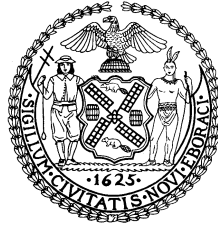


James G. Clynes
Chairman

Latha Thompson
District Manager



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The City of New York
Manhattan Community Board 8

FULL BOARD MEETING

New York Blood Center
310 East 67th Street
Auditorium
Wednesday, April 15, 2015
6:30PM

Community Board Members Present: Elizabeth Ashby, Michele Birnbaum, Matthew Bondy, Lori Ann Bores, Barbara Chocky, Sarah Chu, James Clynes, Christina Davis, Jeffrey Escobar, Susan Evans, A. Scott Falk, Edward Hartzog, David Helpert, Jonathan Horn, Sophia James, Lorraine Johnson, Allison Kopf, Craig Lader, David Liston, Jacqueline Ludorf, Laurence Parnes, Jane Parshall, Ellen Polivy, Rita Lee Popper, Margaret Price, Hattie Quarnstrom-Figueroa, David Rosenstein, Barbara Rudder, Abraham Salcedo, Judith Schneider, M. Barry Schneider, Cos Spagnoletti, Marco Tamayo, Debra Teitelbaum, Nicholas Viest, Elaine Walsh, Charles Warren, Hedi White

Community Board Members (Excused): Albert Barrueco, Sharon Pope, William Sanchez

Community Board Members (Unexcused):

Total Attendance: 38

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, George Osborne, representing Saving the 74th Street Residential Neighborhood, spoke in favor of stopping the Apple Store.
- Member of the public, Patrisha Osborne, representing Saving the 74th Street Residential Neighborhood, spoke in favor of stopping the Apple Store.
- Member of the public, Raymond Forsythe, spoke in opposition to the Apple Store.
- Member of the public, Ian Baran, representing the New York Public Library, introduced himself as the new Acting Manager.
- Member of the public, Denise Goodman, representing Memorial Sloan-Kettering Cancer Center, spoke on the 74th Street site.
- Member of the public, Gavin Solecito, representing Fratelli at 1317 First Avenue, spoke on the outdoor seating.
- Member of the public, Janet Rodgers, spoke in opposition to the Apple Store opening.
- Member of the public, Virginia Hendrickson, spoke in opposition to the Apple Store opening.
- Member of the public, Jay Levine, spoke in opposition to the Street Life Vella application.
- Member of the public, Denise Levine, spoke in opposition to the Street Life Vella application.
- Member of the public, Pamela Goldie-Morrison, spoke in opposition to the Apple Store.
- Member of the public, I. Klyppel, spoke.
- Member of the public, Miriam Klipper, spoke in opposition of the Apple Store.
- Member of the public, Barry Schneider, spoke in favor of the East Sixties Neighborhood Association meeting.
- **ULURP No. 150248ZSM, 535 East 70th Street, Hospital for Special Surgery, West Wing Addition-**
The Hospital for Special Surgery has submitted a ULURP application to City Planning seeking a special permit and related approval to allow for a minor-less than 8,000 square foot enlargement of the hospital's main building at 525 East 70th Street. The enlargement is needed to permit the construction of three new operating rooms and support areas.

WHEREAS, The Hospital for Special Surgery has submitted a ULURP application to City Planning seeking a special permit and related approval to allow for a minor-less than 8,000 square foot enlargement of the hospital's main building at 525 East 70th Street. The enlargement is needed to permit the construction of three new operating rooms and support areas, therefore

BE IT RESOLVED that Community Board 8 approves the ULURP application for a special permit and related approval to allow for a minor-less than 8,000 square foot enlargement of the hospital's main building at 525 East 70th Street.

Community Board 8M approved the resolution by a vote of 33 in favor, 0 opposed, 0 abstentions and 1 not voting for cause.

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

3. **Adoption of the Minutes** – January 21, 2015 Full Board and March 11, 2015 Land Use meeting minutes adopted.

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

Jesus Perez, a representative from Manhattan Borough President Gale Brewer's office, reported on her latest initiatives.

5. **Elected Officials' Reports**

- Council Member Ben Kallos spoke on his latest initiatives which included the Policy Night, the \$1 Million Dollar Participatory Budget, and the City Council Budget.
- Dan Campanelli, a representative from Comptroller Scott Stringer's office, reported on his latest initiatives.
- Laura Atlas, a representative from Public Advocate Letitia James' office, reported on her latest initiatives.
- Tricia Shimamura, a representative from Congress Member Carolyn Maloney's office, reported on her latest initiatives.
- Patrick Madigan, a representative from Senator Liz Krueger's office, reported on her latest initiatives.
- Jose Ramon Perez-Lopez, a representative from Senator Jose Serrano's office, reported on his latest initiatives.
- Cali Madia, a representative from Assembly Member Rebecca Seawright's office, reported on her latest initiatives.
- Rohan Narine, a representative from Assembly Member Dan Quart's office, reported on his latest initiatives.
- Will Brightbill, a representative from Council Member Daniel Garodnick's office, spoke on his latest.

6. **Chair's Report – Jim Clynes**

Chairman Jim Clynes made his report. Jim announced the dates of the CB8M Committee meetings that were coming up in April. The Technology Committee will meet April 16th, the 197-a Committee will meet April 21st, Zoning & Development will meet April 22nd, Second Avenue Subway Task Force will meet April 23rd, Environment & Sanitation Committee will meet April 28th, Public Safety Committee will meet on April 29th, and Health, Seniors & Social Services will meet on April 30th. The next Land Use meeting is scheduled for May 13th and the Full Board meeting is scheduled for May 15th. On May 19th the Small Business Committee will meet and Lucian Reynolds from the Manhattan Borough President's Office will discuss Borough President Gale Brewer's Small Business Report. The Community Board will be doing community outreach participating in upcoming street fairs. The 2nd Avenue Street Fair on May 30th, the Lenox Hill Neighborhood Festival on June 6th, the 3rd Avenue Street Fair on September 13th and the 92nd Street Y Festival on September 20th. There will be a hearing on *Term Limits for Community Board Members* as well as *Making Urban Planning Professionals Available to Community Boards*. The Committee on Governmental Operations is holding a hearing on Thursday, April 30th, 1PM, 14th floor in the Committee Room at 250 Broadway. You are all welcome to come and testify on these 2 subject matters. Jim also announced that our former Council Member Jessica Lappin received the "40 Under 40" Award from Crain's Business New York for her work as President of the Downtown Alliance.

7. Committee Reports and Action Items:

a. Housing Committee-Ed Hartzog, Chair

RE: Section 421-a Application – 301 East 61st Street (a.k.a. 1161 Second Avenue) Block 1436 Lot 1- New York, New York 10065/Lots: to-be-formed condominium tax lots 1401 – 1431 [30 Residential Condominium tax lots & 1 Commercial Condominium tax lot] (currently known as Lot 1) 421-a Preliminary & Final Applications Online Application Project Sequence No. 53658

WHEREAS, the applicant/owner of 61st and 2nd NYC LLC and its representatives failed to appear for the Housing Committee meetings and,

WHEREAS, the members of the Committee and public were unable to ask and have answered any questions pertaining to the project and,

WHEREAS, the members of the Committee and public were interested in learning more about the number of affordable apartments that were built in conjunction with the project, the length and extent of the tax abatement for the residents of the building and other related issues and,

WHEREAS, the members of the Committee and public were deprived of an opportunity to have these and other questions answered in a public forum,

THEREFORE, be it resolved that the application is hereby **disapproved**.

Manhattan Community Board 8 adopted the recommendation by a vote of 33 in favor, 0 opposed, 2 abstentions and 1 not voting for cause.

b. Street Fairs Committee-Barbara Chocky and Hedi White, Co-Chairs

Public Hearing re: Applications for Single-block Street Fairs for Calendar Year 2015

A. Convent of the Sacred Heart to close East 91st Street between Fifth and Madison Avenues on Thursday, June 4, 2015 from 12Noon to 4:00PM for a Block Party. Laid over from March.

Manhattan Community Board 8 motioned to approve the application by a vote of 37 in favor, 0 opposed, and 0 abstentions.

B. St. Josephs School Yorkville to close East 87th Street between First and York Avenues on Saturday, May 30, 2015 from 11:00AM to 5:00PM for a Block Party. Laid over from March.

Manhattan Community Board 8 motioned to approve the application by a vote of 37 in favor, 0 opposed, and 0 abstentions.

C. The Brearley School to close East 83rd Street between East End and Dead End Avenues on Friday, May 29, 2015 from 2:00PM to 5:00PM for a Block Party

Manhattan Community Board 8 motioned to approve the application by a vote of 37 in favor, 0 opposed, and 0 abstentions.

D. Convent of the Sacred Heart to close East 91st Street between Fifth and Madison Avenues on Tuesday, June 9, 2015 from 4:00PM to 8:00PM for a Block Party.

Manhattan Community Board 8 motioned to approve the application by a vote of 28 in favor, 5 opposed, and 3 abstentions.

c. Landmarks Committee-David Liston and Jane Parshall, Co-Chairs

Re: 10 East 78th Street (between Fifth and Madison)-Metropolitan Museum Historic District -Kevin Byrne, Architect-A townhouse designed by Charles Graham and constructed in 1886-87. Application is for work at the front and rear elevations and for a rooftop addition

WHEREAS 10 East 78th Street is a townhouse designed by Charles Graham and constructed in 1886-87.

WHEREAS the existing front elevation is red brick with steel casement windows with the entry door on the right side at the ground floor (1st floor)

WHEREAS the applicant proposes to reclad the front elevation in limestone, add a cornice, change the windows (that present as stepped-in) to wood with plain glass operable panes with a fixed transom above, add decorative iron metal Juliet balconies to the windows at the 2nd and 3rd floors, add a decorative iron gate to the fence at the ground (1st floor), and change the entrance from the side to the center of the ground floor

WHEREAS the proposed limestone facade and the decorative iron work for the front fence, gate and Juliet balconies are in line with the front elevations of neighboring buildings, particularly the house directly east of 10 East 78th Street.

WHEREAS the total height of the building will be increased by 20"; this increase will be incorporated into the existing floors by slightly adding to the height of each floor.

WHEREAS the proposed bulkhead addition for mechanical equipment only is set back and not visible from the public way.

WHEREAS at the rear, there is an L-shaped extension that covers most of the rear yard; it was added after WWII; the shape of the extension allows for a third elevation facing east.

WHEREAS the extension also allows for a small yard at the east elevation in addition to the small yard at the south elevation.

WHEREAS from 77th Street, both the south elevation and east elevation are visible from an alley extending in from 77th St.

WHEREAS the top portion of the 9'4" extension will be reduced by approximately 27 sq. ft. to create a terrace at the third floor; the footprint/envelope of the building will not be changed.

WHEREAS the rear elevation (consisting of the south elevation plus the east elevation) will be clad in a stucco color that approximates the color of the limestone at the front elevation.

WHEREAS all the windows will be changed to wood and will be realigned to give unity and symmetry to the rear elevation; there will also be an external stair at the first floor to access the rear yard.

WHEREAS the original house at 10 East 78th Street was constructed in 1877 and clad in brownstone

WHEREAS the house in the Designation Report for the Metropolitan Museum Historic District is brick with casement windows, which were installed in 1945-46.

WHEREAS there are no historical references to the original 1877 elevation in the 1945-46 redesign.

WHEREAS the new design for 10 East 78th Street presents as French neoclassical especially in the design for the windows with the clear glazing and transoms above and decorative iron metal Juliet balconies.

WHEREAS the use of limestone for the front elevation and the overall French neo-classical "style" proposed by the applicant references many of the houses/institutions both on the block and within the historic district and is contextual and appropriate to the streetscape

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

Manhattan Community Board 8 adopted this recommendation by a vote of 36 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Re: 16 East 84th Street (Fifth/Madison)-Metropolitan Museum Historic District - Valarie Campbell, Esq.-A Neo-Georgian brick town house designed by Clinton & Russell and constructed in 1899-1900. Application is to legalize third floor windows installed without permits prior to 1992.

WHEREAS the window openings on the third floor (and the window openings above) which aligned with the second floor windows were changed in 1948 when the building was converted to apartments;

WHEREAS the building was designated as part of the Metropolitan Museum Historic District in 1979;

WHEREAS the windows were changed from the windows in place at the date of designation but prior to the purchase of the third floor apartment by the current owner;

WHEREAS the windows in the large opening on the third floor are currently two over two casement windows;

WHEREAS the window in the small opening on the third floor is currently a six over six double hung window;

WHEREAS there is no way to mandate that the façade be returned to the original design;

WHEREAS wood windows are appropriate for the period of the building;

THEREFORE BE IT RESOLVED that the third floor windows in the front façade be legalized.

Manhattan Community Board 8 adopted this recommendation by a vote of 23 in favor, 3 opposed, 8 abstentions, and 1 not voting for cause.

Re: 27 East 62nd Street (Madison/Park)-Upper East Side Historic District - David Katz, Architect-A Neo-Renaissance style apartment building designed by Lawlor & Haase and constructed in 1912-13. Application is for restoration of the front elevation, work at west elevation light well, work at the 13th floor and addition of rooftop mechanical equipment.

WHEREAS 27 East 62nd Street is a neo-Renaissance style 10 story apartment building designed by Lawlor & Haase and constructed in 1912-13.

WHEREAS the Certificate of Occupancy for 27 East 62nd Street is changing from a residential use to commercial use permitted by a zoning district boundary that runs through the building -- part commercial and part residential (R8B) -- with more than 50% of the building in the commercial district.

WHEREAS the applicant proposes a complete restoration of the building, including installing a metal cornice, replacing all windows with new 6 over 1 wood windows, removing all A/C units at the front elevation, removing the partial stucco covering of brick on the west elevation, and retaining historic configurations of all doors, windows, and ground level fixtures using replacements based on designs more in keeping with original light fixtures and doors.

WHEREAS since the C of O is changing to a commercial use, the owner is no longer required to have lightwells at the east and west elevations; the applicant proposes to "fill-in" these light wells to create more usable floor space

WHEREAS the applicant proposes to chop off the front part of the 10th floor [which presents as a "penthouse"] by setting it back by an additional 5' so that the 10th floor will be now set back by 15' and will be minimally visible from the public way; the new 10th floor will be reconfigured and enlarged and will now be 46' wide x 62' deep and will be clad in lead coated copper.

WHEREAS the roof is being raised by 6' to increase the height of the reconfigured 10th floor/"penthouse"; the height of the building will change from 100'4" to 106'7". [The mechanicals will extend to a maximum of 5' above the roof and will not be visible from the public way.]

WHEREAS the applicant proposes infill for the area ways on both sides of building [at east and west sides of building]; there will be approximately 600 sq. ft. of infill.

WHEREAS the applicant proposes to add 12 new windows at the infill at the west elevation; there will be 6 visible windows on each flank. [The west elevation looks out over the low in scale Hermes retail store at the NE corner of 62nd Street and Madison Avenue.]

WHEREAS at the west elevation, there will be a stucco finish from the 3rd floor to, the 6th floor (the first three floors of the west elevation abut Hermes) to differentiate/ make reference to a pre-existing line on the west elevation that dates back to the original historical materials.

WHEREAS to clarify, there are 4 parts to this application that require Landmarks Commission approval before a Certificate of Appropriateness can be issued: 1) the proposed new entry doors at the ground level that will be made of metal and glass and reference the original historic doors, 2) the replacement of the metal cornice, 3) the infill on the west elevation that rises above the Hermes retail establishment and 4) the reconfigured and increased-in-height 10th floor to be coated in lead coated copper presenting as a penthouse. [Only staff-level approval was required for all other proposed work at 27 East 62nd.]

WHEREAS the change of use from residential to commercial allows for the infilling of the area ways on the east and west sides of the building; the visible part of the west elevation that concerns this application (with the new window cuts) enhances the distinctiveness of the elevation as it rises above Hermes.

WHEREAS the proposed changes at the 10th floor are sensitive and in proportion to the rest of the building.

WHEREAS the application 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 by a vote of 32 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.

**Re: RESOLUTION IN REPOSE TO THE LANDMARKS PRESERVATION COMMISSION
ANNOUNCEMENT CALLING FOR IDEAS ON THEIR BACKLOG**

WHEREAS the Landmarks Preservation Commission currently has a list of about 100 landmarks that were "calendared" prior to 2010, heard in public hearings, but not yet voted on for designation;

WHEREAS the Landmarks Preservation Commission made an announcement calling for ideas on how to reduce their backlog to be submitted by May 1, 2015;

WHEREAS Borough President Gale A. Brewer has requested that all Community Boards respond to the Landmarks Preservation Commission announcement;

THEREFORE BE IT RESOLVED that Community Board 8 recommends to the Landmarks Preservation Commission that each Community Board be requested to prioritize applications in their districts that were calendared prior to 2010, heard in public hearings but not acted on; that each community board establish a set of objective guidelines and criteria that govern keeping these applications in or removing these applications from further consideration; and that the Landmarks Preservation Commission consider the use of volunteers to help the Landmarks Preservation Commission staff bring applications forward to be voted on for designation.
Manhattan Community Board 8 adopted this recommendation by a vote of 28 in favor, 4 opposed, 0 abstentions, and 0 not voting for cause.

d. Street Life Committee – Jonathan Horn and Abraham Salcedo, Co-Chairs

1a. Lex73, LLC dba Casimir & Co., 1022 Lexington Avenue-Renewal application for an unenclosed sidewalk café with 14 tables and 28 chairs. DCA # 2007751-DCA. Due Date April 17, 2015

WHEREAS there are no changes to the café, and

WHEREAS no one from the public objected, and

WHEREAS the applicant agreed to include the following stipulations in their license:

- a) No Planters on the sidewalk or in the café
- b) No Outdoor Speakers
- c) No Waiter or Bus Station in the cafe

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

Manhattan Community Board 8 adopted the recommendation by a vote of 31 in favor, 0 opposed, and 0 abstentions.

1b. HI-Life Second Ave, LLC dba Hi-Life Restaurant & Lounge, 1503 Second Avenue-Renewal application for an enclosed sidewalk café with 16 tables and 34 chairs. DCA #CA1270176. Due Date April 28, 2015

WHEREAS there are no changes to the café, and

WHEREAS no one from the public objected, and

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

Manhattan Community Board 8 adopted the recommendation by a vote of 31 in favor, 0 opposed, and 0 abstentions.

1c. Angelo Vivolo Restaurant Associates, Inc., dba Vivolo, 140 East 74th Street-Renewal application for an enclosed sidewalk café with 2 tables and 6 chairs. DCA #CA0895577. Due Date April 15, 2015

WHEREAS there are no changes to the café, and

WHEREAS no one from the public objected, and

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

Manhattan Community Board 8 adopted the recommendation by a vote of 31 in favor, 0 opposed, and 0 abstentions.

1d. Haru Third Avenue Corp., dba Haru, 1329 Third Avenue-Modification application for an unenclosed sidewalk café with 6 tables and 25 chairs. DCA # 1027124-DCA. Due Date May 4, 2015

WHEREAS there are no changes to the café, and

WHEREAS no one from the public objected, and

WHEREAS the applicant agreed to include the following stipulation in their license:

- a) The Seasonal Door to an interior counter will be closed at 10pm and the 4 seats located at it will not be used after 10pm

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

Manhattan Community Board 8 adopted the recommendation by a vote of 31 in favor, 0 opposed, and 0 abstentions.

1e. Michael King, Inc., 1361 First Avenue-Renewal application for an unenclosed sidewalk café with 6 tables and 12 chairs. DCA # 0935481-DCA. Due Date May 10, 2015

WHEREAS there are no changes to the café, and

WHEREAS no one from the public objected, and

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

Manhattan Community Board 8 adopted the recommendation by a vote of 31 in favor, 0 opposed, and 0 abstentions.

1f. China 1221 Inc., 1221 Second Avenue-Renewal application for an unenclosed sidewalk café with 12 tables and 28 chairs. DCA # 1063397-DCA. Due Date May 9, 2015

WHEREAS there are no changes to the café, and

WHEREAS no one from the public objected, and

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

Manhattan Community Board 8 adopted the recommendation by a vote of 31 in favor, 0 opposed, and 0 abstentions.

1g. 1679 3rd Avenue Restaurant Corp., dba The District, 1679 Third Avenue-Renewal application for an unenclosed sidewalk café with 19 tables and 45 chairs. DCA #1454085-DCA. Due Date May 9, 2015

WHEREAS there are no changes to the café, and

WHEREAS no one from the public objected, and

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

Manhattan Community Board 8 adopted the recommendation by a vote of 31 in favor, 0 opposed, and 0 abstentions.

1h. 75th & 3rd Corp., dba Bistro Le Steak, 1309 Third Avenue-Renewal application for an enclosed sidewalk café with 13 tables and 41 seats. DCA #1167600DCA. Due Date May 8, 2015.

WHEREAS there are no changes to the café, and

WHEREAS no one from the public objected, and

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

Manhattan Community Board 8 adopted the recommendation by a vote of 31 in favor, 0 opposed, and 0 abstentions.

1i. Brasserie Cognac East Corp., 963 Lexington Avenue-Modification application for an unenclosed sidewalk café with 9 tables and 22 chairs. DCA #1469257-DCA. Due Date May 11, 2015.

WHEREAS there are no changes to the café, and

WHEREAS there were members of the public speaking both in support and opposition to the cafe, and

WHEREAS the concerns of the public involved sidewalk obstruction from café patrons and issues related to patrons and workers smoking in the establishment's general area, and

WHEREAS due to issues with clearance from existing tree guards, the Community Board had previously approved an increase from 5 tables/10 chairs to only 7 tables/14 chairs, and

WHEREAS the applicant has had the tree guards removed and now wishes to pursue their original modification to 9 tables/22 chairs, and

WHEREAS the applicant agreed to instruct their workers to better police the accumulation of cigarette butts on the sidewalks surrounding their establishment, and

WHEREAS the applicant agreed to include the following stipulations in their license:

- a) The sidewalk café will only be operated with the tables and chairs placed exactly as specified on the approved plans filed with DCA
- b) They will prevent patrons from placing strollers and other items outside the licensed café area and thus create an intrusion into the required clear sidewalk path

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

Manhattan Community Board 8 adopted the recommendation by a vote of 27 in favor, 0 opposed, and 5 abstentions.

2a. PQ East 77th Inc., dba Le Pain Quotidien, 252 East 77th Street-New application for an unenclosed sidewalk café with 11 tables and 25 chairs. DCA # 2182-2015-ASWC. Due Date April 16, 2015

WHEREAS no one from the public objected, and

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

Manhattan Community Board 8 adopted the recommendation by a vote of 31 in favor, 0 opposed, and 0 abstentions.

2b. 1317 Restaurant Co., LLC dba Fratelli, 1317 First Avenue-New application for an unenclosed sidewalk café with 6 tables and 13 chairs. DCA #3375-2015-ASWC. Due Date May 7, 2015

WHEREAS no one from the public objected, and

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

Manhattan Community Board 8 adopted the recommendation by a vote of 31 in favor, 0 opposed, and 0 abstentions.

2c. Crown Alley LLC, dba The Penrose, 1590 Second Avenue-New application for an unenclosed sidewalk café with 11 tables and 22 chairs. DCA # 3562-2015-ASWC. Due Date May 10, 2015

WHEREAS no one from the public objected, and

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

Manhattan Community Board 8 adopted the recommendation by a vote of 31 in favor, 0 opposed, and 0 abstentions.

3a. JBird One LLC dba Seamstress, 339 East 75th Street-Alteration application for Liquor, Wine and Beer Food/Drink: 60/40

WHEREAS this is solely to accommodate a modification of the interior seating and add an additional interior bar, and

WHEREAS no one from the public objected, and

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Sunday to Thursday– 5:00pm to 2:00am
Friday to Saturday – 5:00pm to 4:00am
- There will be no live music

Manhattan Community Board 8 adopted the recommendation by a vote of 34 in favor, 0 opposed, and 0 abstentions.

3b. PQ East 77th Inc., dba Le Pain Quotidien, 252 East 77th Street (2nd/3rd Avenues)-Alteration for Wine and Beer, adding additional space and a sidewalk café Food/Drink: 85/15

WHEREAS this is solely to accommodate an expansion of the interior area and add sidewalk café place to an existing license, and

WHEREAS no one from the public objected, and

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Sunday to Saturday– 7:30am to 8:00pm

Manhattan Community Board 8 adopted the recommendation by a vote of 34 in favor, 0 opposed, and 0 abstentions.

3c. Ambiance LLC, dba Vella, 1480 Second Avenue-Method of Operation Change to add occasional light acoustic Jazz music Food/Drink: 55/45

WHEREAS this is solely to allow live music at an existing licensed establishment, and

WHEREAS one resident of the building objected due to ongoing noise concerns with the establishment, and

WHEREAS the applicant expressed their willingness to continue to work to address the resident's concerns including possibly relocating their existing speakers, and

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Sunday to Saturday– 11:00am to 2:00am
- The live music permitted will be unamplified, end by 11pm and occur no more than 3 times per month

Manhattan Community Board 8 adopted the recommendation by a vote of 25 in favor, 9 opposed, and 0 abstentions.

3d. Ludi Bruca Inc., dba Café Evergreen, 1367 First Avenue-Alteration application for Liquor, Wine and Beer Food/Drink: 85/15

WHEREAS this is solely to accommodate an existing owner buying out a partner, and

WHEREAS no one from the public objected,

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Sunday to Saturday– 11:30am to 10:00pm

Manhattan Community Board 8 adopted the recommendation by a vote of 34 in favor, 0 opposed, and 0 abstentions.

3e. The Infirmary LLC dba Infirmary, 1720 Second Avenue-Alteration application for Liquor, Wine and Beer, adding a sidewalk café and a rear bar Food/Drink: 50/50

WHEREAS this is solely to accommodate the addition of an interior bar and add sidewalk café place to an existing license, and

WHEREAS no one from the public objected, and

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Monday to Friday– 4:00pm to 4:00am
Saturday to Sunday – 11:00am to 4:00am

Manhattan Community Board 8 adopted the recommendation by a vote of 34 in favor, 0 opposed, and 0 abstentions.

4a. La Goulue 61 Corp, dba La Goulue, 29 East 61st Street-New application for a Liquor, Wine and Beer Food/Drink: 65/35

WHEREAS there were no objections from the public, and

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Monday to Saturday – Noon to 11:30pm
Sunday– 11:30am to 10:30pm

Manhattan Community Board 8 adopted the recommendation by a vote of 34 in favor, 0 opposed, and 0 abstentions.

4b. Agora Turkish Restaurant Inc., dba Agora Turkish Restaurant, 1565 Second Avenue-New application for a Liquor, Wine and Beer Food/Drink: 85/15

WHEREAS there were no objections from the public, and

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Monday to Thursday – 4:00pm to Midnight
Friday to Sunday– Noon to Midnight

Manhattan Community Board 8 adopted the recommendation by a vote of 34 in favor, 0 opposed, and 0 abstentions.

4c. 1229 LLC dba Greek Eats, 1229 First Avenue-New application for a Wine and Beer Food/Drink: 80/20

WHEREAS there were no objections from the public, and

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Sunday to Saturday – 11:00am to 11:00pm

Manhattan Community Board 8 adopted the recommendation by a vote of 34 in favor, 0 opposed, and 0 abstentions.

4d. Angkor Cambodian Bistro Inc., 408 East 64th Street-New application for a Wine and Beer Food/Drink: 90/10

WHEREAS there were no objections from the public, and

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Sunday to Saturday – 11:00am to 11:00pm

Manhattan Community Board 8 adopted the recommendation by a vote of 34 in favor, 0 opposed, and 0 abstentions.

4e. The New HK Inc., dba Hummus Kitchen, 1613 Second Avenue-New application for a Wine and Beer Food/Drink: 90/10

WHEREAS there were no objections from the public, and

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Sunday to Thursday – 11:00am to Midnight
Friday to Saturday – 11:00am to 1:00am

Manhattan Community Board 8 adopted the recommendation by a vote of 34 in favor, 0 opposed, and 0 abstentions.

4f. Campania Felix, LLC dba San Matteo, 1557 Second Avenue-New application for a Liquor, Wine and Beer Food/Drink: 80/20

WHEREAS there were no objections from the public, and

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Monday to Saturday – Noon to 1:00am
Sunday – 11:00am to 11:00pm

Manhattan Community Board 8 adopted the recommendation by a vote of 34 in favor, 0 opposed, and 0 abstentions.

4g. Nicola Two Corp., dba Piccolo Trattoria, 455 Main Street-New application for a Wine and Beer. Food/Drink: 80/20

WHEREAS there were no objections from the public, and

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Sunday to Saturday – 11:00am to 10:00pm

Manhattan Community Board 8 adopted the recommendation by a vote of 34 in favor, 0 opposed, and 0 abstentions.

4h. Third 86 Partners LLC, dba Hu Kitchen, 1536 Third Avenue-New application for a Wine and Beer. Food/Drink: 99/1

WHEREAS there were no objections from the public, and

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Sunday to Saturday – 7:00am to 11:00pm

Manhattan Community Board 8 adopted the recommendation by a vote of 34 in favor, 0 opposed, and 0 abstentions.

4i. Very Good Food LLC, dba The York Social, 1529 York Avenue-New application for a Wine and Beer. Food/Drink: 80/20

WHEREAS there were no objections from the public, and

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Monday to Friday – 7:30am to 9:00pm
Saturday to Sunday – 9:00am to 6:00pm

Manhattan Community Board 8 adopted the recommendation by a vote of 34 in favor, 0 opposed, and 0 abstentions.

4j. Sushi Gama Corp., 1580 First Avenue-New application for Liquor, Wine and Beer Food/Drink: 95/5

WHEREAS there were no objections from the public, and

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Monday to Thursday– 11:30am to 11:00pm
Friday to Saturday – 11:30am to Midnight
Sunday– 12:30pm to 11:00pm

Manhattan Community Board 8 adopted the recommendation by a vote of 34 in favor, 0 opposed, and 0 abstentions.

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

Re: Public Access to the Queensboro Oval Park after the City's Contract with Sutton East Tennis Club Expires

WHEREAS studies have shown that the Community Board 8-Manhattan area has among the least public open space of any district in New York City, despite the district's large and growing population; and

WHEREAS the Queensboro Oval Park is a sizable space that could be used for a multitude of recreational purposes, from team softball playing to quiet enjoyment by individuals; and
WHEREAS this public open space has been privatized for use as a tennis facility for most of the year, making it unavailable for general public use during this time; and
WHEREAS in 2012, the City further reduced the public's already limited access to this space by six weeks, despite much strong public objection to the move; and
WHEREAS a more equitable sharing of the Queensboro Oval between winter tennis players and the public at large dictates that the park should be accessible to the general public for at least six months per year; and
WHEREAS the site's current tennis club operator leaves the park in poor condition when temporarily vacating it in summertime; therefore,
BE IT RESOLVED that Community Board 8-Manhattan, urges the Parks Dept. to ensure that any new contract for private use of the Queensboro Oval limit that usage to a maximum of six months per year. For the remainder of the year--a minimum of six months--the park should be open and accessible to the general public,
BE IT FURTHER RESOLVED that any private organization using the Queensboro Oval Park be required to keep it in pristine condition--and make any needed clean-ups and repairs to the site, including when it vacates the area. Failure to comply--and/or any infringement of the organization's maximum 180-day usage of the park--should result in liquidated damages as spelled out in the City's contract with that organization.
Manhattan Community Board 8 approved the resolution by a vote of 31 in favor, 2 opposed, 1 abstention and 0 not voting for cause.

8. New Business

Manhattan Borough Board Budget Priorities Report FY 2016

Manhattan Community Board 8 voted to approve the Manhattan Borough Board Budget Priorities Report FY 2016 by a vote of 33 in favor, 0 opposed, and 0 abstentions.

9. Old Business

No old business.

The meeting was adjourned at 9:18PM.

James G. Clynes, Chairman