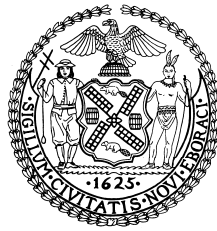


Nicholas Viest
Chair

Latha Thompson
District Manager



505 Park Avenue
Suite 620
New York, N.Y. 10022
(212) 758-4340
(212) 758-4616 (Fax)
info@cb8m.com - E-Mail
www.cb8m.com – Website

The City of New York Manhattan Community Board 8

February 21, 2012

Hon. Robert B. Tierney, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

Re: 860 Fifth Avenue (between 67th and 68th Streets) – Upper East Side Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, February 15, 2012, the board adopted the following resolution regarding **860 Fifth Avenue (between 67th and 68th Streets) – Upper East Side Historic District – Glenn Leitch, Architect**. Application is to alter and enlarge rooftop additions.

WHEREAS 860 Fifth Avenue is an apartment building designed by Sylvan Bien and constructed in 1949-50.

WHEREAS there is a grandfathered rooftop addition; in 2002 the Landmarks Preservation Commission approved a Certificate of Appropriateness for an expansion of the existing grandfathered rooftop addition with an extension to the C of A granted in 2008.

WHEREAS this proposed addition was never built.

WHEREAS at the roof of 860 Fifth Avenue, there are the grandfathered existing greenhouses; the applicant proposes to make what exists now, at the penthouse level, into a more comprehensive unified, less busy structure.

WHEREAS to make a more comprehensive structure, some of the existing greenhouses would be removed and approximately 1,000 sq. ft. of new space would be added, including an additional floor.

WHEREAS the height will increase from 22'1" to 33'11" but this change in height will only present at the rear of the penthouse; the overall height of 860 Fifth Avenue will not change.

WHEREAS the reconfigured penthouse/greenhouses will have glass curtain walls to give a sense of transparency and a contemporary minimalism to the design.

WHEREAS the penthouse is visible from Central Park across the street and the proposed glass curtain will be obtrusive on the Central Park skyline.

WHEREAS greenhouses are considered to be temporary structures and these structures, through the redesign, will be turned into permanent spaces, including the part of the water tower that will added to the penthouse/greenhouses.

WHEREAS the applicant's proposal is an improvement over the existing condition on the roof.

WHEREAS 860 Fifth Avenue is not a distinguished apartment building within the historic district.

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

This recommendation was approved by a vote of 32 in favor, 1 opposed, and 2 abstentions.

Sincerely,

Nicholas Viest
Chair

Jane Parshall and David Liston
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg, Mayor of the City of New York
Hon. Scott M. Stringer, Manhattan Borough President
Hon. Liz Krueger, NYS Senate Member
Hon. Dan Quart, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member