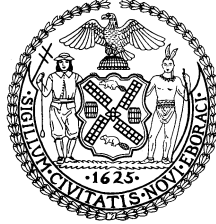


Jacqueline Ludorf
Chairman

Latha Thompson
District Manager



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The City of New York
Manhattan Community Board 8

FULL BOARD MEETING
WEDNESDAY, JULY 20, 2011
Hunter College
68th Street & Lexington Avenue
West Building, Lecture Hall
Room 615, Auditorium
6:30PM

Community Board Members Present: Joie Anderson, Elizabeth Ashby, Kenneth Austin, Michele Birnbaum, Molly Blayney, Matthew Bondy, Deirdre Breslin, Barbara Chocky, James Clynes, Susan Evans, A. Scott Falk, Ruth Halberg, Edward Hartzog, David Helpert, Lorraine Hockert, Jonathan Horn, Lorraine Johnson, Dave Kleckner, David Liston, Jacqueline Ludorf, Domenico Minerva, Laurence Parnes, Jane Parshall, Mary Boresz Pike, Ellen Polivy, Rita Lee Popper, Margaret Price, Hattie Quarnstrom, David Rosenstein, Barbara Rudder, William Sanchez, Judith Schneider, M. Barry Schneider, Helene Simon, Teri Slater, Cos Spagnoletti, H. Patrick Stewart, Marco Tamayo, Alexander Tisch, Nicholas Viest, Charles Warren, Hedi White

Community Board Members Absent (Excused): Sarah Chu, Christina Davis, George Fuchs, Debra Teitelbaum, Elaine Walsh

Community Board Members Absent (Unexcused): Lori Ann Bores, Roy Carlin, Jeffrey Escobar

Total Attendance: 42

Chair Jacqueline Ludorf called the meeting to order at 6:30PM.

1. Public Session:

- Member of the public, Louis Weissbart, representing State News, spoke in opposition to the E. 72nd St. newsstand.
- Member of the public, Michael Sharffet, representing 203 E. 72nd St. Corp., spoke in opposition to the E. 72nd St. newsstand.
- Member of the public, Howard B. Harnstein, representing 203 E. 72nd St. Corp., spoke in opposition to the E. 72nd St. newsstand.
- Member of the public, John Beaman, representing 203 E. 72nd St. Corp., spoke in opposition to the E. 72nd St. newsstand.
- Member of the public, Ira Davis, spoke in opposition to the E. 72nd St. newsstand.
- Member of the public, Carl Landegger, spoke in opposition to the E. 72nd St. newsstand.
- Member of the public, J. Wouk, spoke in favor of the Second Avenue Subway project.
- Member of the public, Kaushik Sikder, representing the newsstand, spoke in favor of the E. 72nd St. newsstand.
- Member of the public, Joel J. Silver, representing 203 E. 72nd St. Corp., spoke in opposition to the E. 72nd St. newsstand.

- Member of the public, Brenda Levin, representing 203 E. 72nd St. Corp., spoke in opposition to the E. 72nd St. newsstand.

2. Adoption of the Agenda – Agenda adopted.

3. Adoption of the Minutes – May Land Use/Full Board Meeting minutes adopted.

4. Manhattan Borough President’s Report:

Kristen Ellis, a representative for Scott Stringer reported on the latest updates from the Manhattan Borough President’s Office (MBPO). The MBPO wrote a letter to the Commissioner regarding the 311 the on-line complaint system specifically in regards to pot hole complaints. It was found that the system has defects. The MBPO is calling on the contractor and DOITT to take steps to respond to the system’s flaws. The MBPO is hosting the Iftar Dinner in honor of Ramadan. The dinner will be held on Tuesday, August 9th, 6:30PM, at the Malcolm X and Dr. Betty Shabazz Memorial and Educational Center, 3940 Broadway between 165th and 166th streets. RSVP to 212-669-4374 or receptions@manhattanbp.org

5. Elected Official’s Reports:

- Brice Peyre, a representative from Congress Member Carolyn Maloney’s office, was glad to announce the grand opening of Fairway Market at the E. 86th street location. He announced several updates on Congresswoman Maloney’s report. The Congresswoman is urging the MTA to clear up dust and noxious odors at the Second Avenue Subway construction site. She is happy to announce that the MTA has received \$197 million in federal funding for the Second Avenue Subway and \$215 million for the East Side Access project. The Congresswoman is strongly opposed to Mayor Bloomberg’s proposal to build a new Marine Transfer Station (MTS). She is leading the fight to oppose the City’s effort to secure permits from the U.S. Army Corps of Engineers and the Department of Environmental Conservation and is testifying at hearings before the Council. The Congresswoman was greatly dismayed by Governor Cuomo’s recent action to remove from the Roosevelt Island Operating Corporation (RIO) Board a Roosevelt Island resident chosen in a fair and impartial manner by other Roosevelt Islanders and replacing him with an unelected non-Islander. She urged Governor Cuomo to honor the expressed wishes of Roosevelt Island residents in future elections.
- Patrick Madigan, a representative from New York State Senator Liz Krueger’s office, reported the latest updates. He went over the way the legislative year ended in Albany. The marriage equality bill was passed and the property tax cap and rent regulations were improved. The Environmental Conservation completed a preliminary revised draft on the environmental impact statement on hydrofracking. Senator Krueger who is opposed to hydrofracking was not pleased with the statement results and has written Governor Cuomo and urged him not to lift the ban on hydrofracking.
- Ricki Gunsburg, a representative from Assembly Member Micah Kellner’s office, reported on the issues that the Assembly Member is currently working on. She announced that Assembly Member Kellner’s office will be moving effective August 1st. The community office will be moving to 1365 1st Avenue (between 73rd and 74th Streets). The office hours are Mon-Fri from 9:30AM-5:30PM and the phone and fax numbers will remain the same so you can continue to reach the office by phone at 212-860-4906 or by fax at 917-432-2983. Congresswoman Maloney coordinated a meeting with the Department of Education (DOE) and the Community Education Council (CEC) which included Chancellor Dennis Walcott regarding the future of Our Lady of Good Counsel School’s building. Assembly Member Kellner is urging the DOE to retain the Our Lady of Good Counsel space when PS 151 moves to its permanent location in September. This is the perfect opportunity to bring more school seats to District 2. Chancellor Walcott has recently announced the family feedback system initiative. The new system will allow parents to provide feedback on their children’s schooling. The online feedback form can be accessed at <http://www.familyfeedback.org/>. It was also announced that the East Sixties Neighborhood Association (ESNA) is holding their annual street fair on Sunday, August 7th, 12PM-5PM at East 60th Street between Fifth and Madison Avenue. Assembly Member Kellner along with Eviction Intervention Services is offering free monthly legal clinics to tenants. The clinic is held the first Monday of every month at 1233

Second Avenue between E. 64th and 65th Streets with appointments from 6:30PM-8:30PM. To schedule an appointment call 212-860-4906.

- David Kimble Stanley, a representative from City Council Member Daniel Garodnick's office, announced the latest updates. The Council Member was happy to announce the passage of the city budget which saved 4,000 teacher jobs, kept fire companies from closing, saved senior centers, child care centers, cultural institutions and libraries. Unfortunately, what was still in the budget is the Marine Transfer Station (MTS). The Council Member is standing strong with hundreds of neighbors in the E. 91st Street area to resist this proposed MTS on this residential site. Last month, the Transportation Committee held hearings for Council Member Garodnick's two bills. The first bill would put a bar code on parking placards which would make it easier for law enforcement to crack down on expired or phony placards and the second bill gives drivers an affirmative defense – if you get a parking ticket and show-up in court with your parking receipt your ticket will be thrown out. The Council Member also thanked the Community Board for co-sponsoring the upcoming forum starring the Robert Moses Playground. The Robert Moses Playground is not in the Manhattan Community Board 8 district but it is a key part that can lead to more green space on the east side of Manhattan and finally connect a gap in waterfront access in the midtown area. Council Member Garodnick along with Senator Liz Krueger and other electeds are trying to explore ways that the United Nations may be able to purchase Robert Moses Playground from the City. The City can then sell the UN Plaza 1 and 2 buildings and use the combined providence from those sales to create a waterfront esplanade from 38th street to 60th street. The first forum will be held on August 4th at NYU Medical Center and the second on September 8th at the Sutton Place Synagogue. A web site will be set-up so people can follow the discussion.

6. Chair's Report – Jacqueline Ludorf:

Chair, Jacqueline Ludorf wished everyone a wonderful summer.

7. Committee Reports and Action Items:

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

Review of the Central Park Conservancy's Plan to Reconstruct Central Park's East 69th St. Entrance and Redesign the Surrounding Landscaping

Part A:

WHEREAS the East 69th St. entrance to Central Park would benefit from an irrigation system to address area drainage problems and prevent soil erosion; and

WHEREAS the plan to relocate park benches from the park's East 69th St. entrance area to about 20 feet farther into the park would reduce congestion at the park's E. 60th St. entrance; and

WHEREAS the use of World's Fair-style wood-and-cast iron benches—replacing wood-and-concrete benches--would enable seating near the park's 69th St. entrance to conform to current regulations for benches at park entrances; therefore,

BE IT RESOLVED that Community Board 8, Manhattan, approves of the Central Park Conservancy's plans to install an irrigation system at Central Park's East 69th St. entrance and to relocate area benches some 20 feet farther into the park. As part of this project, the Board also approves of replacing local wood and concrete benches with regulation World's Fair-style benches and expanding on the plantings around the park's east 69th St. entrance.

Manhattan Community Board 8 adopted the resolution by a vote of 39 in favor, 0 opposed and 0 abstentions.

Part B – Path Alignment:

WHEREAS the existing shape of the path from Central Park’s E. 69th St. entrance into the park helps block street views and noise for those inside the park, thereby enhancing users’ park experience; and

WHEREAS somewhat smoothing the path’s existing curve would alter the path’s geometry and dislocate the nearby flagpole as the focal point and center of the area; and

WHEREAS a less angular design to the path potentially could spur biking on this pedestrian path; therefore,

BE IT RESOLVED that Community Board 8, Manhattan, opposes the Central Park Conservancy’s plan to change the alignment of the path leading from Central Park’s East 69th St. entrance into the park.

Manhattan Community Board 8 adopted the resolution by a vote of 28 in favor, 10 opposed and 0 abstentions.

Re: Proposal by the Lachaise Foundation to Exhibit the Gaston Lachaise Sculpture, *LaMontagne*, in Tramway Plaza

WHEREAS the Gaston Lachaise sculpture, *La Montagne*, would add an artistic element to Tramway Plaza; and

WHEREAS this addition to the plaza is intended to be temporary, lasting approximately one year; and

WHEREAS CB8M members assume that placement of the sculpture near E.59th St. and 2nd Ave. in Tramway Plaza would not hinder pedestrian traffic in the Plaza from any direction; therefore,

BE IT RESOLVED that CB8M approves of the plan to display the Gaston Lachaise sculpture, *La Montagne*, temporarily at Tramway Plaza, provided that this artwork be adequately lighted from sundown to sunrise to prevent accidents.

Manhattan Community Board 8 adopted the resolution by a vote of 32 in favor, 6 opposed and 1 abstention.

- **Street Life Committee – Cos Spagnoletti and Nicholas Viest, Co-Chairs**

1a. **Newsstand at the Northeast Corner of 72nd Street and Third Avenue** – New application for a newsstand, DCA #1397778

WHEREAS there have been a number of transportation issues at this part of 72nd and 3rd Ave,

WHEREAS this intersection has a 3 way light on the same side of the street as the proposed newsstand,

WHEREAS there is a concern that the newsstand will block the line of sight for motorists approaching this busy intersection,

WHEREAS this part of the block has significant pedestrian traffic,

WHEREAS this proposed newsstand would be an impediment to this foot traffic,

WHEREAS this block is residential in character,

WHEREAS a newsstand would change the residential character of this part of the block,

WHEREAS no resident or member of the public spoke in support of this newsstand,

WHEREAS the President of the Board of 203 East 72nd Street stated that the board completely opposes this newsstand,

WHEREAS all other residents in attendance opposed the location of this newsstand,

WHEREAS the residents were not given sufficient notice of this proposal,

WHEREAS there is a store across the street that sells the identical items to the proposed newsstand,

WHEREAS there are 2 other newsstands very near this location,

WHEREAS the need for an additional seller of the same products is highly questionable,

WHEREAS the applicant gave vague answers about what he would sell and how he came to choose this location,

WHEREAS the addition of this newsstand would be a net loss for the residents and the community,

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

Manhattan Community Board 8 adopted the resolution by a vote of 26 in favor, 11 opposed, and 2 abstentions.

2a. **Giebelstadt Enterprises, Inc. d/b/a Gimbelstadt, 1683 First Avenue (87th/88th Street)** – Application for the transfer of an on-premises liquor license Hours: Mon – Wed 11:30a – 1a, Thurs – Sat 11:30a – 3:30a Sun 11:30a – 11p. Food/Drink: 60/40.

WHEREAS the owner stated that this establishment will be a restaurant serving German food,

WHEREAS the owner stated that there will be 6 – 10 beer taps,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 30 in favor, 4 opposed, and 5 abstentions.

2b. **V. Eatery, LLC d/b/a T.B.D., 1700 Second Avenue (88th/89th Street)** – Application for the transfer of an on-premises liquor license Hours: 11:30a – 11:30p Food/Drink: 80/20
WHEREAS this application is a transfer of ownership,
WHEREAS the applicant has no business relationship with the previous owner of Saigon Grill,
BE IT RESOLVED THAT the application is Approved.
Manhattan Community Board 8 adopted the resolution by a vote of 21 in favor, 8 opposed, and 11 abstentions.

2c. **UES Rest Corp d/b/a Saloon, 1584 York Avenue (83rd/84th Street)** – Application for the transfer of an on-premises liquor license Hours: The Saloon – Fri – Sat: 8p – 4a Yorkville Creperie: Mon – Thurs 11a – 10p Fri – Sat 10a – 11p Sun 10a – 10p Food/Drink: 35/65.
WHEREAS the current managers are going to buy the establishment,
WHEREAS there is one 311 complaint in 2011,
WHEREAS there were no members of the public in opposition,
WHEREAS a long time resident who lives upstairs from The Saloon spoke in support of the application,
WHEREAS the new owners stated they will hire additional security to work outside,
WHEREAS the committee received a number of letters from nonprofit organizations in support of The Saloon for helping them with special events held there on the “off days”,
WHEREAS some of these organization and events are Blues Dance Workshop, FSU Seminole Club, The Road Less Travelled By (documentary about gay marriage), Speakeasy Theatre, Ballroom Dancing, Story Time (for kids) and the Manhattan Resident’s building management association.
BE IT RESOLVED THAT the application is Approved.
Manhattan Community Board 8 adopted the resolution by a vote of 34 in favor, 1 opposed, and 5 abstentions.

2d. **Jbird One, LLC d/b/a Jbird, 339 East 75th Street (First/Second Avenues)** – Application for the transfer of an on-premises liquor license. Hours: Mon – Fri: 5p – 4a. Sun: 10a – 4a Food/Drink: 50/50.
WHEREAS this will be a lounge establishment serving food,
WHEREAS the kitchen will be open until close,
WHEREAS there will be no room for standing patrons,
WHEREAS the applicant owns and operates 3 other establishment,
WHEREAS the applicant stated that he will consider adjusting his hours if she receives complaints,
BE IT RESOLVED THAT the application is Approved.
Manhattan Community Board 8 adopted the resolution by a vote of 39 in favor, 0 opposed, and 0 abstentions.

2e. **KR Tavern & Rest. Inc., 1437 First Avenue (74th/75th Streets)** – Application for the transfer of an on-premises liquor license Hours: Mon – Thurs: 11:30a – 2a Fri – Sat: 11:30a – 4a Sun: 11:30a – 2a. Food/Drink: 60/40.
WHEREAS the establishment will have a country western theme,
WHEREAS the owner agreed to close their front windows by 10p,
BE IT RESOLVED THAT the application is Approved.
Manhattan Community Board 8 adopted the resolution by a vote of 39 in favor, 0 opposed, and 0 abstentions.

3a. **EAT Madison, LLC d/b/a EAT, 939-941 Madison Avenue (74th/75th Streets)** – New application for a wine and beer license. Hours: 7a – 8p. Food/Drink: 85/15.
WHEREAS the applicant is changing locations from their current place,
BE IT RESOLVED THAT the application is Approved.
Manhattan Community Board 8 adopted the resolution by a vote of 39 in favor, 0 opposed, and 0 abstentions.

3b. **Mamma Anna Corp. d/b/a Abitino’s Pizza, 1592 First Avenue (@ 83rd Street)** – New application for a wine and beer license Hours: 10a – 11p Food/Drink: 90/10
WHEREAS the applicant owns 4 other establishments,
WHEREAS there is no 500’ rule as this is for wine and beer,
BE IT RESOLVED THAT the application is Approved.
Manhattan Community Board 8 adopted the resolution by a vote of 39 in favor, 0 opposed, and 0 abstentions.

3c. VL Delights, LLC d/b/a Bel Ami, 30 East 68th Street (Madison/Park Avenues) – New application for a wine and beer license Hours: Mon – Thurs: 8a – 10p Fri – Sun: 9a – 10p. Food/Drink: 85/15.

WHEREAS the applicant is opening a small café serving wine and beer,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 39 in favor, 0 opposed, and 0 abstentions.

3d. Corp. to be formed by Robert T. Gillin, Jr., 1590 Second Avenue (82nd/83rd Streets) – new application for an on-premises liquor license Hours: 12p – 2a. Food/Drink: 85/15

WHEREAS this application is for a restaurant serving seafood,

WHEREAS there will only be piped music,

WHEREAS the applicant has agreed to close at 2am every night,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 41 in favor, 0 opposed, and 0 abstentions.

3e. 205 East 81st Street, Inc. d/b/a Campagna Quattro Gatti, 205 East 81st Street (Third/Second Avenues) – New application for an on-premises liquor license Hours: 12p – 11:30p Food/Drink: 70/30.

WHEREAS this application is a new application transferring the ownership to the sister in law of the current owner,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 39 in favor, 0 opposed, and 0 abstentions.

3f. The All American Bar on First Avenue, Inc. d/b/a American Bar, 1471 First Avenue (76th/77th Streets) – New application for an on-premises liquor license Hours: 12p – 4p Food/Drink: 25/75.

WHEREAS this is from a new owner,

WHEREAS the new DBA will be American Bar,

WHEREAS the owner agrees to close the front windows by 10p,

WHEREAS the owner stated that she will not use the rear yard,

WHEREAS the owner agreed to keep the rear door closed,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 36 in favor, 1 opposed, and 4 abstentions.

3g. Tombo Enterprises, Ltd., 1331 Second Avenue (@ 70th St) aka 233 East 70th Street– New application for an on-premises liquor license Hours: 11:30a – 12:30p Food/Drink: 80/20

WHEREAS this is an application for a restaurant taking over a space that is currently occupied by a restaurant,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 39 in favor, 0 opposed, and 0 abstentions.

3h. Andaman Thai Bistro, Inc. d/b/a Andaman Thai Bistro, 1843 First Avenue (95th/96th Street) – New application for an on-premises liquor license Hours: Mon – Thurs 11a – 11p Fri – Sat 11a – 12a Sun 11 – 11p. Food/Drink: 95/5

WHEREAS the applicant stated that they will use no motorized bikes,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 39 in favor, 0 opposed, and 0 abstentions.

3i. Jhorna Restaurant, Inc. d/b/a Mumtaz, 1582 York Avenue (83rd/84th Street) – New application for an on-premises liquor license. Hours: 11a – 12a. Food/Drink: 75/25.

WHEREAS the applicant is moving from 3rd Avenue to York,

WHEREAS there will be no bicycle delivery,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 39 in favor, 0 opposed, and 0 abstentions.

- **Communications Committee** – David Rosenstein and William Sanchez, Co-Chairs

Re: Cable TV Franchise

WHEREAS the City of New York has the right to require that some channels be set aside by the cable companies for public, educational and government channels, and

WHEREAS the City of New York has exercised this right by supporting the creation of MNN and its peer Community Access Organizations, and

WHEREAS the agreements, signed in 1998 (except for Verizon signed in 2008) were for 10 years and expired in 2008, and

WHEREAS the Manhattan Borough Board voted in 2008 to urge the Franchise Concession and Review Committee (FCRC) to approve the renewal of the city's cable TV franchise agreements, and

WHEREAS Manhattan Neighborhood Network and its peers have been operating with inadequate funding, with resulting impairment of their public access mission as a direct result of the long delay in renewing the franchise agreements,

THEREFORE BE IT RESOLVED, that Manhattan Community Board #8 supports the position taken by the Manhattan Borough Board in 2008 regarding the cable TV franchise agreements and urges the FCRC to support the renewal agreements at its August meeting.

Community Board 8M adopted the resolution by a vote of 41 in favor, 0 opposed and 0 abstentions.

- **Landmarks Committee** – David Liston and Jane Parshall, Co-Chairs

Re: 163 East 73rd Street (Lexington and Third Avenues) -- INDIVIDUAL LANDMARK – Upper East Historic District -- Mr. Charles Calcagni, Architect – Application is to construct a rooftop addition and to reconstruct the rear façade.

THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part 1: Rooftop addition and Part 2: Reconstruction of rear elevation.

Part 1: Rooftop addition

WHEREAS 163 East 73rd Street is a late Romanesque Revival carriage house designed by Thomas Rae and constructed in 1896-1897.

WHEREAS 163 East 73rd Street is one of two individually landmarked carriage houses on 73rd Street; 161 East 73rd Street is the other.

WHEREAS 161 East 73rd Street, the twin, has an existing rooftop addition.

WHEREAS the rooftop addition will be set back approx. 17' 8" at the front and set back approx. 18' 1/4th "at the rear.

WHEREAS the addition has sloping roofs which minimize the roof profile especially at the rear.

WHEREAS the overall height of the addition is 9' from the top of the cornice; the overall height of the carriage house will now be 40' 7" – the existing overall height to the cornice is 31'.

WHEREAS all mechanicals are to be located at the basement level.

THEREFORE BE IT RESOLVED that Part 1 of this application – the rooftop addition -- is approved as presented.

Manhattan Community Board 8 approved this recommendation by a vote of 38 in favor, 2 opposed, and 1 abstention.

Part 2 – Reconstruction of the rear elevation

WHEREAS at the rear there are window openings that were put in subsequent to the original construction of the carriage house.

WHEREAS these windows are non-historic aluminum windows and include a large window 10'8" high x 18' wide that was added sometime in the 1980s.

WHEREAS the applicant proposes two new aluminum windows set within the brick wall of the rear elevation at the first and second floor: at the first floor an opening 10'8" high and approx. 14 1/2' wide and at the second floor an opening 7' high and approx. 14 1/2' wide.

WHEREAS the division between the two floors would be in limestone; the limestone division would be 4' high.

WHEREAS there are no existing drawings or photographs of the original rear elevation.

WHEREAS East 73rd Street between Lexington and Third Avenues is a block of particularly fine carriage houses.

WHEREAS the proposed new rear elevation is heavily glazed; there is no reference to the front elevation.

WHEREAS the proposed new rear elevation presents as too institutional and too modern with too much glazing – and thus is out of character with the historic design of the carriage house.

THEREFORE BE IT RESOLVED that Part 2 of this application -- the reconstruction of the rear elevation -- is disapproved as presented.

The recommendation failed with a vote of 17 in favor, 23 opposed, and 1 abstention.

The motion to approve the rear elevation was approved by a vote of 24 in favor, 16 opposed and 1 abstention.

Re: 32 East 74th Street (between Park Avenue and Madison Avenue) – Upper East Side Historic District – Higgens Quasebarth & Partner. Application is for façade restoration (including stucco repairs and steel window restoration on the front and rear elevations), a minimally visible rooftop addition and a rear yard extension.

WHEREAS 32 East 74th Street is an international style residence that William Lescaze designed and built in 1934-35.

WHEREAS THIS APPLICATION IS DIVIDED INTO THREE PARTS: Part 1: Rearyard Extension; Part 2: Rooftop Addition; and Part 3: Movement of the Front Door.

Part 1: Rearyard Extension

WHEREAS the rearyard presently includes a hardscape that covers nearly all of the ground in the rearyard other than plantings on the perimeters; the applicant proposes to remove 40% of the hardscape and create a lower level family room and gym room separated by a courtyard over which a small bridge will be set.

WHEREAS the applicant proposes to extend the height of the party wall on the West side of the rearyard by 3’6” while the height of the party wall on the East side of the rearyard will remain the same.

WHEREAS the proposed rearyard extension will result in a below grade interior space and is in keeping with the current design of the building.

THEREFORE BE IT RESOLVED that the proposed rearyard extension is approved as presented.

Manhattan Community Board 8 approved this recommendation by a vote of 36 in favor, 3 opposed and 2 abstentions.

Part 2: Rooftop addition

WHEREAS the applicant proposes to construct a rooftop addition that will include two chimney extensions - one for the boiler flue and the other for an existing chimney in order to be Code compliant - and a penthouse with a 9’ ceiling height, 12 feet overall height above the existing roof, set back 19 ½ feet from the front facade, and set back 6 feet from the back facade, and will include stucco in the front, brick in the back with a transom made of glass and metal.

WHEREAS the proposed rooftop addition is consistent with the architect’s original design as per prior drawings and is consistent with the current character and configuration of the building.

THEREFORE BE IT RESOLVED that the proposed rooftop addition is approved as presented.

Manhattan Community Board 8 approved this recommendation by a vote of 40 in favor, 1 opposed and 0 abstentions.

Part 3: Movement of the Front Door

WHEREAS the applicant proposes to move the front door from its existing location forward by five feet.

WHEREAS the proposed movement of the front door will result in the front door being relocated to a position consistent with the original design of the building and at a plane at which two different materials meet and is therefore appropriate for the character and configuration of the building.

THEREFORE BE IT RESOLVED that the proposed movement of the front door is approved as presented.

Manhattan Community Board 8 approved this recommendation by a vote of 36 in favor, 6 opposed and 2 abstentions.

Re: 14 East 90th Street (Fifth and Madison Avenues) – Carnegie Hill Historic District – *Hamilton Air Company*. Application is to install through-the-wall air conditioning units.

WHEREAS 14 East 90th Street is a neo-Renaissance style apartment building, that J.E.R. Carpenter designed and built in 1928-29.

WHEREAS the applicant wishes to install two through-the-wall air condition units 27” wide and 16 3/4” high through the exterior wall of a fourth floor apartment between the arches below the windows of the apartment.

WHEREAS the proposed installation of air conditioning units would have a deleterious effect on the arches and ornamentation below the applicant’s apartment,

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

Manhattan Community Board 8 approved this recommendation by a vote of 32 in favor, 1 opposed and 8 abstentions.

Re: 124 East 62nd Street (Park and Lexington Avenues) – Upper East Side Historic District – *Mr. Bill Higgins, Higgins Quasebarth & Partners*, Application is to legalize a Landmarks Preservation Commission violation for the illegal installation of an areaway fence.

WHEREAS 124 East 62nd Street is an Italinete-style brownstone house designed by Robert Mook and constructed in 1869-70.

WHEREAS 124 East 62nd Street is referred to as a “no style” building in the District designation report.

WHEREAS the current owners did not install the areaway fence -- the current owners inherited the fence when they purchased the property.

WHEREAS at the beginning of the 20th century, row houses of this style were often renovated to simplify the façade – a taller fence is in keeping with the vocabulary of this style of converted house.

WHEREAS the 1940s tax photo indicates a lower railing and at the time of the historic district designation the fence was probably 3 to 3 ½’ high.

WHEREAS the current fence is approx. 6 ½’ high and about 5’ out from the front of the house.

WHEREAS there is no documentation available as to when the fence was originally installed.

WHEREAS while the height of the fence stands out on the block and in the historic district, the current owners were not responsible for its installation.

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

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

Re: 822 Madison Avenue (68th and 69th Streets) – Upper East Side Historic District – *Mr. William Fellows, Architect*. Application is to modify the window openings in the two-story retail base.

WHEREAS 822 Madison is a neo-Grec style rowhouse designed by Charles Buek and constructed in 1881-82 and altered both in the early 20th century and in the mid-20th century.

WHEREAS there is now a single entry to both the retail space at the first and second floors and the residential space above.

WHEREAS the applicant proposes to raise the retail window by 12” and widen the retail window from 6’8” to 7’9”.

WHEREAS within the new proposed 7’9” glass window the applicant proposes a 3’ wide door for the retail space; the existing door will only service the residential apartments.

WHEREAS the new glass door (using part of the new higher window to be created) is at grade.

WHEREAS because of the increase in the height of the glazing at the ground level to create the at-grade door to the retail space, the height of the windows at the 2nd floor are now 11’ shorter.

WHEREAS the applicant proposes to retain all of the original ornamentation around the windows.

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

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

Re: 815 Madison Avenue (68th Street) – Upper East Side Historic District – Mr. William Fellows, Architect.
Application is to replace the existing storefront.

WHEREAS 815 Madison Avenue is a rowhouse built in 1881-82, re-designed in the neo-Georgian style by Walter B. Chambers in 1926.

WHEREAS the current storefront is not in keeping with original design and materials of the building and the applicant proposes to remove the two external display cases and move the existing doors and replace them with two aligned doors both recessed 6' from the front of the building.

WHEREAS the proposed changes present a clear solution to the current configuration which is presently at odds with the original character of the building and preserves protected and distinctive architectural elements.

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

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

Re: 116 East 78th Street (Park and Lexington Avenues) – Upper East Side Historic District
– Mr. Lee H. Harris, Architect. Application is to replace the windows and the doors and to alter the façade and the rooftop.

WHEREAS 116 East 78th Street is a neo-Georgian style residence 78th constructed in 1866 and altered in 1909-10 by Rouse & Goldstone.

WHEREAS 116 East 78th Street has a brick and limestone façade, a rusticated stone first story with brick above; a parlor floor with full length windows each with an iron balcony with a center window distinguished by a broken-arch pediment with a cartouche supported on carved console brackets. The cornice has been removed and the fifth floor is set back of the cornice line and now presents as a plaster mass.

WHEREAS at the front, the applicant proposes to replace all the windows with in-kind wood windows and restore all of the existing iron-work.

WHEREAS at the top of the house, the applicant proposes restoring the original entablature including the balustrade with a mansard dormered roof above. The roof will be made of a lead-coated copper.

WHEREAS at the rear, there is a complicated series of additions, including an addition that is raised up on columns or pillars so that it provides a cover for a patio at the ground level and presents as a cantilever over the ground level. The applicant's intent is to capture some of the elements of the front elevation and reinterpret them at the rear.

WHEREAS the applicant proposes to lower the bulkheads at the roof and thus lower the roof by 2 ½' and pull back the rear elevation by 1' so that the rear yard increases from 19' 2" to a deeper 20'3". The masonry of the rear elevation will continue down to the ground level, thus removing the cantilevered aspect of the house.

WHEREAS also at the rear, the applicant proposes pulling back the 5th floor by approx. 7 ½'

WHEREAS at the roof, the stair bulkhead (now 12' x 8') will be removed so that the projections for the mechanicals on the roof will be decreased by approx. 96 sq. ft.

WHEREAS the brick proposed for the rear elevation will match the brick at the front elevation; the window surrounds at the rear will be made of limestone and there will be julliet balconies at some of the windows at the 2nd and 3rd floors.

WHEREAS the windows at the rear elevation will be similar to a "Hopes" window and will have steel frames.

WHEREAS at the rear, the applicant is not trying to create a "historicist" elevation, but rather an elevation that does have a few of the elements of the front elevation but not entirely mimicking the front.

WHEREAS at the front of the house, the applicant proposes to install a fence and projecting gates that were part of the original drawings for the house but never executed. The motifs/elements on the existing grillwork for the doors and windows that are being restored at the ground level will be repeated in the new fence and gates. The new fence and projecting gates will be 29" high and will align with the existing front steps.

WHEREAS the applicant proposes to restore the original character to the house with an appropriate and elegant design.

WHEREAS the applicant proposes to reduce the overall mass of the building.

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

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

Re: 900 Fifth Avenue (71st and 72nd Streets) – Upper East Side Historic District – Mr. David Fratiante, Architect. Application is to alter the canopy and the entry.

WHEREAS 900 Fifth Avenue is a modern style apartment building designed by Sylvan Bien and built in 1958.

WHEREAS the applicant proposes to install new storefront steel frame windows with metal mullions and frameless glass doors in an existing opening at the front entrance facade.

WHEREAS the applicant proposes to install a painted steel frame and glass canopy awning with columns that are more tubular than the columns of the existing canopy which is comprised of canvas and stainless steel.

WHEREAS the above-mentioned steel and glass canopy will be 8' wide and 9' high, replacing the existing canopy which is 17 1/2 feet wide, 9' high at one point, and up to 12' at another point.

WHEREAS the proposed steel and glass canopy and the proposed changes to the entrance facade are will be more consistent with the design of the building than that which is currently in place.

THEREFORE BE IT RESOLVED that this application is approved.

Manhattan Community Board 8 adopted this recommendation by a vote of 40 in favor, 1 opposed and 0 abstentions.

Re: 140 East 63rd Street (aka 136-146 East 63rd Street, 813-817 Lexington Avenue [Barbizon Hotel] - Discussion of a resolution in support of a Landmarks Preservation Commission proposal.

WHEREAS The Friends of the Upper East Side Historic Districts submitted the request for evaluation of 140 East 63rd Street.

WHEREAS 140 East 63rd Street was designed in the North Italian Renaissance style with eclectic detailing by Murgatroyd and Ogden and constructed in 1927-28.

WHEREAS 140 East 63rd Street was listed on the National Register of Historic Places in 1982.

WHEREAS 140 East 563rd Street was built as a residence for single women who at that time were increasingly attending college and seeking professional careers.

WHEREAS the 23-story Barbizon is an excellent representative of the 1920s apartment hotel building type with step-back massing that reflects the influence of the 1916 zoning code while the detailing of the lower stories and upper rooflines display a mastery of the eclectic ornamentation popular at the time of the building's construction.

WHEREAS the Barbizon, which retains a high degree of architectural integrity since it was constructed, has not just contributed to the architectural history of this great city but to its social history as well by providing, at the time, inexpensive housing for single women. Many of the residents of the Barbizon were famous actresses, models, authors, and artists and included Alice Sachs who was an editor at Crown Books and for many years the co-chair of the Landmarks Committee of Community Board 8.

THEREFORE BE IT RESOLVED that this Committee supports giving an individual Landmarks designation to 140 East 63rd Street.

Manhattan Community Board 8 adopted this recommendation by a vote of 32 in favor, 5 opposed and 3 abstentions.

Re: Manhattan Borough Board Resolution Regarding Community Board Review of Landmarks Applications

WHEREAS, Community Boards, as the most local form of City government, are uniquely suited to offer input and expertise on individual landmarks applications and provide advisory opinions to the Landmarks Preservation Commission (LPC); and

WHEREAS, unlike other land use review processes that abide by a distinct timeline or schedule, LPC does not follow a uniform or defined timeline for the review of landmarks applications; and

WHEREAS, although LPC refers landmarks proposals to Community Boards for input, Community Boards are not afforded a consistent and defined period of time to provide meaningful review and evaluation for these applications; and

WHEREAS, this arrangement has led to circumstances when Community Board landmarks committees were unable to review a landmarks application prior to a LPC vote;

Community Board full boards have been unable to review and vote on an application prior to a LPC vote; and Community Board full boards have overturned votes from their landmarks committees, thereby changing the position of the Board;

THEREFORE, BE IT RESOLVED that the Manhattan Community Board 8 urges LPC to adopt a formal and defined timeline that allows Community Boards to provide meaningful input on all landmarks applications; and **THEREFORE, BE IT FURTHER RESOLVED** that the Manhattan Community Board 8 recommends that LPC provide Community Boards a minimum of 45 days of review between the time when a given landmarks application is calendared to when the Commission takes the official vote on the application. **Manhattan Community Board 8 adopted this recommendation by a vote of 40 in favor, 1 opposed and 0 abstentions.**

8. Old Business:

No old business discussed.

9. New Business:

No new business discussed.

With no further business the meeting was adjourned at 9:00PM.