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**The City of New York  
Community Board 8 Manhattan**

December 27, 2024

Honorable Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9th Floor  
New York, New York 10007

**RE: 1312 Madison Avenue (Expanded Carnegie Hill Historic District)** – *Alta Indelman, Architect* – A Renaissance Revival building designed by George W. Spitzer and constructed in 1897. Application is to install one new awning and legalize one existing AC unit.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on December 18, 2024, the Board approved the following resolution by a vote of 35 in favor, 4 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 1312 Madison Avenue is a retail space at the southwest corner of 93rd Street and Madison Avenue; and

**WHEREAS** this space has been used as a restaurant for some time and has an existing non-conforming awning and air conditioning units mounted beneath it; and

**WHEREAS** the applicant proposes to cure the violations by replacing the canopy, relocating one air conditioning unit and eliminating the other; and

**WHEREAS** the applicant proposes a new canopy whose size and location conforms to LPC rules and conceals the air conditioning unit; and

**WHEREAS** the new canopy will extend eight feet from the building face with a one-foot-deep flap and open sides and bottom; and

**WHEREAS** some Committee members and a member of the public expressed concern over the projection from the building; and

**WHEREAS** the Committee recognized the difficulties connected with the new canopy: the anchoring location at the building aligns with other canopies on the block, and the minimum clearance from the AC unit dictates the angle and projection from the building; and

**WHEREAS** the applicant explained that there are no convenient alternate locations for the AC unit; and

**WHEREAS** the Committee appreciates the applicant's revising their previous application appearing before the Committee for a second time;

**THEREFORE, BE IT RESOLVED** that this application is **APPROVED AS PRESENTED**.

Please advise us of any action taken on this matter.

Sincerely,

*Valerie S. Mason*

*Anthony Cohn and David Helpern*

Valerie S. Mason  
Chair

Anthony Cohn and David Helpern  
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York  
Honorable Eric Adams, Mayor of the City of New York  
Honorable Mark Levine, Manhattan Borough President  
Honorable Jerry Nadler, 12th Congressional District Representative  
Honorable Liz Krueger, NYS Senator, 28th Senatorial District  
Honorable José M. Serrano, NYS Senator, 29th Senatorial District  
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District  
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District  
Honorable Keith Powers, NYC Council Member, 4th Council District  
Honorable Julie Menin, NYC Council Member, 5th Council District  
Honorable Diana Ayala, NYC Council Member, 8<sup>th</sup> Council District