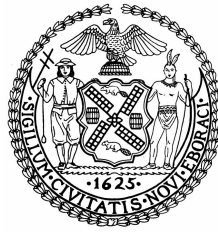


David G. Liston
Chair

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

LAND USE-FULL BOARD MEETING WEDNESDAY, NOVEMBER 19, 2008 – 6:30PM P.S. 6 SCHOOL 45 EAST 81ST STREET AUDITORIUM

Present: Joie Anderson, Elizabeth Ashby, Kenneth W. Austin, Michele Birnbaum, Deirdre Breslin, Richard Burg, Roy H. Carlin, Barbara Chocky, Sarah Chu, James Gerard Clynes, Christina R. Davis, George Fuchs, Ruth Halberg, David Paul Helpern, Jonathan Horn, Lorraine Johnson, Dave Kleckner, Edward Kramer, Laura Lijewski, David Liston, Jacqueline Ludorf, Jane Parshall, Mary Boresz Pike, Ellen Polivy, N. Sharon Pope, Rita Lee Popper, Margaret Price, Dan Quart, David L. Rosenstein, Barbara Rudder, William Sanchez, Judith Schneider, M. Barry Schneider, Helene Simon, Teri Slater, Cos Spagnoletti, H. Patrick Stewart, Debra Teitelbaum, Nicholas Viest, Betty Cooper Wallerstein, Elaine Walsh, Charles S. Warren

Absent (Excused): Matthew A. Bondy, Karen Karpowich, Laura Mayer, Daniel Adam Shapiro

Absent (Unexcused): Susan Shapiro

Left Prior to Adjournment:

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

1. Public Session:

Training Session on Equal Employment Opportunity by Mr. Jimmy Yan, Manhattan Borough President's General Counsel. Mr. Yan announced this training session is mandatory. The New York City Office of City-Wide EEO mandates annual training in this field for all City officials and employees and has advised that the Borough President's Office carry out the trainings for all Community Board members and staff.

- Mr. M. Barry Schneider invited the public and the Board to participate in the Holiday Sing Along on December 15, 2008 at 6:30pm in the rotunda of the TD Bank.
- Mr. David Scudelari spoke in favor of the No Standing Zone changed to No Parking.
- Ms. Arjelis Gomez, representing Health First spoke of their annual open enrollment for Medicare beneficiaries.

4. Manhattan Borough President's Report: Mr. Dan Benjoya represented the Borough President. Mr. Benjoya announced that the Borough President testified before the city's Department for the Aging, and urged the agency to move cautiously in its plan to streamline services for New York's elderly, and to maintain a focus on delivering core services to as many seniors as possible. Mr. Benjoya reported that the Borough President launched Citizen Construction Safety Watch.

5. Elected Officials Report:

- a) NYS Senator Liz Krueger – Mr. Kyle Sklerov represented the Senator. Mr. Sklerov reported that the Senator wants to act immediately to protect existing affordable housing by strengthen rent regulations. Mr. Sklerov announced in December, the Senator will hold the seventh annual Youth Civics Project. This is a six-session program designed to teach High School Juniors and Seniors about state government and the State Senate, and culminates in a Mock State Senate where the students assume the roles of individual senators.
- b) NYS Senator Jose Serrano – Ms. Yvonne Przybyla represented the Senator. Ms. Przybyla reported that one of the Senator’s top priorities is affordable housing. The Senator has introduced legislation to protect rent-regulated apartments; urged our State Government to stop investing pension funds in speculative real estate deals, spoke with city officials regarding conditions at public housing facilities and fought hard on behalf of Mitchell-Lama buildings under threat of privatization.
- c) NYS Assembly Member Micah Kellner – Mr. Paul Curtis represented the Assembly Member. Mr. Curtis reported that the New York City Landmarks Preservation Commission has done excellent work in preserving historic neighborhoods on the Upper East Side west of Third Avenue. Unfortunately, however, such protections have not been extended to worthy areas further East. The Assembly Member on October 16, 2008 attended a town hall meeting, along with Eastwood tenants, at the Good Shepherd Community Center. The meeting was an opportunity to question building management about the submetering process, as well as to hear from the state agencies involved.
- d) NYS Assembly Member Jonathan Bing – Mr. Benjamin Kallos represented the Assembly Member. Mr. Kallos announced that on Thursday, December 4, at 1:00pm in the Assembly Hearing Room, 250 Broadway, Room 1923, the Assembly Member will be participating in a public hearing on “Budget Implementation and Affordable Housing.” The Assembly Member offers internship in the NYC District Office. Anyone interested can send an email or a fax to the district office. Mr. Kallos also announced that on November 7, 2008, the Assembly Member joined Department of Transportation Manhattan Borough Commissioner Margaret Forgiione and the members of the East Sixties Neighborhood Association for a walk-through to discuss pedestrian safety on 60th Street and Second Avenue.
- e) Council Member Daniel Garodnick - Mr. Segun Akande represented the Council Member. Mr. Akande reported that the Council Member proposes reforms to election procedures. Mr. Akande also reported that the Council Member votes no on Mayor’s Bill to Extend Term Limits. Mr. Akande also reported that the Council Member wrote to Robert LiMandri, the Commissioner of the Department of Buildings, to get his assurance that only crane operators “whose credentials are beyond question” will operate a crane at East 49th Street.
- f) Council Member Jessica Lappin – Ms. Jane Swanson represented the Council Member. Ms. Swanson reported that the Council Member legislation spurs city to expand public recycling. That means that in 33 new locations throughout the five boroughs, there will be bins on the street for recycling paper, metal, and plastic. Ms. Swanson reported that the Council Member Chaired two oversight hearings on the topic of school overcrowding. The Council Member Chaired the Land Use Subcommittee that sites new schools across the city and held the hearing jointly with the Education Committee. The point of the hearings was to have a public discussion about how exactly Department of Education determines neighborhood need and, once a need is identified, how the Department of Education actually finds locations for new schools.

5. Chair’s Report David G. Liston: Mr. Liston said that he has focused over the past three years as Chairman on, among other priorities, improving civility on the Board. He said that he believes progress has been made but there is still work to be done. He added that too often Board Members are engaging in personal attacks on each other, impugning other member’s motives, and conducting themselves in a manner that undermines the credibility of the Board and distracts the Board from the issues that matters most. He noted that the issues with which the Board wrestles are often issues as to which reasonable people can disagree and that, while debates should be vigorous and thorough, civility is critical if the Board is to accomplish what it must accomplish and if the Board wishes to be taken seriously by the public and the various agencies with which the Board works. He also noted that too often Board Members, dissatisfied with how one committee or another has handled a matter, have launched angry emails to numerous people. These emails often run afoul of the letter and spirit of the Open Public Meetings Law because they constitute a discussion of substantive matters outside of an open

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public meeting. Also, the tenor and tone of these emails is contrary to the civility that the Board needs to maintain and encourage. Lastly, he suggested that Board Members, if they are upset with each other, pick up the phone and speak directly with the person or grab a cup of coffee with the person, rather than launching emails to numerous people without first trying to sort matters out one on one.

Mr. Liston noted also that he has focused on improving Board Member attendance. He said that, with few exceptions, Board Members are attending more meetings than ever and attendance is way up. He noted also that in the past there were Board Members who were chronically late or who routinely left meetings early. He said that while every so often Board Members have to arrive late or leave early he is very pleased with the fact that this is no longer a recurring issue for CB8. He mentioned that he recently asked a Board Member to resign due to a persistent failure to attend meetings. He thanked the Board for supporting him in his efforts to improve attendance.

Mr. Liston thanked Latha Thompson and the staff for all their hard work and congratulated Ms. Thompson for her selection as the new District Manager. He also expressed appreciation to Dave Rosenstein, Will Sanchez, and Monica Sanchez for the fine work in bringing back to life the show CB8 speaks and he thanked the various Board Members who have appeared as guests on the show. Mr. Liston thanked Mr. Jimmy Yan for his presentation on Equal Employment Opportunity Training.

7. Election of Community Board 8 Officers

Mr. M. Barry Schneider, Chair of the Nominating Committee presented the following slate of officers for the 2009 term. The Chair, First Vice Chair and Second Vice Chair were approved by a vote of 41 in favor, 0 opposed and 0 abstentions. Co-Secretaries: Dave Kleckner 39 in favor, 0 opposed and 0 abstentions. Sarah Chu 37 in favor, 0 opposed and 0 abstentions. Debra Teitelbaum 27 in favor, 0 opposed and 0 abstentions. Lorraine Johnson 21 in favor, 0 opposed and 0 abstentions.

- Jacqueline Ludorf - Chair
- Nicholas Viest– First Vice-Chair
- James Clynes – Second Vice-Chair
- Dave Kleckner - Secretary
- Sarah Chu - Secretary
- Debra Teitelbaum – Secretary

8. Committee Reports & Action Items:

Street Fairs Committee: Reported Barbara Chocky and Laura Lijewski– Co-Chair of the Street Fairs Committee:

1. Application by the American Concern For Art and Craftsmanship to close East 84th to East 88th Streets on East End Avenue to hold A Crafts Fair.

THEREFORE LET IT BE RESOLVED: Community Board 8M recommends approval of the Application by the American Concern For Art and Craftsmanship to close 84th to 88th Streets on East End Avenue in order to hold a Crafts Fair on Saturday May 30, 2009, Sunday May 31st 2009, Saturday June 6, 2009 and Sunday June7, 2009, on the park side of East End Avenue from 84th to 88th Streets on these dates.

LET IT BE FURTHER RESOLVED, That no other multi-block street fair is scheduled in Community Board 8M on these dates.

LET IT BE FURTHER RESOLVED, That no cooking will take place at this event.

LET IT BE FURTHER RESOLVED, That there will be no amplified music at this event.

LET IT BE FURTHER RESOLVED, That the applicant will be responsible for the clean up at the end of the event.

Community Board 8M passed this resolution by a vote of 39 in favor, 2 opposed, and 0

Street Life Committee: Reported Cos Spagnoletti and Nicholas Viest– Co-Chair of the Street Life Committee:

1. Renewal Applications to the Department of Consumer Affairs for Sidewalk Cafes:

a. Haru Too, Inc. d/b/a Haru Sake Bar, 1327 Third Avenue (@ 76th Street) – Renewal application for an unenclosed sidewalk café with 19 tables and 38 seats, DCA #1106426 (*Laid over from the Oct. '08 hearing, at Committee's request*) **Food/Drink: 78/22. Hours: 12p – 12a. Weekends: 12p - 1a.**

WHEREAS, there are no changes to the application,

WHEREAS, no one from the public objected,

BE IT RESOLVED THAT, the application is approved.

Community Board 8M passed this resolution by a vote of 42 in favor, 0 opposed, and 0 abstentions

b. Thierry, Inc. d/b/a Le Charlot, 19 East 69th Street (Madison Avenue) – Renewal application for an unenclosed sidewalk café with 6 tables and 17 seats, DCA #1167909 **Food/Drink: 95:5. Hours: 6p – 12a.**

WHEREAS, numerous residents signed a petition in support of the café including those who had opposed the prior application,

WHEREAS, there are no changes to the application,

WHEREAS, no one from the public objected,

BE IT RESOLVED THAT, the application is approved.

Community Board 8M passed this resolution by a vote of 42 in favor, 0 opposed, and 0 abstentions

d. Remedy Bar Group, LLC d/b/a Uptown, 1576 Third Avenue (88th/89th Streets) – Renewal application for an unenclosed sidewalk café with 9 tables and 21 seats, DCA #1161913 **Food/Drink: 60/40. Hours: Weekdays: 4p – 2a. Weekends: 11a – 4a.**

WHEREAS, there are no changes to the application,

WHEREAS, no one from the public objected,

BE IT RESOLVED THAT, the application is approved.

Community Board 8M passed this resolution by a vote of 42 in favor, 0 opposed, and 0 abstentions

e. Arkady, Inc. d/b/a Al Forno Pizzeria, 1484 Second Avenue (77th/78th Streets) – Renewal application for an unenclosed sidewalk café with 9 tables and 19 seats, DCA #1103699 **Food/Drink: Food/Drink: 80/20. Hours: Weekdays: 12p – 10:30p. Weekends: 12p – 11:30p.**

WHEREAS, there are no changes to the application,

WHEREAS, no one from the public objected,

BE IT RESOLVED THAT, the application is approved.

Community Board 8M passed this resolution by a vote of 42 in favor, 0 opposed, and 0 abstentions

f. Madova, LLC d/b/a Tequila Jack's, 1668 Third Avenue (93rd/94th Street) – Renewal application for an unenclosed sidewalk café with 4 tables and 8 seats, DCA #1251398 **Food/Drink: 50/50. Hours: Weekdays: 4p – 2a. Weekends: 11a – 4a.**

WHEREAS, there are no changes to the application,

WHEREAS, no one from the public objected,

BE IT RESOLVED THAT, the application is approved.

Community Board 8M passed this resolution by a vote of 42 in favor, 0 opposed, and 0 abstentions

g. Café de Cortina, Inc. d/b/a Café de Cortina, 1448 Second Avenue (75th/76th Streets) – Renewal application for an unenclosed sidewalk café with 9 tables and 18 seats, DCA #0807883 **Food/Drink: 50/50. Hours: Weekdays: 5p -11p. Fri – Sat: 5p – 12a.**

WHEREAS, there are no changes to the application,

WHEREAS, no one from the public objected,

BE IT RESOLVED THAT, the application is approved.

Community Board 8M passed this resolution by a vote of 42 in favor, 0 opposed, and 0 abstentions

i. Via Oreto, Corp. d/b/a Via Oreto, 1121 First Avenue (61st/62nd Streets) – Renewal application for an unenclosed sidewalk café with 13 tables and 28 seats, DCA #1024856 **Food/Drink: Hours: Mon -Sat: 5p-11p. Sun: 4:30p - 10p**

WHEREAS, there are no changes to the application,

WHEREAS, no one from the public objected,

BE IT RESOLVED THAT, the application is approved.

Community Board 8M passed this resolution by a vote of 42 in favor, 0 opposed, and 0 abstentions

2. New Applications to the Department of Consumer Affairs for Sidewalk Cafes:

a. T.J. 104 Restaurant Corp. d//b/a Timmy's By the River, 1737 York Avenue (@ 91st Street) – New application for an unenclosed sidewalk café with 11 tables and 22 seats, DCA #1295832 (*Laid over from the Oct. '08 hearing, at applicant's request*) **Food/Drink: 98/2. Hours: 8a – 12a.**

WHEREAS, there is over 9' 10" of clearance on 91st Street and 15' on York Ave,

WHEREAS, the applicant will order bicycle racks,

BE IT RESOLVED THAT, the application is approved.

Community Board 8M passed this resolution by a vote of 42 in favor, 0 opposed, and 0 abstentions

b. 303 East 85th Street Rest. Corp. d/b/a Panorama Café, 303 East 85th Street (@ 2nd Avenue) – New application for an unenclosed sidewalk café with 4 tables and 16 seats, DCA #1299471 **Food/Drink: 80/20. Hours: Weekdays: 12p – 11p. Weekends: 10a – 11p.**

WHEREAS, there is ample sidewalk clearance,

BE IT RESOLVED THAT, the application is approved.

Community Board 8M passed this resolution by a vote of 42 in favor, 0 opposed, and 0 abstentions

3. New Applications to the New York State Liquor Authority for Liquor Licenses:

c. 30 East 92nd Street, Ltd. d/b/a Square Meal, 30 East 92nd Street (5th/Madison Aves.) – New application for a restaurant beer and wine license **Food/Drink: 90/10. Hours: Mon – Sat: 11:30a – 10p. Sun: 10:30 a – 9p**

WHEREAS, the applicant also owns Yura,

WHEREAS, several residents came to the meeting to support the application,

WHEREAS, letters of support were received including one from Congresswoman Maloney,

BE IT RESOLVED THAT, the application is approved.

Community Board 8M passed this resolution by a vote of 42 in favor, 0 opposed, and 0 abstentions

d. Paola's Restaurant Group, LLC d/b/a Paola's, 1295 Madison Avenue (@ 92nd Street) – New application to make alternations on an on-premises liquor license in Hotel Wales. **Food/Drink – 90/10. Hours: Weekdays: 11a – 10p Weekends: 10a – 11p.**

WHEREAS, the applicant is taking the space currently occupied by Joanna's,

BE IT RESOLVED THAT, the application is approved provide the applicant submit the SLA Questionnaire and Proposed Method of Operation to the Board Office by November 11.

Community Board 8M passed this resolution by a vote of 42 in favor, 0 opposed, and 0 abstentions

e. Saroma Corporation d/b/a Palacio Azteca, 1374 York Avenue (73rd/74th Streets) – New application for a beer and wine license **Food/Drink: 85/15. Hours: 12p – 11p.**

WHEREAS, the applicant has one delivery bicycle,

BE IT RESOLVED THAT, the application is approved.

Community Board 8M passed this resolution by a vote of 42 in favor, 0 opposed, and 0 abstentions

g. 1754 Tavern Corp., 1754 Second Avenue (91st/92nd Streets) – New application for an on-premises liquor license (*Laid over from the Oct. '08 hearing because applicant didn't show up*)

WHEREAS, the applicant failed to appear two times in a row with out contacting the Board office,

BE IT RESOLVED THAT, the application is disapproved.

Community Board 8M passed this resolution by a vote of 43 in favor, 0 opposed, and 0 abstentions

h. D'ante Ristorante, Ltd. d/b/a Vandali, 1590 First Avenue (82nd/83rd Streets) – New application for an upgrade from an beer and wine license to an on-premises liquor license (*Laid over from the Oct. '08 hearing, at applicant's request*) **Food/Drink: 75/25. Hours: 12p – 12a.**

WHEREAS, there will only be background music,

WHEREAS, there will be no bicycle deliveries,

BE IT RESOLVED THAT, the application is approved.

Community Board 8M passed this resolution by a vote of 42 in favor, 0 opposed, and 0 abstentions

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

2. A request for a new Revocable Consent for a planted area at 1056 Fifth Avenue.

WHEREAS, the addition of plantings add to the general quality of life, and

WHEREAS, there appears to be sufficient sidewalk clearance to allow this addition

THEREFORE BE IT RESOLVED, that Community Board 8M approves the request for a new revocable consent for a planted area at 1056 Fifth Avenue.

Community Board 8M passed this resolution by a vote of 42 in favor, 0 opposed, and 0 abstentions

3. A request for a new Revocable Consent for a fenced in area at 56 East 80th Street.

WHEREAS, this fenced in area would significantly narrow the sidewalk area, and

WHEREAS, the proposed construction is not in line with the extension of the neighboring buildings and extends past the property line,

THEREFORE BE IT RESOLVED, that Community Board 8M disapproves the request for a new revocable consent for a fenced in area at 56 East 80th Street.

Community Board 8M passed this resolution by a vote of 42 in favor, 0 opposed, and 0 abstentions

4. A request to replace a “No Standing Anytime” sign in front of 190 East 72nd Street between Third Avenue and Lexington Avenue with “No Parking” or “No Standing Except Trucks Loading and Unloading.”

WHEREAS, it appears that Traffic Enforcement is aggressively ticketing residents at 190 East 72nd Street while unloading packages and passengers in the “No Standing” zone in front of their building, even though that is not correct under the regulation, and

WHEREAS, this regulation could result in traffic problems in the area,

THEREFORE BE IT RESOLVED, that Community Board 8M disapproves the request to change the parking regulations from “No Stopping Anytime” to “No Parking Anytime” on the south side of 72nd Street from Third Avenue going west up to the “Diplomatic Parking” zone (approximately 4 ½ spots).

Community Board 8M passed this resolution by a vote of 30 in favor, 9 opposed, and 3 abstentions.

7. A discussion of the traffic issues on the north side of East 59th Street and Sutton Place.

WHEREAS, concerns have expressed over the safety of pedestrians and vehicles at the intersection of 59th Street and York Avenue/Sutton Place, and

WHEREAS, there is uncertainty as to why there is a “Right Turn on Red” permitted for vehicles heading south on York Avenue, and

WHEREAS, the right hand lane is being used by MTA buses as a layover point,

THEREFORE BE IT RESOLVED, that Community Board 8M requests that DOT look at the traffic signals and regulations at the corner of 59th Street and York Avenue/Sutton Place.

Community Board 8M passed this resolution by a vote of 42 in favor, 0 opposed, and 0 abstentions.

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

1. 1107 Fifth Avenue (between 91st & 92nd Streets) – Carnegie Hill Historic District Mr. Leon Geoxavier, *Architect*- Thirteen-story neo-Renaissance style apartment building. Designed by Rouse & Goldstone and built in 1925. Application is for a masterplan for window replacement.

WHEREAS, 1107 Fifth Avenue is a 13-story plus penthouse apartment building designed by Rouse and Goldstone and constructed in 1925.

WHEREAS, over the years there have been window replacements throughout all of the 4 facades so that there is no uniformity among the existing windows.

WHEREAS, the original design of the building included "8 over" windows (8 over 8 multi-paned double-sash windows - each pane separated by a wooden mullion) for the larger window openings and 6" over 6" windows for the smaller window openings; the first tenants who purchased apartments were allowed to choose either the original design for the windows or "8 over 1" or "6 over 1" or "1 over 1" window designs. Thus, the treatment for the windows when the building was constructed was not uniform.

WHEREAS, the applicant proposes a masterplan that makes “1 over 1” windows the one style of window allowed for the building.

WHEREAS, 1107 Fifth Avenue is an architectural masterpiece. The character of such an outstanding building requires that any masterplan for windows must respect the original design for the windows: “8 over 8” for the larger openings and “6 over 6” for the smaller openings.

THEREFORE BE IT RESOLVED, the masterplan for the windows be disapproved as presented.

Community Board 8M passed this resolution by a vote of 35 in favor, 5 opposed, and 0 abstentions.

2. 126 East 74th Street (between Lexington & Third Avenues) – Upper East Side Historic District – Mr. Charles Platt, Architect. Application is for a rooftop addition.

WHEREAS, 126 East 74th Street is an Italianate style four-story residence designed by John G. Prague and constructed in 1871-75.

WHEREAS, the applicant proposes a one-story rooftop addition that is not visible from the public way except for between 12-18” of a guardrail at the front elevation.

WHEREAS, the addition at the front elevation is at a different plane from the existing sloped roof of the house and extends 9’ above the existing roofline.

WHEREAS, the addition at the rear extends up 15 ½’ and presents a glass wall outlined by red brick on three sides to match the existing rear elevation and with copper panel decorative elements.

WHEREAS, the overall height of the addition is 59’9” and within the 60’ height limit of the existing zoning.

THEREFORE BE IT RESOLVED, this application is approved as presented provided that the copper to be used as a decorative element on the rear elevation of the addition has a natural finish and is not pre-patinated.

Community Board 8M passed this resolution by a vote of 40 in favor, 0 opposed, and 2 abstentions.

3. 45 East 70th Street (between Park & Madison Avenues) – Upper East Side Historic District – Mr. Bennett Fradkin, Architect. Application is for a rooftop addition. There is also an associated application requesting a report for a special permit pursuant to zoning resolution section 74-711 to permit the proposed rooftop addition to exceed 60’ height limit.

WHEREAS, 45 East 70th Street is a neo-French Classic style townhouse designed by Aymar Embury II and built in 1928-29.

WHEREAS, the applicant proposes a mansard-style rooftop addition to be setback behind an existing balustrade.

WHEREAS, the addition would not be visible from the public way except for an alley on the east side of the house. Because of the alley, starting at 110’ from Park Avenue, the addition begins to be visible and by 130’ the addition is very visible.

WHEREAS, at the rear, the addition is formed by extending existing materials, including the existing style of the windows, to create a quiet 5th floor façade that resembles the rest of the rear elevation.

WHEREAS, the preservation plan (required for the special permit) presented by the applicant presents minor repair work that could be accomplished by the applicant without requesting a special permit pursuant to section 74-711.

WHEREAS, the applicant requires the special permit to encroach into the height limit set by existing zoning; the new height would be 68’9” or 8’9” over what existing zoning allows. Also, mechanical equipment adds another 6’ above the new height created by the rooftop addition.

WHEREAS, 45 East 70th Street is within an R8B zoning district and is also within a “Limited Height District”

WHEREAS, the addition is excessive on this elegant wide mansion.

WHEREAS, there is no adequate preservation purpose to justify a report for a special permit under Section 74-711 of the zoning resolution.

THEREFORE BE IT RESOLVED, that the application for the rooftop addition and the related application for a report for a special permit are disapproved as presented.

Community Board 8M passed this resolution by a vote of 40 in favor, 0 opposed, and 2 abstentions.

4. 713 Madison Avenue (between 63rd & 64th Streets) – Upper East Side Historic District – Mr. Louis Loria, Architect. Application is to remove the floors and rear elevation and add a new structure.

WHEREAS, 713 Madison Avenue is a neo-Grec style townhouse designed by Charles Baxter and constructed in 1877.

WHEREAS, 713 Madison Avenue was altered in 1915.

WHEREAS, the building has not been habitable except for the retail component on the first floor because of extensive fire and water damage.

WHEREAS, the applicant proposes 4 stories of commercial occupancy with a two-story residential unit above.
WHEREAS, the applicant intends to keep the front elevation exactly as it is except for a slightly set-back mansard roof which will be removed. The building height will be 60'; with the inclusion of the new bulkhead, the overall height will be 70'.

WHEREAS, at the rear, there is now a one-story extension; this will become a 3 story extension and will have a glass curtain wall. There will be at the top two stories an apartment (with balconies that are an allowable obstruction within the 30' rear yard requirement).

WHEREAS, the residential component does have the required 30' rear yard.

WHEREAS, there will be plantings on the two terraces thus meeting one of the requirements to be a "green" building.

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

Community Board 8M passed this resolution by a vote of 40 in favor, 0 opposed, and 2 abstentions.

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

1. Trees Owed Our District Due to Tree Removal for Second Avenue Subway Construction.

WHEREAS, the community has demonstrated its keen interest in the city's program to plant 444 trees in CB8M through its extensive surveying of local sites for tree planting; and

WHEREAS, the Parks Dept.'s plan to survey the CB8M district to determine sites for tree plantings may not cover the entire district; and

WHEREAS, the community wishes to stay abreast of the Parks Dept.'s plans for tree planting in our district to ensure that tree planting be equitably distributed throughout the district; therefore,

BE IT RESOLVED, that Community Board 8 requests the Parks Dept. to provide CB8M with a written report on the Parks Dept.'s plans for tree surveying, tree bed excavation and tree planting, which would help our community ensure that the tree planting program is carried out in an equitable and timely manner.

Community Board 8 passed this resolution of 41 in favor, 1 opposed, and 0 abstentions.

3. Asphalt Green: Proposed Renovations of the Athletic Field and Conversion of the Temporary Outdoor Swimming Pool.

WHEREAS, Asphalt Green has presented detailed plans for an array of significant improvements to the outdoor spaces at its facility; and

WHEREAS, these plans enhance both the facilities at Asphalt Green and reduce lighting, noise and other intrusions into residences in the neighborhood; therefore,

BE IT RESOLVED, that Community Board 8 supports the proposed renovations to the outdoor facilities at Asphalt Green.

Community Board 8 passed this resolution of 41 in favor, 1 opposed, and 0 abstentions.

10. New Business: A discussion of the Bill which supports the appointment of 16 and 17 year olds to Community Boards.

11. Ms. Latha Thompson, candidate for District Manager selected by the Search Committee.

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