respectively; academic buildings at the corners of Columbus Avenue and 60th and 62nd Streets, with heights of 470' and 382', respectively; academic buildings with heights of 342', 319' and 155', on 62nd Street, from Columbus to Amsterdam Avenues, and an academic building on the interior of the site of 161'. In order to finance the construction of the academic buildings, Fordham would sell development rights to the Amsterdam Avenue corner sites.

While the total floor area proposed does not exceed the as-of-right limit for an R-10 zone, several factors have combined to make the proposed Fordham construction more massive than the typical R-10 as-of-right site. First, the site includes a 60' x 550' swath running east to west which comprises a demapped 61st Street; the resultant increase in allowable floor area (after deducting floor area lost by the widening of 60th and 62nd Streets, is approximately 90, 000 square feet. Second, the academic buildings on Columbus Avenue contain several floors with exceptional ceiling heights. Thus, while the floor area of these buildings is equivalent to that of 30-34 story buildings, the building heights are equivalent to 40-47 story buildings. As a result these building would contain at least 25% more bulk than their floor area would ordinarily indicate. Third, the Master Plan is dependent on the approval of waivers of height and setback and sky exposure plane regulations which would otherwise operate as a failsafe brake on overly massive development. For example, the proposed buildings on the corners of Amsterdam and 60th and 62nd Streets could not be built without sky exposure plane waivers which more than triple the height of any structure which could practically built on those footprints as of right). Fourth, the eastern two-thirds of the site would be devoid of any street level open space. The "open space" proposed on the site is solely a portion of an existing quadrangle built on a podium which is at least 15' above grade on all sides, accessible only by stairway and elevator; there would be no site lines through the site at ground level. New Yorkers know from experience (e.g the former plazas at the GM building and 55 Water Street, and the former configuration of Bryant Park), that open space does not benefit the community unless it is at or near grade level. People simply will not climb 15' high stairways to gain access to Fordham's "open space." Fifth, the Master Plan contains no information concerning the actual design of any buildings; thus, even if an imaginative design could mitigate somewhat the effect of the massiveness and height of the proposed buildings, no such design has been incorporated in Fordham's proposal. Indeed, it is likely that the Columbus Avenue buildings will not be designed for 15-25 years.

More than three years ago, in December 2005, Community Board 7 alerted both Fordham and the Chair of the Planning Commission of a multitude of objections to the then proposed Master Plan. In letters to the Chair we noted that it was doubtful that any meaningful progress could be made toward the creation of a reasonably proportioned campus so long as Fordham insisted on three immutable principle: 1) the retention of the “podium” and consequent elimination of any usable open space or site lines; 2) the sale of 750,000 square feet of development rights to a private developer; and 3) the utilization of the full 3,020, 000 square feet of allowable floor area. Despite our comments and innumerable meetings with Fordham, only cosmetic changes were made in the plan prior to its certification in November 2008. Fordham refused to consider any change to the podium, refused to reduce the total proposed floor area and refused to change its plans to sell development rights.

The result of Fordham’s desire to maximize everything would be a “superblock” without through passage or even sight lines at grade level, with buildings grossly out of scale with the rest of the upper west side. On four corners Fordham would tower over its neighbors to the west, north and east, and would extend an inhospitable midtown ambience to Lincoln Center. Indeed, the absence of through passage or sight lines at grade level would multiply the fortress effect of Fordham’s campus. It is perhaps ironic that Fordham, which seeks to expand its Lincoln Center campus in order to present an education which includes an Urban experience, will be instead creating a campus which, in most of its particulars, radiates hostility towards its neighbors and isolates itself within the community.

Upon certification, the Master Plan was debated at a special meeting of CB7’s Land Use Committee. We estimate that 250-300 people were in attendance, almost all of whom identified themselves as neighbors of Fordham who were opposed to the Master Plan. In addition to concerns about the projects bulk and the height of the proposed buildings, several residents expressed concern that the proposed private development would exacerbate an already overcrowded condition in the area public schools (as had the construction of the Trump buildings on the former Penn Yards site). With respect to this issue, it is noteworthy that representatives of Fordham were unable provide reliable information concerning the number of units which would be constructed in the private development buildings.

More than a dozen professors and administrators of Fordham spoke in favor the plan, emphasizing Fordham’s need for additional space; however, no details as to the precise nature of this need was offered. The educators made a good case for expansion of present capacity, but did not provide details as to why a tripling of its current facility is required. It appeared that Fordham’s needs assessment was driven in substantial part by a calculation of how to divide the maximum allowable square footage between private development sites and academic sites so as to be able comfortably to finance the construction of the academic sites.

Following testimony by Fordham and members of the public, debate ensued among members of the Land Use Committee, who were unanimously of the view that while Fordham should be allowed to develop its site to further its laudable education aims, the project, as proposed, would result in substantial overbuilding without a corresponding demonstrated need. In particular, the committee was of the view that it would be irresponsible to approve a “master Plan” for more than 2, 000, 000 square feet of new floor area, together with substantial height and setback and sky exposure plane waivers, without any idea of what the buildings when constructed would look like.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the proposed Master Plan for the Fordham site at Lincoln Center; and

BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan would strongly consider approval of a revised Master Plan which a) limited total floor area on the site to 2, 500, 000 square feet; b) substantially reduced the height of the Amsterdam Avenue buildings; c) substantially reduced the

height of the Columbus Avenue buildings and reconfigured those buildings so as not to create monolithic full block-long facades; d) provided for mitigation of the probably effects on local schools of the construction of several hundred private residential units; and e) provided for a second tier review and approval by the Community Board and the City Planning Commission of the actual design of buildings on the site.

Land Use and Transportation Committees' Vote: 9-0-0-0.

Non-Committee Board Members' Vote: 2-0-0-0.

Meeting Minutes:

Introduction by Richard Asche, co-chair of Community Board 7 Land Use Committee.

Welcome.

Speakers should add to or note agreement with previous speakers without repeating.

Committee must vote tonight; with many speakers signed up, time will be an issue.

Fordham Presentation: Dr. Brian Byrne (VP for Lincoln Center).

Many revisions to original plan.

Fordham Lincoln Center serves many first generation students with limited means.

Five schools at Lincoln Center: Graduate School of Social Services; Graduate School of Education; School of Law; Fordham College (primarily dance and theater); Graduate School of Business.

Space is the main restraint on the schools' ability to serve its students and the community – lowest square footage to student ratios of any urban school.

Lincoln Center Campus was designed to accommodate 3,500 students; currently serves 8,000.

Goal: Provide for space needs via property already owned, without within the existing zoning.

Modification from initial plan – some of the bulk of the Columbus Avenue buildings was pushed back into the quadrangle.

Plan available at www.fordham.edu.

Fordham was and is a good neighbor.

Fordham Presentation: Deirdre Carson – Land Use counsel from the firm of Greenberg Traurig.

Purpose of the proposed Master Plan is to avoid piecemeal modifications on the site such as occurred in the past.

Must sell or lease the 60th & 62nd Street corners on Amsterdam for residential use to fund the expansion and the educational mission.

Campus is a single zoning lot.

Campus subject to very few restrictions; zoned C4-7 residential and community facility.

FAR = 10; there is no maximum height restriction; set-back usually required at 6 stories or 85 feet; 60% of the bulk must be below 150 feet from the street.

Fordham not seeking to vary bulk packing ; will meet use restrictions, commercial uses.

Relief that is being requested - Variances from:

the height and setback requirements,

the requirements regarding distances between buildings, and

the proximity of windows.

Master Plan includes provision for “envelopes” within which buildings can be built.

Purpose of bulk modifications is to contribute to good urban design by permitting the quadrangle inside, separating academic and residential uses, and placing bulk along avenues rather than side streets.

Also requesting 3 special permits for parking facilities – one each for the residential buildings, and another for Fordham faculty (no students).

Fordham Presentation: Don Clinton – architect.

Slide show presentation from November public meeting.

Plan includes keeping the Quinn Library below the quadrangle “podium,” with new light and air above ground.

Dormitories will be attached to each campus building.

Space allocation of academic uses nearer the east end of the campus (near subways), and the private residential uses on western end of lot.

Intend to build to the street line with active, friendly & transparent street-front uses.

“Legacy” of raised podium – trying to make the plaza more accessible to the community. Goal is to link it to the community. Re-configured stairs and plantings leading to quadrangle from Columbus and Lincoln Center. Eliminated building overhangs over quadrangle access stairs to open up the space.

Interim open space to be created on Columbus Avenue once the current parking area has been replaced with the requested parking facilities.

Cesar Pelli’s firm has done preliminary designs for the 62nd Street private residential tower.

Phase 1 of construction would include an interim 62nd Street stair.

62nd Street to be enlivened by a café and other public amenities.

Access to quadrangle would include bringing plantings down the stairs to the street – seen as a means of inviting the public into the quadrangle.

No specific designs ready or being proposed – rather being asked to approve “Envelopes” within which buildings would be built over the course of 30 or more year. No idea what the buildings finally built would look like. Inappropriate to design a building now that won’t be built for decades.

Envelopes are bigger than proposed buildings; with more flexibility for the shorter buildings.

Required actions:

Approval of envelopes even though they penetrate the “sky exposure plane” in almost every direction.

Approval of curb cuts and garages.

Manhattan Borough President Scott Stringer:

The public hearing is an important part of ULURP, especially regarding this important and controversial project.

The Borough President’s office is paying close attention to this project, and wants to hear public’s comments. Prepared to work together.

Change is inevitable, but it must be done in partnership with the community, including the Community Board.

Greg Monte from the office of Assembly Member Linda Rosenthal, read a joint statement endorsed by Representative Nadler, Assembly Member Rosenthal, and other elected officials:

A fortress-like enclosure of the quadrangle is not reasonable, and will adversely impact the neighborhood, and is at odds with the original purpose of Lincoln Square.

Any new construction should be developed as of right, and within the applicable limits.

The proposal integrates poorly with the neighborhood, including the Amsterdam Houses, and PS 191.

The canyon effect will reduce light and air.

The proposal unfairly exploits FAR by counting the demapped West 61st Street in the base computation, gaining an additional 300,000 square feet.

The proposal’s bulk is not compliant with zoning regulations.

The private residences on Amsterdam will exceed effective height limits by 400 feet.

No affordable housing in the proposal – despite critical needs in the current environment.

Parking and traffic will place additional burden on an already-crowded area.

Suggestions to expand the traffic study were not followed.

Development will aggravate current overcrowding on local bus and subway routes.

School District 3 is already overcrowded, and massive new residential structures will place further stress on areas affected by Riverside South.

Hence, any development must include a new and effective public school.
Urges the Community Board and the Land Use Committee to disapprove the proposal.

Questions: The Fordham presenters fielded a variety of questions. The responses included:
Residential buildings would each contain approximately 175-200 units.
The EIS did not measure an impact on schools because the project is being presented as of right.
Number of parking spaces derived from a University survey, as an amenity for faculty living outside NYC.

Howard Goldman, representing Fordham Neighbors United LLC, a coalition of buildings in the immediate vicinity. More than 100 residents attending the hearing.

The residents in the coalition opposes variances on height and setback restrictions.
Does not dispute Fordham's good works in the community and its venerable history.
Fordham has been unwilling to sit down and have a serious discussion with neighbors, at least until the ULURP clock began to run.

As of right scenario produces lower buildings at outside; Fordham has chosen to push the height and bulk to the perimeter to keep a private quadrangle for University purposes.

The proposed height of the buildings is out of scale for a 400' radius north, east and west from site.

Fordham seeks to push the bulk and height out to permit 700K sq ft of market rate luxury residences.

The proposal preserves the quadrangle as a private oasis; elevated plazas have never been a successful amenity to the public (and avoids the cost of building over the podium).

The Master Plan avoids a building by building public review of actual designs.

The Burdens on the community from the proposal:

Oppressive, fortress-like design;

Numerous residential apartments, and the resulting addition of school children;

Shadows on PS 191 and Damrosch Park;

New car traffic;

The proposal is inconsistent with the original purpose of the Lincoln Square special district, which was: (1) to preserve the unique cultural and architectural context of Lincoln Square; (2) to encourage harmony with neighboring buildings, overall urban design, and relationship with neighbors; (3) to improve circulation in a crowded area.

Inconsistent with the 1950s urban renewal plan, which displaced low income residents to sell prime land to Fordham at bargain – using the windfall profits from the sale of land dedicated to its educational mission, and the demapped 61st Street, violates that spirit.

Fordham's proposal is 50% bigger than the Time Warner Center's 2.2MM sq ft.

Rolf Ohlahaslon, architect, and resident of the Allegro Condominium:

Building within the as of right limits is a better solution.

The Massive change of scale cannot be justified as good urban design – only intended to create windfall profits.

Construction over the podium would not be that expensive, and would solve the height and bulk problems.

FAR should not include the demapped 61st Street.

Margarita Curet, President of the Amsterdam Houses Tenants Association:

Amsterdam Houses would be directly affected by the construction, the increases in residential population, and the increased stress on the public schools.

Shadows would cover the Amsterdam Houses most of day.

Despite huge deficits facing NYCHA, no benefit offered in the proposal.

Fordham's providing security cameras was a nice start, but much more is needed.

Michael Groll, of FNU:

Area resident for 30 years.
The podium is Fordham's vision to exclude the neighborhood, despite Fordham's efforts to design the quadrangle to be more inviting to the public.
The bulk and additional dormitories and residents will strain the area's infrastructure.
Land obtained via eminent domain should not be an enclave of private residences.
Fordham unwilling to compromise or work with the community.
At a minimum, the "interim park" should be permanent.
Ideally should build on the quadrangle.

Batya Lewton, of the Coalition for a Livable West Side:

Traffic analysis considers each intersection independently – understates congestion.
Increased traffic in the area will make pedestrian crossings impossible.
EIS relies on truck delivery data from a 1969 study – no longer relevant.
EIS relies on outdated data, such as the assumption that area parking is "plentiful."
EIS contains no discussion about discouraging private cars.

Joan Lurie, president of the Beaumont Condominium, a member of FNU.

The impact of the proposal should be considered in context of other projects under way or planned.
Claim in EIS that the proposal will not have an impact on mass transit does not make sense when other planned and in-progress major developments are considered.
Will overburden schools, transit, and sewers (due to the reduction in green space).

Geoffrey Kovall, Coliseum Apts

The street grid was created to guarantee a minimum of light and air.
Even the Empire State building meets setback requirements on an ordinary block.
The fortress design isolates the campus.
It would be a charade to think the quadrangle as anything but private.

Monica Blum, President, Lincoln Square BID

BID is in favor of the proposal.
Fordham was a founding member of the BID, and has supported its efforts.
Fordham has helped with street sweepers, gratis services.
Plan will open up the quadrangle to the community.
Enlivening the Amsterdam streetscape, which currently has no life, will be a good thing.
Current opposition harkens back to the opposition to the Time Warner Center, which is now welcome.

Elliott Meisel, Alfred Condominiums

The Alfred will be the building most impacted by the proposal.
Agrees that a livelier streetscape on Amsterdam is a good thing.
Development is inevitable, but this plan is unworkable.
Even with modifications, the proposal is still an SUV where a compact is needed.
"Illegal" to clear the site through urban renewal then build private residences.
Fault lies with Fordham's podium.
Disposition agreement and Deed requires Fordham to develop the site to complement the performing arts and create social "synergy."
Land Use Controls should be seen as applicable because Fordham's intent was to complete construction before the controls expired – Fordham land-banked.
Difficult to locate original plans - NYT articles show site plans with a contextual connection with the performing arts center, with buildings of 20 stories or less and no more than 35% of land covered.

Roadbed FAR increase is unfair; the maximum FAR for the site was contemplated at 2MM sq ft, which is what Fordham needs for its programming; the rest is vigorish.
Fordham should not benefit from its own failure to meet its obligations under land controls.

Michael Roos, Co-op board president at 61 West 62nd, member of FNU

Proposal exchanges a temporary park for huge buildings.
Riverside South experience disproved Fordham's assumption that there will be a negligible impact on schools.

Antonia Bryson, of counsel to Mr. Meisel

EIS "no build" condition should be the existing buildings.
Fordham's no-build scenario is the as of right scope, undercounting the impact by 1.25MM sq ft. (precedent of 770 Eleventh Avenue – no build means just that).
EIS does not address parking, traffic or impact on schools.

Patricia Ryan, Tenants Association President for Amsterdam Addition

Proud history of the area lost to urban renewal, including Power Memorial and St Paul the Apostle School.
The area is already surrounded by big buildings.
Fordham has helped community by placing cameras for security.
Fordham and opponents should work out the problems collaboratively.

Susan Sullivan, Friends of West Park

Fordham's proposal is out of context and character with the streetscape.
Proposal dwarfs the Lincoln Center restoration.
Fordham should not be adding to congestion and pollution via parking garages.

Sidney Goldfisher, President of the Alfred Condominium

Reference to the podium "legacy" ignores the absence of a podium on the site plan.
The podium has effectively isolated campus from community
Reference to a 1989 Board of Estimate permission for condos is inapposite.
Insular design will destroy the link to Lincoln Center, and the vision of having a university proximate to a cultural center will be rendered an accident of geography.

Caryl Ratner, Sofia Condo

Agrees with prior speakers.
Fordham skews history by claiming it bought the site at fair market value.
Fordham should use the property to carry out its educational mission.
Wrong to use land acquired by eminent domain for private purposes.

Mary Hughes, PS 199

Recent battle re overcrowding was a heart-wrenching, creating divisions in community.
As with RSS, new students will come, must provide for them now.

Michael Graff, Alfred resident

A span of unique birch trees on West 62nd will be knocked down – should be saved.
Alfred will be boxed in by a huge wall created by extending the podium.
With planned curb cuts, West 62nd Street will become an impassible alleyway.

Anna Marie Forsythe, the Alvin Ailey Dance Program

Enjoys a unique partnership with Fordham: the first program to allow students to train to be dancers with professionals, and to take academic classes at Fordham.
Fordham desperately needs space; holding classes at Ailey due to lack of space.
Fordham also does not have an adequate performance space.

Richard Cardillo, of the New York office of Peace Games

Fordham has been a tremendous partner for Peace Games.
Peace Games could not carry out its mission to PS 191, 87, 84, totaling more than 3,000 students, without Fordham's services and volunteers.

William Treanor, Dean of Fordham School of Law

Law School's mission is to be of service to others – separates from other schools.
High-ranking school that still offers an evening program.
100,000 hours of pro bono work was contributed by last year's graduating class.
School in a bind, as the lack of space is creating an issue with accrediting authorities
Expense of building in NYC requires the school to sell property to fund its mission.
Law School building alone will cost > \$200MM; the law school's goal is to raise \$75MM, which is unprecedented.

Stephanie Pinder, Director, Lincoln Square Neighborhood Center

Amsterdam Houses are getting boxed in.
Its residents' access to stores, shopping is being reduced
The Neighborhood Center partners with Fordham re day care, law school outreach.
The 2,700 residents of Amsterdam Houses, with average income of \$25K, need affordable stores.

Nitza Milagros Escalera, Dean of Students at Fordham School of Law

The Law School does not have enough space for its enrollment of 1,500.

Richard Squire, Professor at Fordham School of Law

Cannot train lawyers in the current space.
Many public servants among its graduates.
Proposal is not a fortress.

Howard Tuckman, Dean of the Graduate School of Business

Currently serves 1,500 students, many are 1st generation immigrants.
School is ranked at #20 in the nation.
School is unable to offer executive education program, and programs for seniors and brush-up courses due to lack of space.
Currently must spread faculty and classes in far-flung locations.

David de la Fuente, Dean of the Graduate School of Education

One of the largest sources of teachers, counselors and psychologists in the NYC public schools
Only school to be recognized as an empowerment group leader
Running out of space; must lease space elsewhere to continue existing programs.

William Reinisch, PS 199 PTA

The School is under siege from massive development.
Fordham's position on education viz the EIS is not realistic
Must plan now for enrollment increases.

Peter Vaughan, – Grad School of Social Service

School ranked 18th in the nation.

Its faculty and students will contribute over 130,000 service hours by the end of the year.

Only ranked school without its own building.

Forced to turn away exciting conference ideas due to lack of space.

Arlene Panza Graham, Assistant Dean of Fordham College, relaying message from Dean Grimes

Dean attending funeral.

Undergraduate college is the largest school at the Lincoln Center campus.

Proud of students involvement in the community.

Internal Program Reviews – question of space almost always comes up

Theater, dance, computer science, African-American studies all lack space.

Matthew Maguire, Director of the Undergraduate Theater Program

Exciting to see new artists get their first shot.

Space problem – no dedicated theater or office space for the program.

No costume design or storage space.

Sris Chatterjee, – Business School faculty

Testimony has focused on tangible gains losses from community; ignores intangible of the school's giving back.

Quality has a price tag.

Classes held in 3 buildings, making interaction for faculty and students impossible.

Dr Grace Vernon, College at Lincoln Center, Faculty Senate

Proposal is critically needed for present and future needs students.

Enhanced opportunities for faculty collaboration would be created by this proposal.

Enrollment will increase slightly – most from NY area; 30% minority, many commute.

Stephen Savidge, Chief electrician at Fordham/ Lincoln Center

Shop steward of local 805 Teamsters.

All schools must grow.

Vincent Alfonso, Dean, Graduate School of Education

National educ system is need of repair

Fordham needs space to meet those needs.

Dora Galacatos, Fordham Law School's Feerick Center for Social Justice

The Program coordinates volunteer attorneys with low-income residents and the homeless

Many consumer debtor clients.

Wants to grow efforts, but needs space.

Dr Charles Sarnoff, Alfred Condominium

Establish an external advisory commission to make and carry forward decisions to ensure that funds generated by sale of land really be used for education purposes

Robert Moses agreement does not permit the proposed use

Seth Weinberg, Alfred resident

Curb cuts are a threat to the safety of children, as is increased traffic.

Proposed big buildings will be dangerous during construction.

Jennifer Campbell, Director of Residential Life at FLC

Public service performed by students.
Living on campus enables many students to work in community.
FLC students are generous with their time and money.
Need more common spaces for groups to gather

Roxanne Delgado

Graduated from Rose Hill campus in the Bronx.
Fordham has helped improve Bronx area

Takemi Ueno

Amateur musician – cellist – opposes curb cuts and private cars, as she cannot move fast around cars.

Deirdre Carson, correcting errors

No expectation of 800 units – required by the EIS to assume that number
More like 250-300 combined (NB: twice 175-200 would be 350-400)
Letter ruling issued; exempts Fordham from restrictions from the Lincoln Square Special District.

Elliott Weinberg

Agrees that letter ruling was issued, but it is wrong.

Howard Goldman

Good design is the only grounds on which to base the variance on setbacks.
Not present here.

Richard Asche, co-chair:

Proposing a 2-stage process akin to a special permit, which would require Fordham to return as each group of buildings is scoped and commenced.
There is no way to create guidelines for buildings whose designs we have not seen, and that won't be built for 30 years.
The proposal reserves the right of future generations to have input on buildings as they come on line.

Committee Discussion:

Height and Setbacks. The committee discussed the sky exposure planes as a de facto limit on height, exacerbated here because the bulk is on the exterior.

Jeff Siegel:

Fordham's contributions to the community well known.
Has seen some small modifications responsive to CB7's prior feedback.
Concern about size of Columbus and Amsterdam buildings, burdens on infrastructure and schools.
Selling off condemned land is wrong.

Hope Cohen:

Impossible to approve designs that have not yet been submitted

Tom Vitullo-Martin:

In the absence of building details, podium remains the primary issue.

Page Cowley:

Sustainable design was not discussed – traffic, refuse collection, etc. Largest single development on UWS without LEED – sets bad example – especially for an educational institution

Brian Byrne: Fordham is committed to LEED Silver

Concerned about selling off land – no guarantee Fordham will not seek to sell more

Since use was intended to be for education, should not sell condos on campus

Richard Asche

Displacing low income residents by eminent domain for market rate condos is troubling.

Major issue is that Fordham will not change the podium.

Counting a demapped street for FAR is improper.

Less concerned about Amsterdam buildings than Columbus bulk.

Greatest concern is with an “abstract approval” – developer could build anything once master plan approved.

Not convinced that pushing for an as of right development is the best solution.

Building in center of the site would be anethma to grid

Resolution should address public education.

Should not create a modern medieval cloister.

Roberta Semer

Agrees with points about affordable housing and sustainable development

Would not want to approve abstract master plan without recourse.

Schools are already overcrowded.

Helen Rosenthal

Concurs with colleagues.

Thanks to the committee, especially Richard and Page for their patience and a constructive process

Mark Diller

Ends don't justify means – burdening the community with residential towers to fund educational mission is not defensible.

Deeply troubled by precedent of using condemnation to displace low-income residents to clear the way for an educational purpose, only to have the rules changed after the fact.

Ethel Sheffer

Wants to support Fordham, but Fordham unresponsive.

Fordham has modified stairways, facades and some fenestration – commendable.

Fordham still will not commit to use restrictions that would prevent further sell-offs.

Lenore Norman

Would like to see efforts made to make plaza more inviting.

Hope Cohen

The interim park will not last long since the Business School is likely to raise the funds it needs first.

Phyllis Gunther

Project is too massive; prefers as of right bulk and configuration.

Hunter College runs a public school – why not Fordham.

Klari Neuwelt

Concern for raised platform park – they have never been successful here or elsewhere.

Signage could help.

Elizabeth Starkey

Questions re energy needs and co-generation.

Architect – will address to the extent taken into account by LEED.

Discussion concerning whether dormitories are consistent with vision for an urban campus

Concerns with the as of right proposal favored by certain elected officials.

Resolution must say something about schools based on precedent of RSS impact on PS 199.

Discussion concerning whether to discuss affordable housing in the resolution.

Transportation Committee will deal with curb cuts and traffic, and the serious reservations raised about garages and safety on December 30, 2009. Different views of public vs. private/university garages.

Source of concerns must be specific in order to be effective:

Take off FAR from demapped Street (at least 300K sq ft).

Reduce or eliminate FAR outside the sky exposure plane.

Account for excessive bulk due to extremely high ceilings.

Result would be closer to 2.2 - 2.5MM sq ft.

Points for resolution:

For as long as Fordham insists on 3 points:

- maintaining the podium,
- building to the maximum FAR under the most generous calculation available, and
- the sale of the greatest possible FAR for private development, then a reasonably scaled development cannot be built.

Under no circumstances can we approve master plan, without design elements or specifics for any of the buildings, looking 30 years into future; there must be second step for further community board and CPC review and approval.

The residential buildings on Amsterdam are too large and create environmental problems re schools, shadows and traffic.

Columbus Avenue buildings are too large and too long and bulky against the avenue.

Defer issues relating to the proposed garages and curb cuts to the Transportation Committee at its meeting on December 30th.

In view of fact that FAR will produce artificially large project because of the demapped street, the Podium, and the relative scale of the buildings, we believe bulk of no more than 2.5MM sq ft would ever be appropriate.

Preamble will discuss the project history and the precedent set by using eminent domain to acquire land from low income tenants that remains undeveloped for 50 years and then is sold off for luxury units.

Vote of Land Use and Transportation *Committees*: 9-0-0-0. *Non-Committee Board Members*: 2-0-0-0.

Minutes submitted by Mark Diller.

Present: Richard Asche, Page Cowley, Hope Cohen, Mark Diller, Roberta Semer, Ethel Sheffer, Jeffrey Siegel and Tom Vitullo-Martin. **Transportation Committee:** Andrew Albert and Blanche Lawton.

Board Members: Phyllis Gunther, Klari Neuwelt, Lenore Norman, Helen Rosenthal and Elizabeth Starkey.

On leave: Dan Meltzer. **Absent:** Paul Fischer, Lawrence Horowitz, Lillian Moore and Liz Samurovich.