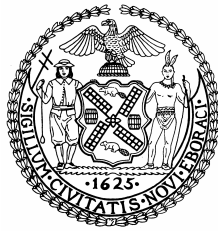


David G. Liston  
Chair

Maxine Brannon  
District Manager



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The City of New York  
Manhattan Community Board 8

LAND USE COMMITTEE  
WEDNESDAY – JANUARY 9, 2008 – 6:30PM  
HUNTER COLLEGE SCHOOL OF SOCIAL WORK  
129 EAST 79<sup>TH</sup> STREET  
AUDITORIUM

**Present:** Joie Anderson, Elizabeth Ashby, Michele Jane Birnbaum, Matthew A. Bondy, Barbara Chocky, Sarah Chu, James Gerard Clynes, Christina R. Davis, William Friedland, Ruth Halberg, Jonathan Horn, Lorraine Johnson, Karen Karpowich, Dave Kleckner, Laura Lijewski, David Liston, Jacqueline Ludorf, Jane Parshall, Nneka Pope, Rita Lee Popper, Margaret Price, David L. Rosenstein, Barbara Rudder, William Sanchez, Judith Schneider, Susan Shapiro, Helene Simon, Teri Slater, Cos Spagnoletti, H. Patrick Stewart, Nicholas Viest, Hedi White

**Absent (Excused):** George W. Fuchs, Edward Kramer, Laura Mayer, Kenneth M. Moltner, Ellen Polivy, Dan Quart, M. Barry Schneider, Betty Cooper Wallerstein,

**Absent (Unexcused):** Deirdre Breslin, Richard Burg, Roy Carlin, Nicholas Goddard, Susan Grossman, Diane Rosen, Elaine M. Walsh, Charles S. Warren,

David G. Liston, Chair, called the meeting to order at 6:30 PM.

**1. Public Hearing: Application: BSA Calendar No. 824-61-BZ, 200-266 East 66<sup>th</sup> Street** – This application was filed to reopen and extend the term of variance to operate the public parking garage in the building. The variance on the site will expire on March 3, 2008. This application was filed to extend the variance for ten years. *Community Board 8M voted 33 in favor, 0 opposed, and 0 abstentions to bring this back to February 2008 Land use Committee Meeting.*

**2. Public Hearing: No. M 821257 (C) ZAM, Rockefeller University, Large scale Community Facility Development, 1230 York Avenue, Block 1475, Lots 5 and 9005 and Block 1480, Lots 10 and 9010, R9 and R10-Rockefeller University** is requesting modifications of the previously approved Large-scale Community Facility Development (N 821257 ZAM) and its subsequent modifications to allow the construction of a 6-story Collaborative Research Center, 4-story Laboratory Animal Research Center Addition and other building additions with a total new floor area of approximately 95,023 sq. feet. **This application is not subject to the Uniform Land Use Review Procedure (ULURP).**

**WHEREAS**, this application submitted by Rockefeller University is requesting modifications of the previously approved Large-scale Community Facility Development (N 821257 ZAM) and its subsequent modifications to allow the construction of a 6-story Collaborative Research Center, 4-story Laboratory Animal Research Center Addition and other building additions with a total new floor area of approximately 95,023 sq. ft. **This application is not subject to the Uniform Land Use Review Procedure (ULURP)**

**WHEREAS**, Community Board 8M held a public hearing regarding this matter;

**BE IT RESOLVED**, that Community Board 8M recommends approval of this application

*Community Board 8M passed this resolution by a vote of 29 in favor, 0 opposed, and 3 abstentions.*

**3. Street Life Committee: Reported by Nicholas Viest and Cos Spagnoletti, Co-Chairs of the Street Life Committee:**

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1. Applications to the New York State Liquor Authority for Liquor Licenses.
  - a. **Amber Asian Cuisine Inc. d/b/a Amber, 1406 Third Avenue (@ 80<sup>th</sup> Street)** – Renewal of unenclosed sidewalk café with 15 tables and 34 seats, DCA# 1201014 Hours  
**WHEREAS**, there are no changes to the café,  
**WHEREAS**, the applicant agreed to have the manager or owner submit a letter to the Board Office stating that employees will be instructed not to slip menus under the doors of residents,  
**BE IT RESOLVED THAT**, the application is approved.  
*Community Board 8M passed this resolution by a vote of 26 in favor, 5 opposed, and 2 abstentions.*
  - b. **Wasabi Lobby Japanese Rest. Inc. d/b/a Wasabi Lobby, 1584 Second Avenue (@ 82<sup>nd</sup> Street)** – Renewal of unenclosed sidewalk café with 8 tables and 16 seats, DCA# 1204660  
**WHEREAS**, there are no changes to the café,  
**WHEREAS**, the applicant agreed to have the manager or owner submit a letter to the Board Office stating that employees will be instructed not to slip menus under the doors of residents,  
**BE IT RESOLVED THAT**, the application is approved.  
*Community Board 8M passed this resolution by a vote of 29 in favor, 2 opposed, and 2 abstentions.*
  - c. **Trumlin Restaurant Corp. d/b/a Divino Ristorante, 1556 Second Avenue (80<sup>th</sup>/81<sup>st</sup> Streets)** – Renewal of unenclosed sidewalk café with 5 tables and 10 seats, DCA# 0908218  
**WHEREAS**, there are no changes to the café and no complaints were received from the public,  
**BE IT RESOLVED THAT**, the application is approved  
*Community Board 8M passed this resolution by a vote of 33 in favor, 0 opposed, and 0 abstentions.*
  - d. **Tsamir Restaurant Corp. d/b/a Rectangles Restaurant, 1431 First Avenue (74<sup>th</sup>/75<sup>th</sup> Streets)** – Renewal of unenclosed sidewalk café with 7 tables and 16 seats, DCA# 1193240  
**WHEREAS**, there are no changes to the café and no complaints were received from the public,  
**BE IT RESOLVED THAT**, the application is approved.  
*Community Board 8M passed this resolution by a vote of 33 in favor, 0 opposed, and 0 abstentions.*
  - g. **1337 Third Avenue, LLC d/b/a Atlantic Grill, 1337 Third Avenue (@ 76<sup>th</sup> Street)** – Renewal of unenclosed sidewalk café with 9 tables and 28 seats, DCA# 0979320  
**WHEREAS**, there are no changes to the café and no complaints were received from the public,  
**BE IT RESOLVED THAT**, the application is approved.  
*Community Board 8M passed this resolution by a vote of 33 in favor, 0 opposed, and 0 abstentions.*
  - i. **LLB Inc. d/b/a Pascalou, 1308 Madison Avenue (@ 93<sup>rd</sup> Street)** – Renewal of unenclosed sidewalk café with 2 tables and 4 seats, DCA# 1197788  
**WHEREAS**, there are no changes to the café and no complaints were received from the public,  
**BE IT RESOLVED THAT**, the application is approved.  
*Community Board 8M passed this resolution by a vote of 33 in favor, 0 opposed, and 0 abstentions.*
  - j. **Haru Third Avenue Corp. d/b/a Haru, 1329 Third Avenue (@ 76<sup>th</sup> Street)** – Renewal of unenclosed sidewalk café with 8 tables and 16 seats, DCA# 1027124  
**WHEREAS** the applicant agreed to place a barrier over the open cellar door,  
**WHEREAS** the applicant agreed not to place more than 16 seats in the café area,  
**WHEREAS** there are no changes to the café,  
**BE IT RESOLVED THAT** the application is approved.  
*Community Board 8M passed this resolution by a vote of 24 in favor, 6 opposed, and 2 abstentions.*
2. **Application to the Department of Consumer Affairs for Sidewalk Cafes:**
  - a. **Mr. Ginger Corp., 1572 Second Avenue (81<sup>st</sup>/82<sup>nd</sup> Streets)** – Application for a change of ownership of an on-premises liquor license  
**WHEREAS**, this is a new application for a beer/wine license,  
**WHEREAS**, the applicant agrees to close the front doors by 10p,  
**BE IT RESOLVED THAT**, the application is approved.  
*Community Board 8M passed this resolution by a vote of 31 in favor, 0 opposed, and 0 abstentions.*
  - c. **Tai Yo, Inc., 1395-97 Second Avenue (@ 73<sup>rd</sup> Street)** – Application for a new liquor license  
**WHEREAS**, this is a new application for beer and wine for an establishment called Sato,

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**WHEREAS**, the applicant agrees to close the front doors by 10-p,

**WHEREAS**, the owner also has a restaurant in Queens,

**BE IT RESOLVED THAT**, the application is approved.

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

**d. C& V 77 Enterprises LLC d/b/a Green Kitchen, 1475-77 First Avenue (@ 77<sup>th</sup> Street)** –

Application for a new on-premises liquor license

**WHEREAS**, this is a transfer of ownership so the new owner will keep the Green Kitchen name,

**BE IT RESOLVED THAT**, the application is approved.

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

**e. Geronimo Restaurant, 1600 3<sup>rd</sup> Avenue (@ 90<sup>th</sup> Street)** – Application for a transfer of two liquor licenses

**WHEREAS**, this is a new application for an establishment called “Parlor”,

**WHEREAS**, this is a restaurant serving steak and seafood,

**WHEREAS**, there is only piped music,

**WHEREAS**, the owners agreed to close the front doors by 10p,

**BE IT RESOLVED THAT**, the application is approved.

*Community Board 8M passed this resolution by a vote of 31 in favor, 1 opposed, and 10 abstention.*

**g. Jasper Hospitality Group LLC d/b/a East End Grill, 1664 1<sup>st</sup> Avenue (86<sup>th</sup>/87<sup>th</sup> Sts.)** –

Application for a new on-premises liquor license

**WHEREAS**, the establishment will operate its restaurant business until about 11p,

**WHEREAS**, the establishment will become more of a night club after 11p,

**WHEREAS**, the establishment will close at 4a every night except Sunday when it will close at 2a,

**WHEREAS**, there was a letter sent by a local resident who complained about late night noise from its patrons and described the establishment as a “nightclub with a DJ” that had “loud music blasting out”,

**WHEREAS**, the Community Board also received another noise complaint,

**WHEREAS**, the committee is also concerned as it has received noise complaints at this location shortly after the new management took over and did not receive any regarding the prior establishment,

**WHEREAS**, the committee has concerns about adding a “night club” type establishment to this area which creates noise disruptions at late hours,

**WHEREAS**, this establishment is located in a heavily residential area,

**WHEREAS**, there will be a 500 ft rule hearing and the community does not see a community benefit of this establishment,

**BE IT RESOLVED THAT**, the community feels that the establishment operated as stated does not serve a community benefit and strongly opposes the addition of a late night establishment in this community and,

**BE IT FURTHER RESOLVED THAT**, the application is disapproved.

*Community Board 8M passed this resolution by a vote of 29 in favor, 1 opposed, and 2 abstentions.*

**h. L.B.G. Rest. Corp. d/b/a Nello, 694-696 Madison Avenue (62<sup>nd</sup>/63<sup>rd</sup> Streets)** – Application for a new on-premises liquor license

**WHEREAS**, this is a transfer application,

**WHEREAS**, applicant will retain the name Nello,

**WHEREAS**, the applicant provided complete paperwork,

**BE IT RESOLVED THAT**, the application is approved.

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

**5. New Business-Park Avenue Shelter RFP Letter of Support:**

*Community Board 8M voted 25 in favor, 0 opposed, and 0 abstentions to send the letter of support for Lenox Hill.*

**With no further business the meeting was adjourned at 10:30PM**