

**Nicholas D. Viest**  
Chairman

**Latha Thompson**  
District Manager



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

**FULL BOARD MEETING**  
**Wednesday, November 20, 2013**  
**New York Blood Center**  
**310 East 67<sup>th</sup> Street**  
**Auditorium**  
**6:30PM**

**Community Board Members Present:** Elizabeth Ashby, Albert Barrueco, Lowell Barton, John Bartos, Michele Birnbaum, Molly Blayney, Matthew Bondy, Lori Ann Bores, Roy Carlin, Barbara Chocky, Sarah Chu, James Clynes, Christina Davis, Jeffrey Escobar, Cory Evans, Susan Evans, A. Scott Falk, Edward Hartzog, Lorance Hockert, Jonathan Horn, Sophia James, Lorraine Johnson, Dave Kleckner, David Liston, Jacqueline Ludorf, Domenico Minerva, Laurence Parnes, Jane Parshall, Ellen Polivy, Rita Lee Popper, Margaret Price, Hattie Quarnstrom, David Rosenstein, Barbara Rudder, Abraham Salcedo, William Sanchez, Judith Schneider, M. Barry Schneider, Rebecca Seawright, Helene Simon, Teri Slater, Cos Spagnoletti, Marco Tamayo, Debra Teitelbaum, Nicholas Viest, Elaine Walsh, Charles Warren, Hedi White, Timothy Yeo

**Community Board Members (Excused):** David Helpern

**Community Board Members (Unexcused):**

**Total Attendance: 49**

**Chair Nicholas D. Viest called the meeting to order at 6:30PM.**

**1. Public Session:**

- Member of the public, Angelika M. Gutierrez, Health Insurance Coordinator, representing Lenox Hill Neighborhood House, spoke in favor of health insurance enrollment.
- Member of the public, Leslie Tabor, representing the New York Public Library Yorkville Branch, introduced herself to the community.
- Member of the public, Ellen Santoro, representing Rhinelander, spoke on saving the school.
- Member of the public, Dave Beem, representing 12 East 82<sup>nd</sup> Street, spoke in favor of 12 East 82<sup>nd</sup> Street.
- Member of the public, Gail Clyma, spoke on New York City street lights.
- Member of the public, Barry Schneider, representing East Sixties Neighborhood Association, spoke on the carol singing event.
- Member of the public, Jared Stone, representing Dangerous Roads, spoke about the website launch.
- Member of the public, Lifa Choo, spoke on the Second Avenue Subway construction.

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

**3. Adoption of the Minutes –**July 17, 2013 Full Board, September 18, 2013 Full Board and October 9, 2013 Land Use meeting minutes adopted.

**4. Manhattan Borough President's Report:**

Kristen Ellis, a representative from the Manhattan Borough President's Office (MBPO) Scott Stringer, reported on his latest initiatives.

## 5. Elected Official's Reports:

- Council Member Ben Kallos who is newly elected introduced himself to the community and introduced his Chief-of-Staff, Jesse Townsen, who will be working closely with the Community Board.
- Christina Parisi, a representative from Congress Member Carolyn Maloney's office reported on her latest initiatives.
- Matthew Walsh, a representative for Assembly Member Dan Quart's office, reported on his latest initiatives.
- Emma Lowe, a representative for Council Member Daniel Garodnick's office, reported on his latest initiatives.
- Maya Kurien, a representative from Council Member Jessica Lappin's office, reported on her latest initiatives.

## 6. Chair's Report – Nick Viest:

Chair Nick Viest gave his report. Nick announced that the Rockefeller University Task Force will be held on December 11<sup>th</sup>, 6:30PM at the New York Blood Center. Barbara Rudder and Nick are co-chairing this committee. He asked the board members to submit their questions ahead of time for the board. He also announced that the 19<sup>th</sup> Precinct asked him to bring this to the attention of the community. There is a scam that is targeting senior women above the age of 75 in the 19<sup>th</sup> Precinct area. The women receive calls from people claiming to be NYC Police Officers working on a counterfeiting case. These callers are getting these women to hand over substantial sums of money. He moved the meeting to the election of the Community Board 8 officers.

## 7. Election of Community Board 8 Officers:

A vote was taken by the Community Board 8 members for the slate of officers for the 2014 term.

**The following Community Board 8 members were elected for the following 6 posts.**

**Nicholas Viest – Chair – Unopposed – 47 votes**

**James Clynes – 1<sup>st</sup> Vice Chair – Unopposed - 47 votes**

**Domenico Minerva – 2<sup>nd</sup> Vice Chair Elect – 36 votes – 4 abstentions**

**Roy Carlin – 2<sup>nd</sup> Vice Chair Candidate – 7 votes – 4 abstentions**

**Susan Evans – Secretary – Unopposed – 47 votes**

**Laurence Parnes – Secretary – Unopposed – 47 votes**

**Jane Parshall – Secretary – Unopposed – 47 votes**

## 8. Committee Reports and Action Items:

- **Landmarks Committee – David Helpern and David Liston, Co-Chairs**

**Re: 12 East 82<sup>nd</sup> Street (between Fifth and Madison Avenues) - Metropolitan Museum Historic District – Robert Marx, Roger Ferris + Partners LLC, Architect - A neo-Georgian style row house built in 1888-89 and altered in 1920 by Bradley Delehanty. Application is for restoration and cleaning, replacement of studio window glazing, and alterations to rear façade including removal of rear extensions and new construction.**

**THIS APPLICATION IS DIVIDED INTO TWO PARTS: PART A – The Front Elevation and PART B – The Rear Elevation**

### **PART A – The Front Elevation**

- **WHEREAS** 12 East 82<sup>nd</sup> Street is a neo-Georgian style row house built in 1888-89 and altered in 1920 by Bradley Delehanty.
- **WHEREAS** 12 East 82<sup>nd</sup> Street was originally one of a row of 6 houses; as part of a 1920s alteration, the stoop as removed, the house was extended to the property line and 2 extensions into the rear yard were added.
- **WHEREAS** in 1945, in a significant alteration, the existing mansard roof was converted from standing seam metal to glass which presents as a glass studio window.
- **WHEREAS** in 2007, the Landmarks Preservation Commission granted a C of A for work to be done at the property – this included permission to demolish and rebuild the extensions at the rear. This work was not completed – as a result the back of the house where the extensions were removed is now open (see Part B).
- **WHEREAS** the applicant proposes to restore the entire front elevation, including the in-kind studio window.

- **WHEREAS** the applicant proposes to eliminate the projecting operable windows (“pop-outs”) and install flush windows in the glass studio window.
- **WHEREAS** the applicant proposes to remove the non-historic security grilles at the 2<sup>nd</sup> floor and the non-historic light fixtures at the ground level.
- **WHEREAS** the applicant proposes to replace the existing windows with new painted wood double hung windows, repaint the wood doors at the ground level, and install a clear glass guardrail at the rooftop which will be set back 4’.
- **WHEREAS** at the roof, a stair bulkhead, an elevator bulkhead and mechanical equipment will be added, increasing the overall height of the house by 6’4” and set back 17 ½’ from the cornice and encased within a wood acoustical enclosure.
- **WHEREAS** the proposed work at the front elevation is contextual and appropriate within the historic district.
- **THEREFORE BE IT RESOLVED** that Part A of this application is approved as presented.

**Manhattan Community Board 8 adopted this recommendation by a vote of 46 in favor, 0 opposed, and 0 abstentions.**

**PART B – The Rear Elevation**

- **WHEREAS** the 2007 Certificate of Appropriateness permitted the removal of the 1920s extensions in the rear – now part of the existing condition; there is now a new owner of the property.
- **WHEREAS** at the rear, as a result of the demolition work approved under the C of A, the townhouse is now open and the rear yard is excavated to the cellar level.
- **WHEREAS** the proposed new rear extension stays within the envelope of the historic volume, although with reduced massing which will allow for a larger rear yard; the incursion into the rear yard will be 10’ less than the demolished extension and the rear yard will be increased to 440 square feet creating a rear yard approx. 21’ deep.
- **WHEREAS** the design of the new rear elevation is contemporary and is 2’ lower than the height of the original extension and will consist mostly of glazing.
- **WHEREAS** the glazing will be framed by gray zinc with brick on the returns
- **WHEREAS** there will be 3 balconies at the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors and glass handrails at the balconies and at the roof.
- **WHEREAS** the new rear elevation is “frankly” modern with an excessive use of glazing.
- **WHEREAS** there is no relationship between the lovely restrained neo-Georgian front elevation and the new rear elevation.
- **WHEREAS** the new glass elevation is completely out of context within the historic district.
- **THEREFORE BE IT RESOLVED** that Part B of this application is **disapproved** as presented.

**Manhattan Community Board 8 adopted this recommendation by a vote of 26 in favor, 18 opposed, 1 abstention, and 1 not voting for cause.**

**Re: 19 East 79<sup>th</sup> Street (between Fifth and Madison Avenues) – Metropolitan Museum Historic District – Matthew Haberling, Architect** – A neo-Grec style townhouse built in 1880 and designed by D. & J. Jardine, with alterations by Herts & Tallant completed in 1902. Application is to reconstruct existing rooftop sunroom.

**WHEREAS** the applicant proposes to reconstruct an existing rooftop sunroom which has fallen into a state of disrepair.

**WHEREAS** the proposed reconstruction will result in a rooftop sunroom that will copy the profile and dimensions of the existing sunroom and will be only minimally visible from the public way.

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

**Manhattan Community Board 8 adopted this recommendation by a vote of 45 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**Re: 1127 Third Avenue (between 65<sup>th</sup> and 66<sup>th</sup> Streets) [Manhattan House] – Individual Landmark -**

*Burnham New York, Inc.* - A modern style mixed-use complex designed by Mayer & Whittlesey and Skidmore, Owning, and Merrill, and built between 1947 and 1951. Application is to alter signage to allow more than 1 ft. of signage and black banner behind signage at Lululemon Store.

**WHEREAS** the applicant proposes to expand the existing storefront signage by one foot and to install a black banner backdrop to said signage.

**WHEREAS** the applicant's presentation to the Committee failed to comply with presentation guidelines in several respects, including the failure to include presentation boards and sample materials, with the result that the Committee did not have sufficient information with which to conclude that the proposed changes to this individual landmark would be appropriate.

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

**Manhattan Community Board 8 adopted this recommendation by a vote of 46 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**Re: 973 Fifth Avenue (between 78<sup>th</sup> and 79<sup>th</sup> Streets) – Metropolitan Museum Historic District – Azar Associates, Beach Associates, CD Gardens, Inc. – A neo-Italian Renaissance style mansion designed by McKim, Mead & White and built in 1902-5. Application is to alter the rooftop bulkhead, railings, and HVAC equipment.**

**WHEREAS** 973 Fifth Avenue was designed by McKim, Mead & White in the neo-Italian Renaissance manner and constructed between 1902 and 1905 who were also the architects of the adjacent Payne Whitney House at 972 5<sup>th</sup> Avenue (now owned by the French government).

**WHEREAS** 973 Fifth Avenue is 6 stories high and only 25' wide; the narrow width is not readily apparent because of the unity of the façade with its neighbor, the Payne-Whitney house.

**WHEREAS** at the roof the applicant proposes to create a garden composed of a series of outdoor rooms that will process from the west elevation facing 5<sup>th</sup> Avenue to the east elevation; since the roof is pitched, there will be a series of steps at various intervals to accommodate the change in grade as one moves from west to east within the garden.

**WHEREAS** the inspiration for the proposed garden was a reinterpretation of a Beaux Arts classical garden which keeps the relationship to the McKim, Mead and White design; the garden will require minimum maintenance and will incorporate an irrigation system.

**WHEREAS** the garden will be set back 30' from the 5<sup>th</sup> Avenue elevation.

**WHEREAS** the unusual construction of the roof (which measures 25' wide by 100' deep) with a depth of 27" allows for and supports the weight of the garden; all trees will be in planters.

**WHEREAS** as part of the design for the rooftop garden the applicant proposes to remove the non-historic 1966 bulkhead for the existing elevator.

**WHEREAS** the original stair bulkhead will be slightly modified and lowered to 14'1" and a new accessory stair bulkhead will be constructed that will be 10'8" high.

**WHEREAS** the new accessory stair bulkhead will present as a garden folly with a clear tempered glass roof ("glass cupola") with applied lattice work at the base and the below roof, with glazing surrounded by stucco on the west, south, east and north elevations (the east elevation will be stucco). The glazing on the north and south elevations will present as a Palladian window.

**WHEREAS** at the existing modified bulkhead, decorative treillage will be integrated into the south elevation that will mimic the design of the new stair bulkhead.

**WHEREAS** there will be a 42" high metal and cable railing surface mounted to the inside of the parapet.

**WHEREAS** the bulkhead with the glass cupola and the existing modified bulkhead clad in treillage are set approximately 2/3rds back from 5<sup>th</sup> Avenue on the roof.

**WHEREAS** the new accessory stair bulkhead will be minimally visible from the public way.

**WHEREAS** proposed changes to alter the rooftop bulkheads are contextual and appropriate within the historic district.

**WHEREAS** the design for the stair bulkhead with its glass cupola and Palladian-style window on the south and north elevations as it is incorporated into a modern interpretation of a Beaux Arts garden echoes the extraordinary quality of the McKim, Mead and White house on which it will sit and adds substantially to the roofscape within the historic district.

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

**Manhattan Community Board 8 adopted this recommendation by a vote of 44 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**Re: 48 East 73<sup>rd</sup> Street (between Madison and Park Avenues) – Upper East Side Historic – Ronnette Riley Architect** – A brick building designed, with a neo-Grec style, by Richard W. Buckley in 1885-86 and altered by S. Edson Gage, with a neo-Federal style, in 1916. Application is to restore the street façade and reconstruct the rear façade, roof, and interiors.

**WHEREAS** the applicant proposes to restore the front façade and reconstruct the rear façade and roof.

**WHEREAS** with regard to the front façade and the roof, the applicant proposes to remove two existing rooftop additions and replace them with a staircase bulkhead, an HVAC system camouflaged with a wood screen, a roof garden which will be recessed from the front of the building, and a reconstructed balustrade made of limestone; and to restore solid wood double hung windows on the first, second, and third floors of the front facade, to their original design.

**WHEREAS** with regard to the rear façade the applicant proposes to remove non-conforming additions and install a ground level garden and terrace and first and second floor extensions reaching to the current height of the building, using space created by the removal of the above mentioned additions, with the new rear façade to include steel frame tilt-and-turn windows, each window to be shaded by a perforated aluminum shade that will be electrically controlled and, when not in use, will roll up in an accordion manner above each window. Thus, at the rear façade, each window will have what presents as a horizontal bar above it that is the accordion pleated perforated aluminum shade.

**WHEREAS** the Committee wishes to separately consider the proposed changes to the front façade and roof and the proposed changes to the rear façade.

#### **PART A – The front façade and roof**

**WHEREAS** the proposed changes to the front façade are contextual within the historic district and, in that regard, an improvement on the existing conditions.

**THEREFORE BE IT RESOLVED** the Committee approves the application as relates to the proposed changes to front façade and roof.

**Manhattan Community Board 8 adopted this recommendation by a vote of 42 in favor, 2 opposed, 1 abstention, and 0 not voting for cause.**

#### **PART B – The rear façade**

**WHEREAS** the materials and design for the proposed changes to the rear façade are out of context with the character of the building and the historic district.

**THEREFORE BE IT RESOLVED** the Committee **disapproves** the application as relates to the proposed changes to the rear façade.

**Manhattan Community Board 8 adopted this recommendation by a vote of 42 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.**

#### **• Street Life Committee – Jonathan Horn and Domenico Minerva, Co-Chairs**

1a. **Lenox Room Corp. d/b/a Tbar Steak & Lounge, 1278 Third Avenue (73<sup>rd</sup>/74<sup>th</sup> Streets)** – Renewal application for an unenclosed sidewalk café with 4 tables and 8 seats, DCA #1136163

**WHEREAS** there are no changes to the café and no one from the public objected,

**BE IT RESOLVED THAT** the application is Approved.

**Manhattan Community Board 8 adopted the committee recommendation by a vote of 43 in favor, 0 opposed, and 0 abstentions.**

1b. **Maz Mezcal, Inc. d/b/a Maz Mezcal, 316 East 86<sup>th</sup> Street (First/Second Avenues)** – Renewal application for an unenclosed sidewalk café with 6 tables and 24 seats, DCA #1311123.

**WHEREAS** there are no changes to the café and no one from the public objected,

**BE IT RESOLVED THAT** the application is Approved.

**Manhattan Community Board 8 adopted the committee recommendation by a vote of 43 in favor, 0 opposed, and 0 abstentions.**

1c. **Lira of New York, Inc. d/b/a Luke's Bar & Grill, 1394 Third Avenue (79<sup>th</sup>/80<sup>th</sup> Streets)** – Renewal application for an unenclosed sidewalk café with 4 tables and 8 seats, DCA #0882869

**WHEREAS** there are no changes to the café and no one from the public objected,

**BE IT RESOLVED THAT** the application is Approved.  
**Manhattan Community Board 8 adopted the committee recommendation by a vote of 43 in favor, 0 opposed, and 0 abstentions.**

1d. 1337 Third Avenue, LLC d/b/a Atlantic Grill, 1337 Third Avenue (76<sup>th</sup>/77<sup>th</sup> Streets) – Renewal application for an unenclosed sidewalk café with 9 tables and 28 seats, DCA #979320  
**WHEREAS** there are no changes to the café and no one from the public objected,  
**BE IT RESOLVED THAT** the application is Approved.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 43 in favor, 0 opposed, and 0 abstentions.**

1e. Bread of Life, LLC d/b/a Cilantro, 1712 Second Avenue (88<sup>th</sup>/89<sup>th</sup> Streets) – Renewal application for an unenclosed sidewalk café with 6 tables and 16 seats, DCA #1001940.  
**WHEREAS** there are no changes to the café and no one from the public objected,  
**BE IT RESOLVED THAT** the application is Approved.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 43 in favor, 0 opposed, and 0 abstentions.**

1f. Luma Rest, Inc. d/b/a Lusardi's Restaurant, 1494 Second Avenue (77<sup>th</sup>/78<sup>th</sup> Streets) – Renewal application for an unenclosed sidewalk café with 9 tables and 20 seats, DCA #1410849.  
**WHEREAS** there are no changes to the café and no one from the public objected,  
**BE IT RESOLVED THAT** the application is Approved.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 43 in favor, 0 opposed, and 0 abstentions.**

1g. Genmark Restaurant, Inc. d/b/a Barking Dog, 1453 York Avenue (77<sup>th</sup>/78<sup>th</sup> Streets) – Renewal application for an unenclosed sidewalk café with 9 tables and 17 seats, DCA #1459639  
**WHEREAS** there are no changes to the café and no one from the public objected,  
**BE IT RESOLVED THAT** the application is Approved.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 43 in favor, 0 opposed, and 0 abstentions.**

1h. MNY Holdings Associates, LLC d/b/a Baker Street, 1152 First Avenue (@ 63<sup>rd</sup> Street) – Renewal application for an enclosed sidewalk café with 11 tables and 28 seats, ULURP # 120392 ECM, DCA #1074420  
**WHEREAS** there are no changes to the café and no one from the public objected,  
**BE IT RESOLVED THAT** the application is Approved.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 43 in favor, 0 opposed, and 0 abstentions.**

2a. EAT Lexington 87, LLC d/b/a Eli's Essentials, 1291 Lexington Avenue (86<sup>th</sup>/87<sup>th</sup> Streets) – New application for an unenclosed sidewalk café with 9 tables and 18 seats, DCA #1474655  
**WHEREAS** there were concerns expressed by both neighbors and committee members regarding the high volume of foot traffic at this corner, and  
**WHEREAS** the applicant agreed to reduce the number of tables and chairs to 4 tables and 8 chairs, and  
**WHEREAS** the applicant agreed to provide an updated site diagram to the board office prior to the November 20<sup>th</sup> Full Board meeting, and  
**WHEREAS** the applicant agreed to withdraw the associated SLA alteration application and re-apply at a later date,  
**BE IT RESOLVED THAT** the application is **Disapproved**.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 39 in favor, 2 opposed, and 5 abstentions.**

4a. EAT Madison, LLC d/b/a Eli's Essentials, 922 Madison Avenue (73<sup>rd</sup>/74<sup>th</sup> Streets) – New application for a Wine & Beer Only license. **Food/Drink: 90/10**  
**WHEREAS** there were no objections from the public, and  
**WHEREAS** the applicant agreed to the following hours of operation:  
    **Monday to Friday – 7:00am to 9:00pm**  
    **Saturday to Sunday – 9:00am to 9:00pm**  
**BE IT RESOLVED THAT** the application is Approved  
**Manhattan Community Board 8 adopted the recommendation by a vote of 46 in favor, 0 opposed, and 0 abstentions.**

- 4b. **Mariella Bella, Inc. d/b/a Mariella Pizza, 965 Lexington Avenue (70<sup>th</sup>/71<sup>st</sup> Street)** – New application for a Wine & Beer Only license. **Food/Drink: 75/25**  
**WHEREAS** there were no objections from the public, and  
**WHEREAS** the applicant agreed to the following hours of operation:  
**Monday to Saturday – 11:00am to 9:30pm**  
**Sunday – Noon to 9:30pm**  
**BE IT RESOLVED THAT** the application is Approved.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 46 in favor, 0 opposed, and 0 abstentions.**
- 4c. **Salumaio Italian Deli, Ltd. d/b/a Salumaio Italian Deli, 1731 Second Avenue (89<sup>th</sup>/90<sup>th</sup> Streets)** – New application for a Wine & Beer Only license. **Food/Drink: 90/10**  
**WHEREAS** there were no objections from the public, and  
**WHEREAS** the applicant agreed to the following hours of operation:  
**Sunday to Saturday – 11:00am to 11:00pm**  
**BE IT RESOLVED THAT** the application is Approved.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 46 in favor, 0 opposed, and 0 abstentions.**
- 4d. **Farinella, LLC d/b/a TBD, 788 Lexington Avenue (61<sup>st</sup>/62<sup>nd</sup> Streets)** – New application for a Wine & Beer Only license. **Food/Drink: 90/10**  
**WHEREAS** there were no objections from the public, and  
**WHEREAS** the applicant agreed to the following hours of operation:  
**Sunday to Saturday – 7:00am to 2:00am**  
**BE IT RESOLVED THAT** the application is Approved.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 46 in favor, 0 opposed, and 0 abstentions.**
- 4e. **215 East 64<sup>th</sup> Street Co., Lessee, LLC d/b/a Affinia Gardens, 215 East 64<sup>th</sup> Street (Third/Second Avenues)** – New application for a Liquor, Wine & Beer license. **Food/Drink: 50/50**  
**WHEREAS** there were no objections from the public, and  
**WHEREAS** the applicant is applying for a hotel license for their room mini-bars and one rolling bar in the lobby,  
**WHEREAS** the applicant agreed to the following hours of operation:  
**Sunday to Saturday – Noon to 4:00am**  
**BE IT RESOLVED THAT** the application is Approved.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 2 abstentions.**
- 4f. **61<sup>st</sup> & Park Ave. Corp. & SA 61<sup>st</sup> Management, LLC d/b/a Regency Hotel, 540 Park Avenue (61<sup>st</sup>/62<sup>nd</sup> Streets)** – New application for a Liquor, Wine & Beer license **Food/Drink: 80/20**  
**WHEREAS** there were no objections from the public, and  
**WHEREAS** the applicant agreed to the following hours of operation:  
**Sunday to Saturday – 7:00am to 1:00am**  
**BE IT RESOLVED THAT** the application is Approved.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 46 in favor, 0 opposed, and 0 abstentions.**
- 4g. **SJ Group 81, LLC d/b/a TBD, 1548 Second Avenue (80<sup>th</sup>/81<sup>st</sup> Streets)** – New application for a Liquor, Wine & Beer license **Food/Drink: 75/25**  
**WHEREAS** there were no objections from the public, and  
**WHEREAS** the applicant agreed to the following hours of operation:  
**Sunday to Thursday – Noon to 2:00am**  
**Friday to Saturday – Noon to 4:00am**  
**Sunday – Noon to 2:00am**  
**BE IT RESOLVED THAT** the application is Approved.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 34 in favor, 9 opposed, and 1 abstention.**
- 4h. **Chipotle Mexican Grill of Colorado, LLC d/b/a Chipotle Mexican Grill, 1020 Third Avenue (60<sup>th</sup>/61<sup>st</sup> Streets)** - New application for a Liquor, Wine & Beer license **Food/Drink: 99/1**  
**WHEREAS** there were no objections from the public, and

WHEREAS the applicant agreed to the following hours of operation:

**Sunday to Saturday – 11:00am to 10:00pm**

**BE IT RESOLVED THAT** the application is Approved.

**Manhattan Community Board 8 adopted the recommendation by a vote of 46 in favor, 0 opposed, and 0 abstentions.**

4i. **Boqueria UES, LLC d/b/a Boqueria, 1460 Second Avenue (76<sup>th</sup>/77<sup>th</sup> Streets)** – New application for a Liquor, Wine & Beer license **Food/Drink: 60/40**

WHEREAS there were no objections from the public, and

WHEREAS the applicant agreed to close his windows and doors at 10:00pm, and

WHEREAS the applicant agreed to the following hours of operation:

**Sunday to Thursday – 9:00am to Midnight**

**Friday to Saturday – 9:00am to 2:00am**

**BE IT RESOLVED THAT** the application is Approved.

**Manhattan Community Board 8 adopted the recommendation by a vote of 46 in favor, 0 opposed, and 0 abstentions.**

4j. **Manna Lexington Avenue, LLC d/b/a Gina La Fornarina, 1016 Lexington Avenue (72<sup>nd</sup>/73<sup>rd</sup> Streets)** - New application for a Liquor, Wine & Beer license. **Food/Drink: 70/30**

WHEREAS there were no objections from the public, and

WHEREAS the applicant agreed to the following hours of operation:

**Monday to Thursday – 7:30am to 11:00pm**

**Friday – 7:30am to Midnight**

**Saturday – 9:00am to Midnight**

**Sunday – 10:00am to 10:00pm**

**BE IT RESOLVED THAT** the application is Approved.

**Manhattan Community Board 8 adopted the recommendation by a vote of 46 in favor, 0 opposed, and 0 abstentions.**

**Re: St Group LLC, d/b/a Vero, 1483 2<sup>nd</sup> Avenue**

**The approval failed by a vote of 22 in favor, 23 opposed and no additional vote was taken.**

- **Parks Committee – Margaret Price and Barbara Rudder, Co-Chairs**

**Re: Presentation of a Proposed Sculpture Exhibition on the Park Avenue Mall in Spring 2014**

WHEREAS the NYC Parks Dept. and the Fund for Park Avenue have proposed a temporary exhibition of seven new sculptures by artist Alice Aycock to run along the Park Avenue Malls from the beginning of March to the third week of July, in 2014; and

WHEREAS one of these abstract art works will be located in the CB8M district—on the Park Avenue Mall at East 66<sup>th</sup> St.; and

WHEREAS the Parks Dept. plans to make this exhibition easily and safely viewable to traffic coming from the north and south sides of Park Avenue; and

WHEREAS the Parks Dept. has stated that placement of these sculptures in the Park Avenue Malls will not harm the planting beds in the Malls; therefore,

**BE IT RESOLVED** that CB8M approves of the plan for an exhibition of seven new sculptures by artist Alice Aycock to run along the Park Avenue Malls from East 52<sup>nd</sup> St. to East 66<sup>th</sup> St. from early March until mid-July, 2014.

**Manhattan Community Board 8 approved the resolution by a vote of 44 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.**

- **Vendor Task Force Committee – Michele Birnbaum, Chair**

**RE: Street vendors and an integrated data tracking system**

WHEREAS legal street vendors have licenses that are on display and can be viewed by the police and the public, and

WHEREAS a cart permit is available for viewing by the police and the public, and

WHEREAS in accordance with current law, spaces for cart and permit numbers now appear on a ticket, and

WHEREAS this information improves the tracking capability of the NYPD or any enforcing agency, and

**WHEREAS** enforcing agencies have requested feed-back on the disposition of tickets they have written, and  
**WHEREAS** comprehensive and inclusive feedback is not possible with the current, non-integrated tracking system, and  
**WHEREAS** a comprehensive data base would supply consistency of information to all city agencies, and  
**WHEREAS** a comprehensive data base would document repeat offenders, and  
**WHEREAS** a comprehensive data base would provide accurate records of inspections and violations,  
**THEREFORE BE IT RESOLVED** that Community Board 8 asks that an integrated data tracking system be created to assist all city agencies in enforcement and feed-back for vendor compliance, and  
**BE IT FURTHER RESOLVED** that such a tracking system be linked to the judicial system so as to provide feedback to the NYPD and the other city agencies as to the adjudication of tickets issued.  
**Manhattan Community Board 8 adopted this recommendation by a vote of 46 in favor, 0 opposed, and 0 abstentions.**

**RE: Street vendors and sanitation enforcement**

**WHEREAS** there is a New York City Sanitation garbage collection schedule for all buildings in the city and  
**WHEREAS** there are regulations for street vendors which describe how they should dispose of their garbage, and  
**WHEREAS** there are regulations for street vendors which require them to keep the street near their displays clean, and  
**WHEREAS** there are regulations for street vendors which require them to return their garbage to the commissary daily for disposal, and  
**WHEREAS** compliance with these regulations is routinely unenforced and enforcement is not as stringent for vendors as it is for the building owner who bears most of the responsibility, and  
**WHEREAS** we have received numerous complaints from property owners about vendor debris, and  
**WHEREAS** currently the building owner receives fines, because he is responsible for keeping his sidewalk clean up to 14 inches in to the street, and  
**WHEREAS** the presence of vendors adds significant debris to a street and sidewalk,  
**THEREFORE BE IT RESOLVED** that Community Board 8 urges stronger and more consistent enforcement of existing vendor law with respect to sanitation, garbage collection and disposal.  
**Manhattan Community Board 8 adopted this recommendation by a vote of 46 in favor, 0 opposed, and 0 abstentions.**

**RE: Food vendor safety standards and inspections**

**WHEREAS** the quality and safety of food being sold on the streets is of primary importance to all, and  
**WHEREAS** the food sold on the street, whether cooked or uncooked, is governed by a set of safety rules, but is currently not subject to the same safety and sanitation standards as those required of their bricks and mortar counterparts, and  
**WHEREAS** food vendors have an inadequate inspection schedule, not up to the same schedule as their bricks and mortar counterparts,  
**THEREFORE BE IT RESOLVED** that Community Board 8 asks that the same food safety standards and inspection schedules apply to food vendors as they do to their bricks and mortar counterparts.  
**Manhattan Community Board 8 adopted this recommendation by a vote of 46 in favor, 0 opposed, and 0 abstentions.**

- **Roosevelt Island Committee – Jeffrey Escobar and Laurence Parnes, Co-Chairs**

**Re: The schematic design for the co-location building that will be brought to the city’s Public Design Commission for preliminary approval**

**WHEREAS**, on November 14, 2013, Cornell NYC Tech appeared before the Roosevelt Island Committee of Community Board 8 to submit for its review and recommendation of the schematic design and plans for its Corporate Co-Location Building, the second of three buildings to be built during Phase 1 of the Project; and  
**WHEREAS**, the design architect for the Corporate Co-Location Building presented its design intent for the schematic plans during that November 14, 2013 appearance and the developer of the Corporate Co-Location Building was identified as Forest City Ratner; and  
**WHEREAS**, the schematic design and plans for the Corporate Co-Location Building enhance river-to-river sight lines throughout the campus while preserving the overall ship’s hull master design of Roosevelt Island; and  
**WHEREAS**, the schematic design and plans for the Corporate Co-Location Building and its surroundings successfully makes the least impact on the surrounding environment of Roosevelt Island, maintains the open space requirements agreed to during the ULURP process and provides for an environmentally sustainable building; and

**WHEREAS**, members of the Committee still had reservations of whether or not the final design of the Corporate Co-Location Building will sustain and incorporate the agreed to waste mitigation systems, including but not limited to the campus wide garbage dehydration systems that would reduce the amount of waste removal by truck; and

**WHEREAS**, members of the committee expressed concern about the location of access to loading docks for the entire first phase development; and

**WHEREAS**, this is the first building that Cornell NYC Tech has submitted for review and approval by the Committee; and

**WHEREAS**, Cornell NYC Tech has indicated that it will return to the Committee for a review and recommendation concerning the proposed Construction Document plans and specifications for the Corporate Co-Location Building including plans showing access to loading areas and the proposed waste mitigation system; therefore

**BE IT RESOLVED**, that the Committee recommends approval of the schematic design and plans for the Corporate Co-Location Building provided that Cornell NYC Tech returns to the Committee for review and recommendation the Construction Document Phase plans and specifications for the Corporate Co-Location Building as agreed.

**Community Board 8M voted to approve the resolution by a vote of 42 in favor, 0 opposed, 3 abstentions, and 1 not voting for cause.**

#### **9. Old Business**

**Item for discussion and possible reconsideration-the vote taken at the November 13, 2013 Land Use meeting for the BSA Application for 321 East 60<sup>th</sup> Street-Application to vary the requirements of the Zoning Resolution to permit within a C8-4 commercial zoning district, the construction of an eight-story residential building containing 28 dwelling units which would not comply with the use regulations of ZR 32-10. Board vote: 38 in favor-2 opposed-1 abstention-0 not voting for cause**

#### **10. New Business**

No new business.

The meeting was adjourned at 9:05PM.

**Nicholas D. Viest, Chair**