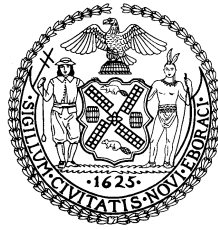


**James G. Clynes**  
Chairman

**Latha Thompson**  
District Manager



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

**FULL BOARD MEETING**

**Church of the Holy Trinity**  
**316 East 88<sup>th</sup> Street (First-Second)**  
**Draesal Hall**  
**Wednesday, June 15, 2016**  
**6:30PM**

**Community Board Members Present:** Elizabeth Ashby, Gayle Baron, Michele Birnbaum, Matthew Bondy, Loraine Brown, Alida Camp, Barbara Chocky, Sarah Chu, James Clynes, Daniel Dornbaum, Susan Evans, A. Scott Falk, Edward Hartzog, David Helpert, Lorraine Johnson, Craig Lader, Katherine LaGuardia, Jacqueline Ludorf, Zoe Markowitz, Michael Mellamphy, David Menegon, Glen Pandolfino, Jane Parshall, Peter Patch, Ellen Polivy, Sharon Pope, Rita Lee Popper, Margaret Price, David Rosenstein, Barbara Rudder, M. Barry Schneider, Tricia Shimamura, Sara Solomon, Lynne Strong-Shinozaki, Marco Tamayo, Debra Teitelbaum, Carolina Tejo, Nicholas Viest, Charles Warren

**Community Board Members (Excused):** Lori Ann Bores, Sophia James, Andrew Kalloch, David Liston, Abraham Salcedo, William Sanchez, Cos Spagnoletti, Elaine Walsh,

**Community Board Members (Unexcused):** Jeffrey Escobar, Laurence Parnes, Hattie Quarnstrom-Figueroa

**Total Attendance: 39**

**Chairman James G. Clynes called the meeting to order at 6:30PM.**

**1. Public Session** – Those who wish to speak during the Public Session must register to do so by 6:45 pm

- Member of the public, Jordan Wouk, spoke in opposition to LinkNYC.
- Member of the public, Billy Benekaa, representing A Matter of Health, spoke in favor of parking space.
- Member of the public, Ariel Chester, spoke on pre-k in the upper-east-side.
- Member of the public, Tiffany Tedore, representing 305 East 85<sup>th</sup> Street, spoke on 5 Mile Stone located at 1640 Second Avenue.
- Member of the public, Liz Patrick, representing A Matter of Health, spoke in favor of commercial loading and unloading zone from 6am – 10am.
- Member of the public, Eric Abitbol, spoke on East 85<sup>th</sup> Street and noisy bars.
- Member of the public, Kevin Matthews, representing the United Negro College Fund, spoke on the Roosevelt Island Walk/Run.
- Member of the public, Victoria Chilaga, representing the East 72<sup>nd</sup> Street Neighborhood Association, spoke in opposition to the Transportation Committee's A Matter of Health.
- Member of the public, Valerie Mason, representing the East 72<sup>nd</sup> Street Neighborhood Association, spoke in opposition to the Transportation Committee's resolution A Matter of Health.
- Member of the public, Danny Kayton, spoke in opposition to CitiBike lanes.
- Member of the public, Talia Kahn, representing 308 East 72<sup>nd</sup> Street building, spoke on A Matter of Health parking.

- a. **Informational Presentation on Gracie Square Hospital, 420 East 76<sup>th</sup> Street**
- b. **Informational Presentation on the NYC Commuter Benefits Law**
- c. **Informational Presentation on the proposed 86<sup>th</sup> Street BID**

2. **Adoption of the Agenda** – Agenda adopted.

3. **Adoption of the Minutes** – February 17, 2016 Full Board and March 9, 2016 Land Use minutes adopted.

4. **Manhattan Borough President’s Report**

Yissely Ortiz, a representative from Manhattan Borough President Gale Brewer’s office reported on her latest initiatives.

5. **Elected Officials’ Reports**

Shelby Garner, a representative from Congress Member Carolyn Maloney, spoke on her latest initiatives. Dan Campanelli, a representative from Comptroller Scott Stringer’s office, spoke on his latest initiatives. Will Brightbill, a representative from Council Member Daniel Garodnick’s office, spoke on his latest initiatives. Christopher Consalvo, a representative from Liz Krueger’s office, spoke on her latest initiatives. Council Member Ben Kallos gave a report to the community on his latest initiatives. Jose Ramon Perez-Lopez, a representative from Senator Jose Serrano’s office, spoke on his latest initiatives. Katarina Matic, a representative from Assembly Member Rebecca Seawright’s office, spoke on her latest initiatives.

6. **District Manager’s Report – Latha Thompson**

Latha Thompson gave her report. Latha reported in regards to complaints that were submitted about the establishment *5Mile Stone*. The NYC Department of Consumer Affairs (DCA) inspected the establishment and violations were issued. However, the DCA gives the establishment time to cure the violations and the DCA must wait 30 days before they reissue more violations. She also announced that she had sent out an e-mail to all committee co-chairs in regards to the CB8M budget season. The committee co-chairs must submit their borough wide questions to her by the June 24<sup>th</sup> deadline date in order for her to prepare the report. The committee co-chairs must also go over and update their budget needs statements. She will coordinate a Budget Committee meeting along with Budget Committee Chair Barbara Chocky to discuss budget consultations and budget priorities in June.

7. **Chair’s Report – Jim Clynes**

Chairman Jim Clynes waived his report due to time constraints.

8. **Committee Reports and Action Items:**

a. **Parks & Recreation Committee – Susan Evans and Margaret Price, Co-Chairs**

**Re: Review of plans for the remodeling of the comfort station at 24 Sycamores Playground**

**WHEREAS** the heavily used comfort station at 24 Sycamores Playground is an aging facility in need of restoration and remodeling to make it compliant with the Americans With Disabilities Act; and

**WHEREAS** the Parks Dept. has proposed an array of needed improvements to the park’s comfort station and area immediately around it; and

**WHEREAS** specific upgrades to the comfort station include: larger cubicles for toilets (expanded from 75 square feet to 86 square feet); hollow metal doors; windows with perforated steel security screens; an aluminum roof; and removing paint from, and repointing, the building’s masonry; and

**WHEREAS** improvements to the area around the comfort station include: installing new asphalt pavers to replace the present concrete surfacing; replacing the fence near the swings; replacing the nozzle on the water spray; repairing the base of the flag pole; updating the protective surfacing under the swings; and regrading the landscape to create a barrier-free design; and,

**WHEREAS** these proposed upgrades aim to make the park more accessible to all interested users; therefore, **BE IT RESOLVED** that CB8M approves of the Parks Dept.’s proposed renovations at 24 Sycamores Playground, including the remodeling of its comfort station and the improvements to the park’s surrounding landscape, pavement, fencing and flag pole base.

**CB8M board voted to adopt the resolution by a vote of 42 in favor, 0 opposed and 0 abstentions.**

**b. Street Life Committee – Laurence Parnes and Abraham Salcedo, Co-Chairs**

**1a. 1326 Restaurant, LLC, dba Beach Café, 1326 Second Avenue (69th/70th)-Renewal application for an unenclosed sidewalk café with 28 tables and 61 chairs. DCA #1217877-DCA. Due Date June 27, 2016**

**WHEREAS** there are no changes to the café; and

**WHEREAS** no one from the public objected; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

**BE IT RESOLVED** that the application is **APPROVED**.

**Manhattan Community Board 8 unanimously adopted the recommendation.**

**1b. Terminus Restaurant Associates, LLC, dba Orsay Restaurant, 1057 Lexington Avenue (75th/76th)-Renewal application for an unenclosed sidewalk café with 14 tables and 28 chairs. DCA #1022739-DCA. Due Date June 9, 2016**

**WHEREAS** there are no changes to the café; and

**WHEREAS** no one from the public objected; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

**BE IT RESOLVED** that the application is **APPROVED**.

**Manhattan Community Board 8 unanimously adopted the recommendation.**

**2a. 62nd & 1st LLC., dba Treadwell Park, 1125 First Avenue (61st/62nd)- Modification of a new sidewalk café with 6 tables and 36 chairs. DCA#1477-2016-AMND. Due Date May 27, 2016**

**WHEREAS** no one from the public objected; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

**BE IT RESOLVED** that the application is **APPROVED**

**Manhattan Community Board 8 unanimously adopted the recommendation.**

**2b. Calexico 122 LLC., 1491 Second Avenue (77th/78th)-New application for an unenclosed sidewalk café with 12 tables and 20 chairs. DCA #4392-2016-ASWC. Due Date June 10, 2016**

**WHEREAS** no one from the public objected; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

**BE IT RESOLVED** that the application is **APPROVED**

**Manhattan Community Board 8 unanimously adopted the recommendation.**

**2c. Calexico 122 LLC., 1491 Second Avenue (77th/78th)-New application for an enclosed sidewalk café with 13 tables and 34 chairs. DCA #5192-2016-ASWC.**

**WHEREAS** no one from the public objected; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

**BE IT RESOLVED** that the application is **APPROVED**

**Manhattan Community Board 8 unanimously adopted the recommendation.**

**2d. Sixty Hospitality LLC 14 East 60th Street (5th/Madison)-New application for an unenclosed sidewalk café with 6 tables and 22 chairs. DCA#5421-2016-ASWC. Due Date June 11, 2016**

**WHEREAS** the board received several emails concerning the café and the impact it would have on the access to the sidewalk; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

**BE IT RESOLVED** that the application is **APPROVED**

**Manhattan Community Board 8 adopted the recommendation by a vote 38 in favor 0 opposed 0 abstentions.**

**2e. Maison Hugo LLC., 132 East 61st Street (Park/Lexington)-New application for an unenclosed sidewalk café with 3 tables and 6 chairs. DCA# 6482-2016-ASWC. Due Date July 2, 2016**

**WHEREAS** no one from the public objected; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

**BE IT RESOLVED** that the application is **APPROVED**

**Manhattan Community Board 8 unanimously adopted the recommendation.**

**2f. Zep LLC., dba Zuccherio E. Pomodori, 1435 Second Avenue (74th/75th)-Corporation Change for Liquor, Wine, Beer & Cider**

**WHEREAS** no one from the public objected; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

**BE IT RESOLVED** that the application is **APPROVED**

**Manhattan Community Board 8 unanimously adopted the recommendation.**

**3a. Baltimore Restaurant Inc., 1606 First Avenue (83rd/84th)-New application for Liquor, Wine, Beer and Cider**

**WHEREAS** no one from the public objected; and

**WHEREAS** the applicant agreed to not utilize the rear year for customers after 10pm;

**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

**BE IT RESOLVED** that the application is **APPROVED**, subject to the stipulations above.

**Manhattan Community Board 8 adopted the recommendation by a vote of 23 in favor 13 opposed 3 abstentions.**

**3b. Lolitas Kitchen Corp., dba Lolitas Kitchen & Burger House, 1364 Lexington Avenue (90th/91st)-New application for Wine, Beer and Cider**

**WHEREAS** no one from the public objected; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

**BE IT RESOLVED** that the application is **APPROVED**

**Manhattan Community Board 8 unanimously adopted the recommendation.**

**3c. Beautemps Inc., 1466 First Avenue (76th/77th)-New application for Wine, Beer and Cider**

**WHEREAS** no one from the public objected; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

**BE IT RESOLVED** that the application is **APPROVED**

**Manhattan Community Board 8 unanimously adopted the recommendation.**

**3d. Lou Guan Tai Inc., dba Xi'Anfamous Foods, 328 East 78th Street (1st/2nd)-New application for Wine, Beer & Cider**

**WHEREAS** no one from the public objected; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

**BE IT RESOLVED** that the application is **APPROVED**

**Manhattan Community Board 8 unanimously adopted the recommendation.**

**3e. Pho Shop Corporation, dba Pho Shop, 1716 First Avenue (88th/89th)-New application for Wine, Beer & Cider**

**WHEREAS** no one from the public objected; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

**BE IT RESOLVED** that the application is **APPROVED**

**Manhattan Community Board 8 unanimously adopted the recommendation.**

**3f. Tavern 62 LLC., dba Tavern 62 by David Burke, 135 East 62nd Street (Park/Lexington)-New application for Liquor, Wine & Beer**

**WHEREAS** no one from the public objected; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

**BE IT RESOLVED** that the application is **APPROVED**

**Manhattan Community Board 8 unanimously adopted the recommendation.**

**3g. Shorty's Restaurants LLC., dba Shorty's, 1678 First Avenue (87th/88th)-New application for Liquor, Wine, Beer & Cider**

**WHEREAS** a member of the public objected to noise emanating from the use of the rear year; and

**WHEREAS** the applicant agreed to reduce the usage of the rear year to 11pm;  
**WHEREAS** the applicant has agreed to Community Board 8’s stipulations concerning delivery bikes and bar crawls; therefore  
**BE IT RESOLVED** that the application is **DISAPPROVED**, subject to the stipulations above.  
**The committee recommendation to approve failed at the full board meeting by a vote of 12 in favor, 26 opposed and 1 abstention.**  
**Someone made a motion to disapprove which passed unanimously.**

**4a. Lexington Deli, Inc., 1332 Lexington Avenue (88th/89th)-Class change for Beer and Cider**

**WHEREAS** the applicant has failed to appear for three consecutive meetings;  
**BE IT RESOLVED** that the application is **DISAPPROVED**  
**Manhattan Community Board 8 unanimously adopted the recommendation.**

**5. A discussion of Governor Cuomo’s Program Bill #15- the State Liquor Authority changes to the Alcohol Beverage Control law**

**WHEREAS**, Community Board 8 strongly objects to any changes to the State Alcohol Laws without the input the public; and  
**WHEREAS**, the proposed changes of the Alcohol Beverage Control Law would have significant impact on the quality of life of citizens; and  
**WHEREAS**, **Community Board 8** strongly objects to any effort to hastily pass any changes to the State Alcohol Laws;  
**BE IT RESOLVED** that Community Board 8 does not support any changes to the State Alcohol Laws in this 2016 Legislative Session and further requests that any changes to the State Alcohol Laws be contemplated thoroughly and involved active discussion with the public and afford the public an opportunity to comment on any such changes.  
**Manhattan Community Board 8 unanimously adopted the recommendation.**

**c. Transportation Committee – A. Scott Falk and Charles Warren, Co-Chairs**

**Re: A request for a new Revocable Consent to install a fenced-in area at 46 East 66th Street (Requested by DOT, Division of Franchises, Concessions and Consents)**

**BE IT RESOLVED** that Community Board 8 approves the request for a new Revocable Consent to install a fenced-in area at 46 East 66th Street, as presented.  
**Manhattan Community Board 8 passed the resolution to approve by a vote of 36 in favor, 2 opposed, and 1 abstention.**

**Re: A request to reinstate Alternate Side Parking on the north side of East 66th Street between Second and Third Avenues**

**WHEREAS** the north curb of East 66th Street between Second & Third Avenues is currently restricted to Truck Loading Only on weekdays from 8 AM to 7 PM; and  
**WHEREAS** DOT has previously confirmed that this block is primarily residential, and thus it would be feasible to remove the existing parking restrictions; and  
**WHEREAS** DOT has said they would not change the parking regulations without Community Board 8’s input and approval;  
**THEREFORE BE IT RESOLVED** that Community Board 8 requests that DOT change all parking regulations on the north curb of East 66th Street between Second & Third Avenues to standard Alternate Side Parking.  
**Manhattan Community Board 8 unanimously adopted the recommendation.**

**Re: A request for Motorcycle Parking spaces on the Upper East Side**

**WHEREAS** motorcycle riders have reported difficulty in parking, including chronic issues of vehicle damage and difficulty in finding parking in off-street parking garages; and  
**WHEREAS** the removal of parking spaces near an intersection, known as “daylighting,” can increase visibility for both pedestrians and drivers, and might also provide options for motorcycle parking at the edge of the parking zone; and  
**WHEREAS** on-street bicycle parking corrals, such as the corral located in front of Il Bilboquet at 30 East 60th Street, might also provide options for motorcycle parking between the corral and the motor vehicle parking zone; and

**THEREFORE BE IT RESOLVED** that Community Board 8 asks DOT to look at places for motorcycle parking, including but not limited to daylighting, bicycle corrals, and other options.  
**Manhattan Community Board 8 failed to pass the resolution by a vote of 14 in favor 25 opposed 0 abstentions 0 Not Voting for Cause.**

**Re: A request for three designated commercial parking spaces for Matter of Health, 1347 First Avenue to alleviate double parking**

**WHEREAS** the lane markings on First Avenue between 72nd and 73rd Streets have not been properly restored following years of construction near the corner of 72nd and First; and

**WHEREAS** Community Board 8 has received many complaints about double parking and unsafe conditions on the west side of this block; and

**WHEREAS** the current parking regulation in front of 1374 First Avenue is “3-Hour Metered Parking, Commercial Vehicles Only, Others No Standing, 7AM-7PM except Sunday”; and

**WHEREAS** the management of the store Matter of Health (1374 First Avenue) have requested a change in regulations to Loading & Unloading; and

**WHEREAS** other nearby businesses including Duane Reade and Morton Williams receive deliveries using large trucks; and

**WHEREAS** DOT has expressed a willingness to expand the hours of Metered Commercial Parking by three hours per day, to 6 AM – 9 PM;

**THEREFORE BE IT RESOLVED** that Community Board 8 urges NYC DOT to properly restripe First Avenue between 72nd & 73rd Street; and

**BE IT RESOLVED FURTHER RESOLVED** that CB8 asks DOT to expand the hours of Paid Commercial Parking on the west side of this block to extend from 6 AM to 9 PM; and

**BE IT RESOLVED FURTHER RESOLVED** that CB8 asks DOT to evaluate whether some or all of this block should instead be designated for Loading & Unloading, rather than Paid Commercial Parking; and

**BE IT RESOLVED FURTHER RESOLVED** that CB8 asks DOT to evaluate the feasibility of Commercial Parking nearby on East 72nd Street.

**Manhattan Community Board 8 approved the following resolution by a vote of 29 in favor 3 opposed 6 abstentions 0 Not Voting for Cause.**

d. **Joint Transportation, Parks and Roosevelt Island Committee – A. Scott Falk, Charles Warren; Susan Evans and Margaret Price; Jeffrey Escobar and Larry Parnes, Co-Chairs**

**Re: RIOC's Manhattan Tram Station Elevator Modernization Project.**

**WHEREAS** the Roosevelt Island Operating Corp. (RIOC) is planning to modernize elevator access to the Manhattan Station of the Roosevelt Island Tramway; and

**WHEREAS** Community Board 8 strongly supports RIOC’s plans for two modern ADA-compliant elevators at the Manhattan Station; and

**WHEREAS** RIOC’s Elevator Modernization Project will permanently expand the footprint of the Manhattan Station within Tramway Plaza, which is a New York City Park, and an additional area will be unavailable for the community’s use for approximately twelve months during construction; and

**WHEREAS** the Manhattan Community District 8 has the least parkland per capita of any district in New York City; and

**WHEREAS** mitigation of the project impacts should benefit the users and neighbors of Tramway Plaza, and

**WHEREAS** CB8’s 197(a) Plan for Tramway Plaza included a decorative water fountain that has never been installed, but for which the plumbing substructure is already in place;

**THEREFORE BE IT RESOLVED** that Community Board 8 Manhattan supports RIOC’s Elevator Modernization Project, with the condition that any mitigation must benefit Tramway Plaza; and

**BE IT FURTHER RESOLVED** that the decorative water fountain for Tramway Plaza Board 8 should be completed and installed as part of this mitigation, as well as further beautification and planting of Tramway Plaza.

**Manhattan Community Board 8 approved the resolution by a unanimous vote with one not voting for cause.**

e. **Vendor Task Force Committee – Michele Birnbaum and Marco Tamayo, Co-Chairs**

**RE: Street Vendors Restrictions**

**WHEREAS**, businesses, hospitals and individuals have made requests to the Community Board asking how a street becomes restricted to vending, and

**WHEREAS**, there was, in the past, a mechanism called the Vendor Review Panel that provided a mechanism for anyone to make an application to have a street restricted to vending, and

**WHEREAS**, the applicant for a restricted street had to present evidence and the rationale for such a request, and

**WHEREAS**, the Vendor Review Panel is no longer operational, and

**WHEREAS**, currently there is no such mechanism in the City of New York for making an application for a street to be restricted from vending,

**THEREFORE BE IT RESOLVED** that Community Board 8 strongly requests that such a mechanism be put into place by the City of New York that would provide clear guidelines as to how to make such an application for a street to be restricted with respect to street vending and that it would be heard and acted upon in a timely manner.

**Manhattan Community Board 8 adopted this recommendation by a unanimous approval by a vote of 40 in favor, 0 opposed, and 0 abstentions.**

f. **Health, Seniors & Social Services Committee – David Liston and Jackie Ludorf, Co-Chairs**

**Re: Intro Bill 7154-C to Amend the Public Health Law in Relationship to Prohibiting E-Cigarettes on School Grounds**

**Whereas**, the E-cigarettes are inviting to the young.

**Whereas**, they contain nicotine which is addictive.

**Whereas**, young people may use this as a gateway drug.

**Whereas**, studies have not come to a conclusion in regards to their safety.

**Therefore be it resolved**, CB8M recommends approval of Intro Bill 7154-C.

**CB8M board voted unanimously to adopt the resolution by a vote of 39 in favor, 0 opposed and 0 abstentions.**

g. **Landmarks Committee – David Helpert and Jane Parshall, Co-Chairs**

**Re: 1112 Park Avenue (between 89th and 90th Streets) - Park Avenue Historic District- Alex Schweitzer, architect.** Application is to relocate and extend chimney flues.

**WHEREAS** 1112 Park Avenue is a colonial style apartment building designed by Emery Roth and constructed in 1926-27.

**WHEREAS** the height of the newly constructed building at 1110 Park Avenue has meant that 10 existing chimney flues at 1112 Park Avenue are out of compliance with the building code since they must be at least 10' from the adjacent property line. [There is an additional existing flue that is attached to the front/east elevation of the existing bulkhead that is not part of this application.]

**WHEREAS** the existing 10 flues are on the south property line of 1112 Park; the applicant proposes moving them to the south face of the existing bulkhead.

**WHEREAS** the applicant proposes that this is a solution which least interferes with existing conditions at the roof.

**WHEREAS** the applicant proposes to pull up the flues and extend/angle them up and over [by approximately 14'] so that they are attached by brackets to the south wall of the existing bulkhead.

**WHEREAS** each of the 10 flues will extend 3' above the bulkhead parapet and will be made of aluminum.

**WHEREAS** the applicant did not provide a sample of the color for the proposed flues.

**WHEREAS** the drawings provided by the applicant were not clear; the drawings did not provide clarity on how the flues would be angled so that they could be extended from their original position on the roof at the south property line to the south wall of the bulkhead.

**THEREFORE BE IT RESOLVED** that this application is disapproved as presented

**Manhattan Community Board 8 adopted this recommendation which was unanimously disapproved.**

**Re: 7 East 84<sup>th</sup> Street-(between 84<sup>th</sup> and 85<sup>th</sup> Streets)-Metropolitan Museum Historic District - Mark Ferguson, architect-** Application to modify door and garage opening; rear façade alterations and installation of rooftop mechanical equipment and bulkhead.

**WHEREAS** the façade of this 1880's, 25 foot wide row house was replaced with an "English Regency Style" façade in 1906 with a limestone base at the basement level, a brick façade on the first, second and third floors, and a copper mansard fascia on the fourth floor;

**WHEREAS** the pair of main, metal and glass entrance doors is in the center of the façade, with a narrow window located either side of the entrance, and a service door located at the western edge;

**WHEREAS** the windows on the second, third, and fourth floors are organized in a tripartite composition in the center of the façade;

**WHEREAS** the western window and service door were replaced with a garage entrance in 1975, prior to the designation of the historic district;

**WHEREAS** the garage door created an asymmetrical relationship around the entrance doors by eliminating the western window and changed the character of the base of the building by eliminating the substantial limestone surround at the western side of the entrance doors;

**WHEREAS** the proposed design shifts the main entrance to the east, in line with the window above and replaces the garage door with a slightly wider pair of doors, also shifted to the east, with its western edge aligned, approximately, with the western edge of the tripartite windows above;

**WHEREAS** the proposed design for the base of the building restores the overall symmetry and the substantial character of the limestone base by creating wide piers at either side of the building;

**WHEREAS** this arrangement creates a wide pier either side of the entrance doors, recalling the original framing of the doors within the limestone wall;

**WHEREAS** the stucco framing of the existing garage door will be replaced with limestone;

**WHEREAS** the existing metal and glass doors are being restored, the original stone surround is being rebuilt, the existing limestone is being reused, and new limestone will match the existing;

**WHEREAS** a lantern style, sconce light fixture will be located at the center of the masonry pier between the garage doors and the main entrance doors;

**WHEREAS** the façade will be restored to include new, divided light, wood casement windows to match the existing; repair and cleaning of stone; repair and repainting of metal railings at first and third floors; and repair of standing seam copper on mansard roof;

**WHEREAS** the existing curb and fence will be removed and the areaway in front of the building reorganized to reflect the new locations of the main entrance and garage entrance;

**WHEREAS** the proposed new decorative metal fence and gate will be six feet high and will be similar in design to the metal fence from 1906;

**WHEREAS** there is a partial fifth floor which extends to the rear façade;

**WHEREAS** there is an extension on the eastern side of the lot which includes four floors;

**WHEREAS** the divided light wood windows on basement through second floor on the rear façade, which are set in a copper clad bay, will be replaced with new, divided light, wood French doors with windows either side and new, painted metal balconies on the first and second floors;

**WHEREAS** the wood, divided light, double hung windows on the brick faced, third through fifth floors will be slightly re-proportioned and replaced with painted, wood casement windows;

**WHEREAS** the existing lattice walls on the ground floor of the main building and the extension will be restored;

**WHEREAS** the ground floor of the extension will receive a new Dutch door and new wood French doors with divided lights to match the existing;

**WHEREAS** the windows in the extension on the first and second floors will be replaced with divided light, painted, wood casement windows;

**WHEREAS** the third floor terrace will receive a new wood pergola and a new, decorative metal railing;

**WHEREAS** the existing stair to the high roof on the western side will be demolished;

**WHEREAS** a new bulkhead will be built to cover the vertical extension of the elevator and a new stair on the eastern side of the roof;

**WHEREAS** the new bulkhead will not be visible from the street;

**WHEREAS** a new skylight will be installed on the eastern side of the roof;



**WHEREAS** the roof will be converted into a terrace and connected to the lower roof behind the parapet portion of the mansard;

**WHEREAS** this renovation is contextual and appropriate within the historic district;

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

**Manhattan Community Board 8 adopted this recommendation which was unanimously approved with 1 not voting for cause.**

**Re: 34 East 62nd Street (between Madison and Park Avenues) - Upper East Side Historic District - Henry Jessup, architect.** Application is for a new building.

**WHEREAS** 34 East 62nd Street was originally a new-Grec style brownstone designed by L. D. Russell & J.B. Wray and constructed in 1881-1882.

**WHEREAS** the pre-existing structure at 34 East 62nd Street was leveled by a gas explosion in 2006.

**WHEREAS** in 2007, the Landmarks Preservation Commission approved a Certificate of Appropriateness for a modern 5-story limestone and glass townhouse that was never built.

**WHEREAS** the proposed new house reads as "Beaux Arts derivative" -- with a rusticated base, a bowed 2nd and 3rd floor and decreasing in scale up to the dormered mansard roof that is intended to mimic the mansard roof of the adjacent Links Club.

**WHEREAS** the front elevation will be made of limestone with the Beaux Arts style most apparent in the lovely arched and slightly over scaled detailing at the top of the second floor windows (piano nobile) and at the black slate mansard roof with its copper clad dormer windows

**WHEREAS** the entry will be simply cut into the stone base so that the emphasis is on the piano nobile above; there will be a service entrance that goes down to the cellar.

**WHEREAS** there will be a stone entablature/projecting cornice supported by limestone brackets at the top of the 4th floor and metal railings at the ground floor, the 2nd floor and the 4th floor.

**WHEREAS** the applicant's design is intended to be a link between the elegant and restrained 1916 neo-Georgian Cross & Cross designed Links Club to the east and the gray brick Cumberland House, a 1958 modern apartment building to the north.

**WHEREAS** the building extends 65' to the top of the mansard and 73' to the top of the elevator bulkhead and is 68'4" deep.

**WHEREAS** adjacent to 34 East 62nd Street is a 10' wide ramp to the below-grade parking garage for Cumberland House; the Links Club is set back from the property line.

**WHEREAS** both the 10' wide ramp and the Links Club setback allow for "quoins" or masonry blocks at the corners of the front elevation; thus there is an interlocking of the limestone on the front elevation and the brick on the east and west elevations to make a decorative feature at the corners.

**WHEREAS** the rear elevation will be brick; the windows at the 2nd floor will mimic exactly the 2nd floor windows on the front elevation, including the metal railing.

**WHEREAS** the applicant proposes steel casement windows on both the front and rear elevating and for the 5 windows on the west elevation [where the driveway for the Cumberland House is]; the windows will be painted black.

**WHEREAS** the applicant has presented an outstanding example of a new highly contextual building within the historic district by using a derivative vocabulary and is to be commended.

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

**Manhattan Community Board 8 adopted this recommendation which was unanimously approved.**

**Re: 215 East 61<sup>st</sup> Street-(between Second and Third Avenues)-Treadwell Farm Historic District - Sarah Drake, architect**-Application to change door opening.

**WHEREAS** in 1980 a metal hood was added over the front door;

**WHEREAS** the metal hood is to be removed;

**WHEREAS** the simple stucco door surround is to be replaced with a sculptural surround and a cornice above to match the configuration of the frames of the windows above;

**WHEREAS** the material for the new surround will match the color of the existing brown stucco;

**WHEREAS** the surround of the door will be similar to the surround of the entrance door to the building next door;

**WHEREAS** this alteration is contextual and appropriate within the historic district;

**THEREFORE BE IT RESOLVED** that this application is approved as presented.  
**Manhattan Community Board 8 adopted this recommendation which was unanimously approved.**

**Re: 1111 Park Avenue (between 89th and 90th Streets) - Park Avenue Historic District - Megan Rispoli, architect.** Application is for a window replacement master plan.

**WHEREAS** 1111 Park Avenue is a colonial-revival style apartment building designed by Schwartz & Gross and constructed in 1924-25.

**WHEREAS** the original historic windows presented as 6 over 6; all of the original windows have been replaced.  
**WHEREAS** a 2004 Master Plan for the building required either double hung aluminum windows or double hung aluminum clad windows [aluminum on the outside with wood on the inside within the apartment]; shareholders had the option of using muntins attached to the glazing to recreate the 6 over 6 original window (not a true divided light).

**WHEREAS** applicant now proposes a master plan that would reintroduce 6 over 6 windows for the first three floors of the Park Avenue elevation only; all other windows would be one over one double hung windows. [The muntins would be attached to the glazing and not, present as a true divided light.]

**WHEREAS** the windows would be aluminum or aluminum clad (where the shareholder has a wood interior option) and would have a bronze colored finish.

**WHEREAS** a one over one double hung window is an option for 1111 Park Avenue; however, the original historic Schwartz and Gross window was a 6 over 6 wooden window with wooden muntins dividing the glazing.

**WHEREAS** the Master Plan as presented is out of context and inappropriate within the halitosis district.

**THEREFORE BE IT RESOLVED** that this application is disapproved as presented.

**Manhattan Community Board 8 adopted this recommendation which was unanimously approved.**

The meeting was adjourned at 8:43PM.

**James G. Clynes, Chairman**