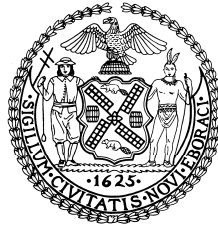


Nicholas D. Viest
Chairman

Latha Thompson
District Manager



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The City of New York
Manhattan Community Board 8

FULL BOARD MEETING
Wednesday, April 17, 2013
Manhattan Park Theatre Club
8 River Road
Roosevelt Island, NY
6:30PM

Community Board Members Present: Elizabeth Ashby, Lowell Barton, Michele Birnbaum, Molly Blayney, Matthew Bondy, Roy Carlin, Barbara Chocky, Sarah Chu, James Clynes, Jeffrey Escobar, Cory Evans, A. Scott Falk, Lorance Hockert, Jonathan Horn, Sophia James, Lorraine Johnson, Dave Kleckner, David Liston, Domenico Minerva, Laurence Parnes, Jane Parshall, Ellen Polivy, Rita Lee Popper, Hattie Quarnstrom, David Rosenstein, Barbara Rudder, Teri Slater, Cos Spagnoletti, Marco Tamayo, Debra Teitelbaum, Nicholas Viest, Elaine Walsh
Community Board Members (Excused): John Bartos, Lori Ann Bores, Christina Davis, Susan Evans, David Helpern, Jacqueline Ludorf, Margaret Price, Abraham Salcedo, William Sanchez, Judith Schneider, M. Barry Schneider, Rebecca Seawright, Charles Warren, Hedi White, Timothy Yeo
Community Board Members (Unexcused): Albert Barrueco, Edward Hartzog, Helene Simon
Total Attendance: 32

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

1. Public Session:

- Member of the public, Paul Burke, representing Nightingale-Bamford School, spoke in favor of the school expansion.
- Member of the public, Sophia Kiam, representing Nightingale-Bamford School, spoke in favor of the schoolhouse expansion.
- Member of the public, Rebecca Grunwald, representing Nightingale-Bamford School, spoke in favor of the renovations.
- Member of the public, Ben Kallos spoke.
- Member of the public, Steven J. Mandelsberg, representing the Board of Directors for 15 East 91st Street, spoke in opposition to the application of Nightingale-Bamford School's expansion/development of brownstone.
- Member of the public, Wendy O'Neill, representing 15 East 91st Street, spoke in opposition to 28-30 East 92nd Street.
- Member of the public, David Rayner, representing 15 East 91st Street, spoke in opposition to 28-30 East 92nd Street.
- Member of the public, Stefan Murat, spoke in opposition to 28-30 East 92nd Street.
- Member of the public, Noel Rimalovski, representing Nightingale-Bamford School, spoke in favor of the expansion of the school.
- Member of the public, Lo van der Valk, representing Carnegie Hill Neighbors, spoke in opposition to Nightingale-Bamford School.
- Member of the public, Jordon Wouk, spoke in opposition to Snowmelt Systems.
- Member of the public, Robert Dell Vuyosevich, representing Nightingale-Bamford School, spoke in favor of 28-30 East 92nd Street.

- Member of the public, Ross Garon, representing 15 East 91st Street, spoke in opposition to the Nightingale-Bamford expansion.
- Member of the public, Michael Levantin, representing 15 East 91st Street, spoke in opposition to the Nightingale-Bamford expansion.
- Member of the public, Margaret Bancroft, representing 15 East 91st Street, spoke in opposition to the Nightingale-Bamford application.
- Member of the public, Nina Lawson, spoke in opposition to the Nightingale-Bamford expansion.
- Member of the public, Thomas Lawson, spoke in opposition to the encroachment and view restrictions of the Nightingale-Bamford expansion.
- Member of the public, Doug Hassebroek, representing Nightingale-Bamford School, spoke in favor of Nightingale-Bamford 28-30 East 92nd Street.
- Member of the public, Curtis Newbourne, representing Nightingale-Bamford School, spoke in favor of the schoolhouse expansion.
- Member of the public, Renan Pierre, parent, trustee, and architect, spoke in favor of the Nightingale-Bamford School.
- Member of the public, Judith Berdy, representing Roosevelt Island Historical Society, spoke.

2. Adoption of the Agenda – Agenda adopted.

3. Adoption of the Minutes – February Full Board and March 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:

- Patrick Madigan, a representative from Senator Liz Krueger’s office, reported on her latest initiatives.
- Justin Rush, a representative from NYS Senator Serrano’s office, reported on his latest initiatives.
- Brice Peyre, a representative from Congresswoman Carolyn Maloney’s office, reported on her latest initiatives.
- Matthew Walsh, a representative from Assembly Member Dan Quart’s office, spoke on his latest initiatives.
- Emma Lowe, a representative from Council Member Daniel Garodnick’s office, reported on his latest initiatives.
- Matt Bitz, a representative from Comptroller John Liu’s office, reported on his latest initiatives.
- Taina Prado, 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.

7. Committee Reports and Action Items:

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

Re: A request for a new Revocable Consent to install an electric snowmelt system at 21 East 70th Street
BE IT RESOLVED, that Community Board 8M approves a Revocable Consent to install an electric snowmelt system at 21 East 70th Street.

Manhattan Community Board 8 APPROVED the resolution by a vote of 24 in favor, 6 opposed, 1 abstention and 0 not voting for cause.

Re: A request for a new Revocable Consent to install a sidewalk hatch at 1379 Lexington Avenue
BE IT RESOLVED, that Community Board 8M approves a Revocable Consent to install a sidewalk hatch at 1379 Lexington Avenue.

Manhattan Community Board 8 APPROVED the resolution by a vote of 25 in favor, 4 opposed, 1 abstention and 0 not voting for cause.

Re: A request for a new Revocable Consent to install a fenced-in area and snowmelt system at 119 East 78th Street

WHEREAS other townhouses on this block have fences and gardens in front of their entrances, and
WHEREAS the proposed fence does not extend further than other fenced-in gardens on this block, and
WHEREAS the NYC Landmarks Preservation Commission has issued a Certificate of Appropriateness for the proposal,

THEREFORE BE IT RESOLVED, that Community Board 8M approves a Revocable Consent to install a fenced-in area and an electric snowmelt system at 119 East 78th Street.

Manhattan Community Board 8 APPROVED the resolution by a vote of 23 in favor, 7opposed, 0 abstentions and 0 not voting for cause.

Re: A request for a new Revocable Consent to install a snowmelt system at 680 Madison Avenue

BE IT RESOLVED, that Community Board 8M approves a Revocable Consent to install a snowmelt system at 680 Madison Avenue.

Manhattan Community Board 8 APPROVED the following resolution by a vote of 25 in favor, 5opposed, 1 abstention and 1 not voting for cause.

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

Re: Central Park Conservancy Restoration of Grand Army Plaza

WHEREAS Central Park’s Grand Army Plaza has become deteriorated, necessitating major renovations to keep the area attractive and safe; and

WHEREAS the Central Park Conservancy is proposing a two-phased project—beginning with renovations to the north plaza—to restore this well-known plaza, including its statue of William Tecumseh Sherman; and

WHEREAS the Central Park Conservancy is proposing an extensive restoration of the site that will include:

leveling the ground to make it ADA-accessible; resetting bluestone pavement and replacing deteriorated pavers; planting London plane trees and creating a sizable area beneath the pavement for tree root growth; planting evergreen shrubs; replacing deteriorated benches; and re-gilding the Sherman monument; therefore,

BE IT RESOLVED that Community Board 8, Manhattan approves of the Central Park Conservancy’s plans for restoring the north section of the Grand Army Plaza in Central Park at Fifth Avenue between 58th and 60th Streets.

Manhattan Community Board 8 approved the resolution by a vote of 30 in favor, 1 opposed and 0 abstentions.

Re: Central Park Conservancy Restoration of East 79th St Playground

WHEREAS the East 79th Street Playground in Central Park contains play equipment that, in some cases, is not suited to the very young children, aged 2-to-5, intended for this playground; and

WHEREAS the site is not fully ADA compliant and includes a pathway into this play space that is not wheelchair accessible; and

WHEREAS the Central Park Conservancy proposes a host of improvements for this playground, including an array of new and additional play features; new safety surfacing through the playground; new benches and drinking fountains; new fencing and wall treatment; reconstruction of a nearby path to make it wheelchair accessible; supplementing plantings; and upgrading the area’s infrastructure; therefore,

BE IT RESOLVED that Community Board 8, Manhattan, approves of the Central Park Conservancy’s detailed plans for the reconstruction of the East 79th Street Playground in Central Park.

Manhattan Community Board 8 approved the resolution by a vote of 30 in favor, 1 opposed and 0 abstentions.

Re: Proposal for the Display of a Sculpture by Carole Eisner in Tramway Plaza

WHEREAS the large sculpture, Hosea, by Carole Eisner would provide an aesthetic enhancement to the heavily used Tramway Park plaza; and

WHEREAS the project is ADA compliant, has the support of the Parks Department and the approval of the Dept. of Transportation; and

WHEREAS there are concerns that the large sculpture could cause hazardous conditions in the plaza and encourage graffiti on the artwork, since the project does not include provisions for nighttime flood lighting on the sculpture; therefore,

BE IT RESOLVED that Community Board 8, Manhattan approves of the Parks Dept.'s plans to install the sculpture, Hosea, by Carole Eisner on the Tramway Park plaza from May 1 to December 1, 2013, on the conditions that the City provide assurances that the sculpture will not harm the vault under the plaza, and that nighttime lighting at the site is adequate to prevent the sculpture from creating any hazardous conditions or attracting graffiti.

Manhattan Community Board 8 approved the resolution by a vote of 30 in favor, 0 opposed and 0 abstentions.

- **Street Life Committee – Domenico Minerva and Cos Spagnoletti, Co-Chairs**
- **Landmarks Committee – David Helpern and David Liston, Co-Chairs**

8. Old Business

No old business.

9. New Business

Manhattan Borough Board Resolution in Support of New York City Economic Development Corporation (“NYCEDC”) Proposal for Master Lease from the City of New York for 2724 Broadway to Sublease to Apaposh, Inc (dba Brandy Melville), Pursuant to ULURP and New York City Charter Section 384(b)(4).

WHEREAS, the City of New York (“City”) is the owner of certain real property (the “Property”) located at 2724 Broadway within Community District 7, Borough of Manhattan;

WHEREAS, City Planning approved the disposition of the Property pursuant to ULURP in August 1997 and it is zoned R9A Residential/CI-5 Commercial;

WHEREAS, 2724 Broadway was formerly home to Hot Bread of 104th Street (dba Hot & Crusty), a food establishment. Hot & Crusty vacated the site in July 2012. Subsequently, NYCEDC released a Request for Offers (RFO) for lease. NYCEDC received four (4) responses to the RFO and is proposing to award the RFO to Brandy Melville;

WHEREAS, Brandy Melville, is a women’s clothing company based in Italy. It has fifty stores across Europe and six in the United States. This will be its second location in New York City. Brandy Melville’s affordable designs are aimed at women ages 18-25;

WHEREAS, Brandy Melville intends to create 10 full-time and 15 part-time jobs;

WHEREAS, NYCEDC has notified Manhattan Community Board 7 regarding the proposed conveyance of the Property, and said Community Board held a public hearing on this application on March 27, 2013 and at its Full Board meeting held on April 3, 2013, by a vote of 32 in favor, with 0 opposed and 2 abstentions and 0 present, adopted a resolution recommending approval of the application;

WHEREAS, pursuant to Section 384(B)(4) of the New York City Charter, the mayor may dispose of real property to a third party by lease or sale to a local development corporation without competitive bidding subject to the approval of the majority members of the Borough Board; and
WHEREAS, an approval for the new lease is necessary pursuant to the terms of the previous 384(B)(4) approval; and
WHEREAS, NYCEDC has presented to the Manhattan Borough Board the Property's lease terms, the process that was used to determine such terms;
THEREFORE, BE IT RESOLVED that the Manhattan Borough Board has considered the purposes, terms, and conditions of the above-described lease transaction, and has found them to be in the public interest;
THEREFORE, BE IT FURTHER RESOLVED that the Manhattan Borough Board hereby approves the above-described lease transaction pursuant to Section 384(B)(4) of the New York City Charter.

The meeting was adjourned at 9:35PM.

Nicholas D. Viest, Chair