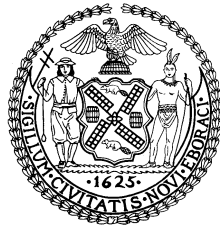


James G. Clynes
Chairman

Latha Thompson
District Manager



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The City of New York
Manhattan Community Board 8

FULL BOARD MEETING

Franklin D. Roosevelt
Four Freedoms Park
1 FDR Four Freedoms Park
Roosevelt Island, NY
Wednesday, July 15, 2015
6:30PM

Community Board Members Present: Elizabeth Ashby, Gayle Baron, Albert Barrueco, Michele Birnbaum, Matthew Bondy, Lori Ann Bores, Loraine Brown, Barbara Chocky, Sarah Chu, James Clynes, Daniel Dornbaum, Susan Evans, A. Scott Falk, Edward Hartzog, David Helpert, Sophia James, Andrew Kalloch, Allison Kopf, Craig Lader, Katherine LaGuardia, David Liston, Jacqueline Ludorf, Zoe Markowitz, David Menegon, Glen Pandolfino, Laurence Parnes, Jane Parshall, Peter Patch, Ellen Polivy, Sharon Pope, Rita Lee Popper, Margaret Price, David Rosenstein, Barbara Rudder, Abraham Salcedo, William Sanchez, M. Barry Schneider, Cos Spagnoletti, Marco Tamayo, Debra Teitelbaum, Carolina Tejo, Charles Warren, Hedi White

Community Board Members (Excused): Alida Camp, Christina Davis, Lorraine Johnson, Hattie Quarnstrom-Figueroa, Nicholas Viest, Elaine Walsh

Community Board Members (Unexcused): Jeffrey Escobar

Total Attendance: 43

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, Kevin Hackett, representing 17 East 89th Street, spoke in opposition to 11 East 89th Street.
- Member of the public, Talton Earbay, representing 17 East 89th Street, spoke in opposition to the Park Avenue Synagogue.
- Member of the public, Cornelius Marx, representing 17 East 89th Street, spoke in opposition to the Park Avenue Synagogue.
- Member of the public, Larry Davis, representing 17 East 89th Street, spoke in opposition to 11 East 89th Street.
- Member of the public, Christina Delfico, representing Producer's Guild of America, spoke on Green Initiatives.
- Member of the public, Shelly Friedman, representing 17 East 89th Street, spoke in opposition to 11 East 89th Street.
- Member of the public, James Gerding, representing Ryan's Daughter, spoke.
- Member of the public, Nancy Brown, representing the Roosevelt Island Disabled Association, spoke on the FDR Hope Memorial.
- Member of the public, Jim Bates, representing the Roosevelt Island Disabled Association, spoke on the FDR Hope Memorial.
- Member of the public, Beryl Chernon, representing the Park Avenue Synagogue, spoke in favor of 11 East 89th Street.
- Member of the public, Wendy Light, spoke on CitiBike.
- Member of the public, Ron Davidson, spoke on the Roosevelt Island Tram franchise and expansion of footprint in NYC Park.

- Member of the public, Dr. Niels Lauersen, representing 750 Park Avenue, spoke in opposition to the bike racks.
- Member of the public, Jordon Wouk, spoke on the Hampton Jitney.
- Member of the public, Sheryl Menkes, representing 344 East 85th Street, spoke in opposition to Ryan's Daughter.
- Member of the public, Jeanne Lantz, representing 344 East 85th Street tenants, spoke in opposition to Ryan's Daughter.

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

3. **Adoption of the Minutes** – April 15, 2015 Full Board meeting minutes adopted.

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

Manhattan Borough President Gale Brewer's office reported on her latest initiatives.

5. **Elected Officials' Reports**

- Elected officials reported on their latest initiatives.

6. **Chair's Report – Jim Clynes**

Chairman Jim Clynes made his report.

7. **District Manager's Report – Latha Thompson**

Latha Thompson made her report.

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

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

1. **Public Hearing re: Application for Multi-block Street Fairs for Calendar Year 2015**

- A. The temporary relocation of the 92nd Street Greenmarket due to the construction at the Stanley Isaacs and Holmes Houses.

Manhattan Community Board 8 motioned to approve the application by a vote of 42 in favor, 0 opposed and 1 abstention.

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

- A. Soeko Prasetyo to close East 68th Street between Madison and Fifth Avenues on Saturday, August 22, 2015 from 10 AM to 5PM for a Block Party

Manhattan Community Board 8 motioned to approve the application by a vote of 43 in favor, 0 opposed and 0 abstentions.

- B. Hunter College to close East 69th Street between Park and Lexington Avenues on Wednesday, September 9, 2015 from 12Noon to 4PM for a Block Party.

Manhattan Community Board 8 motioned to approve the application by a vote of 43 in favor, 0 opposed and 0 abstentions.

- C. Ramaz School to close East 78th Street between Park and Madison Avenues on Thursday, September 10, 2015 from 3PM to 7PM for a Block Party

Manhattan Community Board 8 motioned to approve the application by a vote of 43 in favor, 0 opposed and 0 abstentions.

- D. St. James Church to close East 71st Street between Madison and Park Avenues on Sunday, September 13, 2015 from 11:30AM to 2PM for a Block Party

Manhattan Community Board 8 motioned to approve the application by a vote of 43 in favor, 0 opposed and 0 abstentions.

E. Marymount Manhattan College to close East 71st Street between Second and Third Avenues on Wednesday, September 16, 2015 from 12Noon to 4PM for a Block Party

Manhattan Community Board 8 motioned to approve the application by a vote of 43 in favor, 0 opposed and 0 abstentions.

H. The Town School to close East 76th Street between York and Dead End Avenues on Sunday, September 27, 2015 from 12Noon to 5PM for a School Fair

Manhattan Community Board 8 motioned to approve the application by a vote of 43 in favor, 0 opposed and 0 abstentions.

I. The Brick Church School to close East 92nd Street between Madison and Park Avenue on Friday, October 2, 2015 from 12Noon to 5PM for a Block Party

Manhattan Community Board 8 motioned to approve the application by a vote of 43 in favor, 0 opposed and 0 abstentions.

J. Temple Israel of the City of New York to close East 75th Street between Lexington and Park Avenues on Monday, October 5, 2015 from 1PM to 8PM for a Block Party

Manhattan Community Board 8 motioned to approve the application by a vote of 43 in favor, 0 opposed and 0 abstentions.

K. Manhattan Sephardic Congregation to close East 75th Street between First and Second Avenues on Monday, October 5, 2015 from 6PM to 10PM for a Religious Ceremony

Manhattan Community Board 8 motioned to approve the application by a vote of 43 in favor, 0 opposed and 0 abstentions.

L. Manhattan Country School to close East 96th Street between Fifth and Madison Avenues on Saturday, October 17, 2015 from 11AM to 4PM for a Block Party

Manhattan Community Board 8 motioned to approve the application by a vote of 43 in favor, 0 opposed and 0 abstentions.

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

1. A discussion by the East River C.R.E.W. on the purchase and placement of a 2nd shipping container to be located under the FDR drive at East 96th Street.

WHEREAS East River C.R.E.W. is a nonprofit organization that offers free rowing and educational activities in the East River; and

WHEREAS Citizens Committee of New York has provided a grant to East River C.R.E.W. for the purchase of a second shipping container/boathouse for their boats and equipment; and

WHEREAS current construction work near East 96th Street and the FDR Drive limits the amount of available space on the south side of East 96th Street where East River C.R.E.W.'s first shipping container is located; and

WHEREAS Community Board 11 has passed a resolution in support of East River C.R.E.W.'s lease application;

THEREFORE BE IT RESOLVED that Community Board 8 Manhattan supports Community Board 11

Manhattan's resolution in support of East River C.R.E.W.'s lease application; and

BE IT FURTHER RESOLVED that Community Board 8 Manhattan suggests that East River C.R.E.W.'s new lease be granted at the most favorable terms possible.

Manhattan Community Board 8 passed the resolution to approve by a vote of 42 in favor, 0 opposed, 1 abstention and 0 not voting for cause.

3. Continuing discussion of a new stop for the Hampton Jitney: revised application to share existing NYCT stop in front of 1326 Lexington Avenue (west side of the avenue, between 88th and 89th Streets).

WHEREAS in April 2015, the NYC Dept. of Transportation implemented a new "No Left Turn" restriction that prohibits westbound traffic on East 86th Street from turning southbound onto Lexington Avenue; and

WHEREAS the Hampton Jitney buses previously turned left at that intersection as part of their standard route, but now detour west to Fifth Avenue, south to 72nd Street, and east to Lexington Avenue; and
WHEREAS Hampton Jitney has requested to instead share an existing bus stop in front of 1326 Lexington Avenue between 88th & 89th Streets, where the Lexington Avenue local buses stop; and
WHEREAS several members of the community have expressed concerns about this proposed location, with its narrow sidewalks and its proximity to a busy greengrocer;
THEREFORE BE IT RESOLVED that Community Board 8 Manhattan **DISAPPROVES** Hampton Jitney's application to share the existing New York City Transit bus stop in front of 1326 Lexington Avenue
Manhattan Community Board 8 passed the resolution to disapprove by a vote of 42 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

4. Continuing discussion of the Citi Bike program and the proposed locations for bicycle share stations on the Upper East Side.

BE IT RESOLVED THAT Community Board 8 Manhattan supports the Citi Bike program and approves the proposed bicycle share station locations, with the exception of the following two locations that should be eliminated:

- 72nd Street southwest corner of York
- First Avenue between 61st & 62nd Street

Manhattan Community Board 8 passed the resolution to approve by a vote of 28 in favor, 13 opposed, 1 abstention and 1 not voting for cause.

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

Re: 925 Park Avenue (between 80th and 81st Streets) – Park Avenue Historic District – Panorama Windows. Application is for a building wide Master Plan for window replacement

WHEREAS 925 Park Avenue is a 14-story Renaissance Revival apartment building designed by Delano and Aldrich and constructed in 1907-08, making it one of the most historic buildings in Manhattan.

WHEREAS the exterior stands out from its neighbors, largely because of its impressive limestone façade; the lower floor windows are crowned by art deco style arches and the windows on the upper floors are topped with distinctive brickwork.

WHEREAS the original historic windows were 4 over 4 wood double hung windows.

WHEREAS the existing pattern today consists of mostly 1 over 1 double hung windows with a few tilt & turn windows with transoms above.

WHEREAS the applicant proposes a Master Plan for the windows that would keep the 1 over 1 configuration and would be made of aluminum. [The proposed Master Plan would be consistent with the existing configuration of the majority of the windows.]

WHEREAS 925 Park Avenue, designed by one of the great architectural firms of that era, is one of the most impressive apartment buildings within the new Park Avenue Historic District.

WHEREAS the proposed Master Plan, for 1 over 1 aluminum windows, is out of context and inappropriate within the historic district.

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

Manhattan Community Board 8 adopted this recommendation by a vote of 40 in favor, 0 opposed, 2 abstentions, and 0 not voting for cause.

Re: 11 East 89th Street (between Fifth and Madison Avenues)-Expanded Carnegie Hill Historic District - Mary Burnham, Architect-Application is for building renovation.

This Application is divided in two parts:

Part 1: Front, Rear, and Side Facades

WHEREAS 11 East 89th Street was formerly the Trevor Day School for the lower grades and is being renovated to become an educational building for Park Avenue Synagogue;

WHEREAS the south, front façade will be repaired, its two balconies and railings will remain, and its aluminum windows replaced with wood casement windows on second and third floors to resemble the circa 1912 windows and replaced with wood casement windows on the fourth and fifth floors to continue the look and feel of the windows below;

WHEREAS the existing cast iron gates will be combined with ballistic glass to create a new interior vestibule with the look and feel of the current exterior stone vestibule;

WHEREAS the lot line windows on the east, north, and west will be replaced with fire rated windows and the stucco finish on east elevation repaired;

WHEREAS the facades are contextual and appropriate within the historic district;

THEREFORE BE IT RESOLVED that Part 1 of this Application is approved as presented.

Manhattan Community Board 8 adopted this recommendation by a vote of 40 in favor, 2 opposed, 1 abstention, and 0 not voting for cause.

Part 2: Roof

WHEREAS there is a main upper roof and a lower roof in the rear;

WHEREAS the existing stair bulkhead and mechanical equipment will be removed from the main roof and the chain link fence which encloses portions of the main roof and lower, rear roof will be removed;

WHEREAS the roofs will be reorganized with a terrace and planters at the front of the main roof to be used as the primary outdoor area for school age children, a new elevator bulkhead for a new elevator to enable access to the main roof will be located at about the center of the building toward the rear of the main roof, a new skylight will be located behind the elevator bulkhead at the rearmost portion of the main roof, an emergency generator will be located in an acoustic enclosure just south of the elevator at the western edge of the main roof, and a seating area with planters will be located on the lower rear roof;

WHEREAS there will be a 10 foot high “vanishing metal coil fence” at the front of the main roof and a 6 foot high “vanishing metal coil fence” at the lower rear roof;

WHEREAS the new elevator bulkhead will be about 11 feet higher than the existing stair bulkhead;

WHEREAS the new fence can be seen from the east and the west, and the bulkheads and generator cannot be seen from the east due to an apartment building to the east but can be seen from the west due to a lower building to the west;

WHEREAS the new bulkheads are larger and/or taller than the current bulkhead;

THEREFORE BE IT RESOLVED that Part 2 of this application is disapproved and **FURTHER**

RESOLVED that the Landmarks Preservation Commission delay action on this application until the applicant has had a thorough discussion of its plans with its immediate neighbors

Manhattan Community Board 8 adopted this recommendation by a vote of 36 in favor, 3 opposed, 1 abstention, and 0 not voting for cause.

Re: 19 East 70th Street (between Fifth and Madison Avenues) -- Upper East Side Historic District--

INDIVIDUAL LANDMARK - Paul S. Alter, architect; Valerie Campbell, Kramer Levin) Application is for work at rear elevation, at rooftop and for general restoration work pursuant to an application for a 74-711 Special Permit to allow the building to be returned to single family residential use from commercial use. [formerly the Knoedler Gallery)

[Section 74-711 of the zoning resolution allows the City Planning Commission, by special permit, to modify use and bulk regulations in order to further the preservation of designated landmarked buildings or buildings located within historic districts. An application for a 74-711 special permit shall include a report from the Landmarks Preservation Commission stating that the project entails a major restoration component and that the owner agrees to a building maintenance component going forward.]

WHEREAS 19 East 70th Street is an extremely elegant and architecturally distinguished residence, designed by Thornton Chard in a simplified but sophisticated version of early Italian Renaissance style and constructed in 1909-10.

WHEREAS among its notable features at the front elevation are three deeply recessed openings at each of the upper stories and a graceful arcade at the street level.

WHEREAS the property, occupied by the Knoedler Gallery for approximately 50 years, now has a commercial Certificate of Occupancy.

WHEREAS the applicant wishes to return the property to a residential use; however, the 11’ rear yard, an original condition of the property, does not allow for enough light and air for the rooms at the rear elevation and thus would prevent a residential Certificate of Occupancy under existing zoning regulations.

WHEREAS because of this existing rear yard condition, the applicant is seeking 74-711 Special Permit to recreate a residential use.

WHEREAS the applicant proposes to completely restore the front elevation; only minor changes are proposed at the ground level including restoring the original front door, replacing the existing glazed storm door with a black painted open metal-work gate and replacing the existing guardrails which would be raised up slightly for security reasons. All new iron work will mimic the original ironwork.

WHEREAS the only other notable change at the front elevation is at the 5th floor which is set back; the applicant proposes to now have 3 sets of French doors at the 5th floor instead of the existing one set of French doors flanked by windows. Also, at the roof, there will be a new metal guard rail set back from the facade.

WHEREAS at the rear, the existing elevation has deteriorated substantially.

WHEREAS at the rear, the applicant would keep the mass exactly as it is, completely renovate the rear elevation so that its quality matches that of the front elevation and create a secondary bay that would match the existing bay at the 4th and 5th floors. The metal bays would be painted a dark green.

WHEREAS also at the rear, at the top floors – formerly servants’ quarters -- with small windows, at the 6th floor, the applicant proposes better proportioned windows by leveling out the floors to create uniform floor plates. The small windows at the 7th floor will be removed; there will now be a 2-story high single room sheathed in painted green metal that will have a 19’ high paned window set into it. This part of the rear elevation is set back and presents as a penthouse.

WHEREAS at the two bottom floors, there will be an insulated paned glazing system framed by dark green painted metal panels system at both the top of the first floor and at the top of the second floor.

WHEREAS all new brickwork at the rear elevation will match the original building brick.

WHEREAS at the roof, the applicant proposes to simplify the roofline by enclosing the mechanical equipment within louvered panels – there would be no increase in height.

WHEREAS the proposed changes to both the front and rear elevations and at the roof are appropriate and contextual for an individual landmark within the historic district.

WHEREAS this committee supports the request for the 74-711 waiver from the City Planning Commission so that 19 East 70th Street may be returned to a residential use.

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

Manhattan Community Board 8 adopted this recommendation by a vote of 41 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

Re: 950 Park Avenue (between 81st and 82nd Streets)-Park Avenue Historic District - Murielle C. Trenard-Bejin, Architect- Application for window replacement

WHEREAS the original, historic windows in apartment 5A are the last to be replaced in the building;

WHEREAS three windows face East 82nd Street and the remainder are in the courtyard facing south, east, and west;

WHEREAS the new windows in the building are tilt and turn;

WHEREAS the original windows were six over six divided lites;

WHEREAS the proposed new windows are to be tilt and turn to match the rest of the windows in the building;

WHEREAS there is no master plan for window replacement;

WHEREAS the new windows will not match the historic windows;

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

Manhattan Community Board 8 adopted this recommendation by a vote of 39 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.

Re: 911 Park Avenue (between 79th and 80th Streets/ – Park Avenue Historic District – Mark Anderson, architect. Application is for window replacement Master Plan.

WHEREAS 911 Park Avenue is a 14-story Renaissance Revival building designed by Schwartz & Gross and constructed 1925-26.

WHEREAS 911 Park Avenue has 1200 windows; the original historic windows were all 6 over 6; today 5% of windows on the front elevation are original and 15% on the rear elevation are original. Most windows have been replaced.

WHEREAS at the first three floors at the front elevation, the applicant proposes to reinforce the base of the building by retaining the historic design of 6 over 6 windows; the remaining 11 floors will have 1 over 1 windows. [There is one 12 over 12 window at the ground elevation which will also be retained.]

WHEREAS at the front elevation, the applicant proposes to replicate the decorative window moldings.

WHEREAS at the rear elevation, all windows will be 1 over 1.

WHEREAS all of the proposed new windows on both the front and rear elevations, will be made of painted aluminum, except for the required fireproofed windows in the stairwells at the rear which will be made of steel.

WHEREAS the proposed Master Plan for 911 Park Avenue does not mandate the original historic 6 over 6 wood windows – the only 6 over 6 windows required in the applicant’s proposal are for the first three floors at the front elevation – and these are aluminum windows, not wood windows.

WHEREAS the applicant’s proposed Master Plan for the windows is not contextual and appropriate within the historic district

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

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

Re: 953 Fifth Avenue (between 76th and 77th Streets)-Upper East Side Historic District - Michael Zenreich, Architect-Application for window replacement.

WHEREAS this application is for the replacement of windows in three window openings on the 11th floor of a duplex apartment;

WHEREAS these windows are in a courtyard and cannot be seen from the street;

WHEREAS the primary window opening on the south elevation is made up of four multi-pane steel casement windows and one center, fixed window, all with transoms and all with leaded glass; the adjacent opening has a pair of multi-pane steel casement window with leaded glass; and the existing opening on the east elevation has one double hung steel window with eight over eight clear glass window panes;

WHEREAS the proposed windows for the primary window opening are four, single pane, wood casement windows with a center fixed window, all with transoms; the proposed windows for the adjacent opening are a pair of single pane, wood casement windows; and the proposed windows on the east elevation are for a pair of single pane, wood casement windows;

WHEREAS there is no master plan and there is a variety of window types in the courtyard;

WHEREAS the windows on the 12th floor of the duplex apartment were replaced with multi pane, double hung, steel windows;

WHEREAS the proposed windows on the 11th floor of the duplex apartment do not replace the existing steel windows in kind nor match the multi pane steel windows that had replaced the original windows on the 12th floor of the duplex apartment;

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

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

Re: 56 East 66th Street (between Park and Madison Avenues) – Upper East Side Historic District – Upper East Side Historic District – Andrea Knox, architect. Application is for work at front and rear elevations and for an elevator bulkhead replacement.

WHEREAS 56 East 66th Street is a Neo-Grec rowhouse designed by J. H. Valentine and constructed in 1877-78.

WHEREAS 56 East 66th Street is a non-contributing building within the historic district and was originally one of a row of 10 neo-Grec brownstones; only 2 are left.

WHEREAS the existing non-descript brick elevation replaced the original brownstone in 1935,

WHEREAS the applicant proposes returning the property to a single family residence; it was formerly divided into apartments with a doctor’s office at the ground level.

WHEREAS there is a 3-story extension at the rear; the applicant proposes to remove approximately ½ of the extension so that a 30’ rear yard will be returned to the property. [The remaining extension will be increased by one floor. Overall, the extension will be decreased by approximately 80 square feet.]

WHEREAS at the front elevation, the applicant proposes to replace the existing brick with limestone with a rusticated base and a new central entry; the façade will be organized so that it presents as divided into three parts [tripartite]. The limestone will wrap around the base only at the ground floor.

WHEREAS at the midsection, the windows at the two floors about the ground floor will express as a single window system set within the limestone.

WHEREAS the windows will be aluminum with a bronze finish

WHEREAS at the fourth floor, the windows will be slightly recessed.

WHEREAS at the fifth floor, the applicant proposes to create a porch by pushing the façade back into the building -- it will present as a portico; at the roof a strong cornice will be added.

WHEREAS at the rear, the extension will be carried up to the 4th floor with a terrace above, accessible from the 5th floor.

WHEREAS because the extension is being chopped in half to create the 30' rear yard, an existing east-facing bay window will be removed.

WHEREAS the applicant proposes a new brick 4-story rear elevation; the width of the rear elevation is 20'; the applicant proposes 4 very large bronze windows with spandrels; 3 windows will be 14' wide by 9' high, the fourth window will be 14' wide by 9'6" high. The rear elevation will consist mostly of glazing.

WHEREAS there will be a Juliet balcony at the 4th floor.

WHEREAS a new elevator and stair bulkhead will be added at the roof; the new height of the bulkhead will be 20'6"; however, the bulkhead will only present as 10' high because of the existing sloped roof -- to correct the slope, the applicant is introducing a sloped setback so that the new roof will be flat. [The existing bulkhead is 9'; the new bulkhead will appear as only 10' high because of the sloped setback that will hide the additional height of the new bulkhead.]

WHEREAS because of the new bulkhead, three existing chimney flues will be raised by 3'. There will be minimal visibility from the public way -- a corner of the front flue that is being raised by 3' to accommodate the new bulkhead.

WHEREAS the applicant's proposed changes at the front elevation -- especially the introduction of the porch/portico at the 5th floor, improve the streetscape along 66th Street and at the rear elevation -- especially the removal of ½ of the existing extension which allows for the reintroduction of a 30' yard -- are to be commended.

WHEREAS all of the proposed changes are contextual and appropriate within the historic district; the existing brick non-contributing front elevation does not contain any references to the original historic elevation.

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

Manhattan Community Board 8 adopted this recommendation by a vote of 39 in favor, 3 opposed, 1 abstention, and 0 not voting for cause.

Re: 1065 Park Avenue (between 87th and 88th Streets)-Park Avenue Historic District - Gisue Hariri, Architect-Modern apartment building designed by Stephen C. Lyras and constructed in 1969-73. Application for plaza renovation

WHEREAS the existing plaza is set within an arcade;

WHEREAS the existing floor of the plaza and the planters have deteriorated and the floor of the plaza is leaking;

WHEREAS the planters are not part of the original design of the arcade and are not consistent with the modernist aesthetic;

WHEREAS the entrance opening for the building is small in proportion to the travertine wall;

WHEREAS a new floor and new planters will replace the existing floor and planters;

WHEREAS the new floor and planters will be three different kinds of limestone with a creamy light palette with a honed floor, horizontally raked planter walls, and textured planter copings;

WHEREAS the area of planters will be increased with a one foot high planter on Fifth Avenue and a two foot high planter set back within a one foot high planter on East 87th Street;

WHEREAS the new, larger planters will engage the columns of the arcade, consistent with the modernist aesthetic;

WHEREAS the two openings to the arcade will be maintained -- with one on Fifth Avenue opposite the building entrance and one on East 87th Street;

WHEREAS the opening for the entrance to the building will be extended to the north and the new pair of doors set at the southern end of the opening opposite the southern portion of the opening between the Fifth Avenue planters, thereby creating an asymmetrical relationship with the columns and planters consistent with the modernist aesthetic;

WHEREAS the glazing for the entrance doors and windows in the entrance opening will be bronze, to contrast with the travertine walls and limestone floor and planters;

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

Manhattan Community Board 8 adopted this recommendation by a vote of 41 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

Re: 2015 Borough Board/Community Board Resolution Recognizing the 50th Anniversary of the NYC Landmarks Law and Value of Preservation

Whereas: In 1965 elected officials signed The New York City Landmarks Law mandating the protection of historic resources as part of a comprehensive urban planning process and a “public necessity” that is “required in the interest of the health, prosperity, safety and welfare of the people,” and

Whereas: The legitimacy of this process and its public purpose has been upheld by the U.S. Supreme Court, and
Whereas: The Landmarks Law outlines the many reasons for establishing a means to designate and protect buildings and neighborhoods, including fostering civic pride, protecting and enhancing attractions, stimulating tourism and other businesses and overall, strengthening the economy of the city, and

Whereas: The New York Landmarks Preservation Commission has a 50-year record of review and approval of alterations to individual landmarks or buildings located within historic districts, and half of a century later, preservation continues to serve New Yorkers by helping to create a vibrant, livable city, and

Whereas: Preservation Stabilizes Diverse Communities. New York City is not a single monolithic entity but rather a great consolidation of neighborhoods. Preserving the character of those neighborhoods creates stability for the many diverse identities of New York and allows them to flourish without being lost, and

Whereas: Preservation Preserves Affordable Housing. Landmarks and buildings in the city’s historic districts in all five boroughs provide protections against demolition, which in turn save hundreds of existing units subject to rent regulation, and

Whereas: Preservation Promotes Investment, Economic Development and Good Jobs. Preservation encourages investment in real estate while stabilizing property values and strengthening the city’s tax base. It helps create and protect local jobs in the conservation, reconstruction, manufacturing, film and television, tourism, hospitality and other related industries.

Whereas: Preservation is Sustainable. The greenest building is the one already built. Most old buildings were designed with a sophistication of thought rather than a sophistication of technology, which, in terms of climate control and energy usage, integrates them with the environment in a way that most new buildings do not. Furthermore, repairing, rehabilitating and re-using buildings and materials saves money, fuel and energy without the waste, debris, noise and truck traffic that new construction generates when it involves the demolition of an existing building.

Whereas: The New York Times declared that preservation is an “environmental necessity” on the occasion of the a 50th Anniversary New York City Landmarks Law and the Landmarks Preservation Commission in April 2015, now

Therefore be it resolved that: This community board celebrates the 50th Anniversary of the Landmarks law in 2015 and the ongoing value of our community's distinctive character, landmarks and built heritage, and
Be it further resolved that: We urge elected officials and citizens throughout the city to support and defend the New York City Landmarks Law, a strong Landmarks Preservation Commission and the distinctive landmarks in our community, both those that are officially designated and those that are currently unprotected.

Manhattan Community Board 8 adopted the resolution by a vote of 41 in favor, 0 opposed, 0 abstentions and 1 not voting for cause.

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

**1a. Coliemoire Inc., dba Five Mile Stone, 1640 Second Avenue-Modification application for an existing unenclosed sidewalk café with 27 tables and 58 chairs. DCA #2009032-DCA. Due Date July 26, 2015
Dear Ms. Bermingham:**

WHEREAS the applicant wishes to modify the existing café on East 85th Street with 12 tables and 26 seats by adding 15 tables and 32 seats on 2nd Avenue; and

WHEREAS a resident of the neighborhood spoke at the meeting and complained about noise from the existing café and the restaurant’s 2nd floor outdoor balcony and also showed pictures of wait staff using the sidewalk outside of the café instead of the service aisle; and

WHEREAS other 311 complaints were noted at the meeting; and

WHEREAS the applicant agreed to close all windows and doors to the restaurant, including the 2nd story balcony nightly at 10 PM; and

WHEREAS the applicant agreed to monitor wait staff to assure use of the café’s service aisle instead of the sidewalk; and

WHEREAS this restaurant has existed for several years; therefore

BE IT RESOLVED that the application is APPROVED subject to the stipulations that wait staff not use the sidewalk and use the café's service aisle and that all doors and windows to the restaurant, including the 2nd story balcony are closed nightly at 10PM.

Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

1b. Fresco Bagel LLC., dba Fresco Bagel, 1239 First Avenue-Renewal application for an enclosed sidewalk café with 15 tables and 30 chairs. DCA # N 150048 ECM. Due Date July 29, 2015

WHEREAS there are no changes to the café; and

WHEREAS no one from the public objected; therefore

BE IT RESOLVED that the application is APPROVED

Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

1c. JTN Riviera Corp., dba Bistro 61, 1113 First Avenue-Renewal application for an unenclosed sidewalk café with 10 tables and 20 chairs. DCA # 1310081-DCA. Due Date July 26, 2015.

WHEREAS there are no changes to the café; and

WHEREAS no one from the public objected; therefore

BE IT RESOLVED that the application is APPROVED

Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

1d. Nica Restaurant Corp., dba Nica Trattoria, 354 East 84th Street-Renewal application for an unenclosed sidewalk café with 6 tables and 11 chairs. DCA 1253201-DCA. Due Date August 6, 2015

WHEREAS there are no changes to the café; and

WHEREAS no one from the public objected; therefore

BE IT RESOLVED that the application is APPROVED

Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

2a. The Tequila Gastropub LLC., 1641 Second Avenue-New application for an unenclosed sidewalk café with 22 tables and 44 chairs. DCA # 8275-2015-ASWC. Due Date August 1, 2015.

WHEREAS the applicant agreed to abide by the stipulations indicated at the top of these minutes; and

WHEREAS no one from the public objected; therefore

BE IT RESOLVED that the application is APPROVED

Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

3a. SCA Restaurant Corp., dba Erminia Restaurant, 250 East 83rd Street-Corporate change application for Wine and Beer.

WHEREAS this is solely to accommodate a corporate change; and

WHEREAS there are no changes to the restaurant; and

WHEREAS the applicant agreed to abide by the stipulations indicated at the top of these minutes; and

WHEREAS no one from the public objected; therefore

BE IT RESOLVED that the application is APPROVED

Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

3b. Stoney MG Inc., dba Ryan's Daughter, 350 East 85th Street-Renewal application for Liquor, Wine and Beer

WHEREAS a resident of the adjacent building spoke in opposition to the renewal stating that there are problems with noise and smoking outside the restaurant that occur late at night. She claims to have been treated rudely by the establishment's security personnel and also has contacted the local police precinct about the problem; and

WHEREAS there have been at least three recorded 311 complaints since January of this year; and

WHEREAS the applicant recognizes the problem about bar patrons going outside to smoke but disagrees with the objector's assertions about his staff; and

WHEREAS a committee member suggested that the applicant asks the NYPD to make periodic patrols past the establishment which was agreed to by the applicant; and

WHEREAS this establishment has existed at this location for many years; therefore

BE IT RESOLVED that the application is approved subject to the stipulation that the applicant request the NYPD to make periodic patrols past the establishment.
Manhattan Community Board 8 adopted the recommendation by a vote of 23 in favor, 14 opposed, and 4 abstentions.

3c. 1483 First Avenue Restaurant Inc., dba Maruzella, 1483 First Avenue-Corporate change application for a Liquor, Wine and Beer.

WHEREAS this is solely to accommodate a corporate change; and
WHEREAS there are no changes to the restaurant; and
WHEREAS the applicant agreed to abide by the stipulations indicated at the top of these minutes; and
WHEREAS no one from the public objected; therefore
BE IT RESOLVED that the application is APPROVED
Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

4a. ZEP, LLC, dba Zucchero e Pomodori, 1435 Second Avenue-New application for Liquor, Wine and Beer

WHEREAS this is solely to accommodate a ownership change; and
WHEREAS there are no changes to the restaurant; and
WHEREAS the applicant agreed to abide by the stipulations indicated at the top of these minutes; and
WHEREAS no one from the public objected; therefore
BE IT RESOLVED that the application is APPROVED
Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

4b. 1696 Pub Inc., TBD, 1696 Second Avenue-New application for Liquor, Wine and Beer

WHEREAS this is solely to accommodate a ownership change; and
WHEREAS there are no changes to the restaurant; and
WHEREAS the applicant agreed to abide by the stipulations indicated at the top of these minutes; and
WHEREAS the applicant agreed not to use the rear outside deck after 10 PM; and
WHEREAS no one from the public objected; therefore
BE IT RESOLVED that the application is APPROVED subject to the stipulation that the rear outside deck not be used after 10 PM.
Manhattan Community Board 8 adopted the recommendation by a vote of 39 in favor, 2 opposed, and 0 abstentions.

4c. Weir NYC Inc., dba The Weir, 1672 Third Avenue-New application for Liquor, Wine and Beer

WHEREAS the applicant agreed to close all operable windows and doors at 10 pm nightly; and
WHEREAS the applicant agreed to abide by the stipulations indicated at the top of these minutes; and
WHEREAS no one from the public objected; therefore
BE IT RESOLVED that the application is APPROVED subject to the stipulation that all operable windows and doors are closed at 10 PM nightly.
Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

4d. Cousins Food Group LLC, TBD, 1514 First Avenue-New application for Wine and Beer

WHEREAS the applicant agreed to abide by the stipulations indicated at the top of these minutes; and
WHEREAS no one from the public objected; therefore
BE IT RESOLVED that the application is APPROVED
Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

4e. Ladoo Gopal LLC dba Andaz Restaurant, 1378 First Avenue-New application for Liquor, Wine and Beer

WHEREAS this is solely to accommodate a ownership change; and
WHEREAS there are no changes to the restaurant; and
WHEREAS the applicant agreed to abide by the stipulations indicated at the top of these minutes; and
WHEREAS no one from the public objected; therefore
BE IT RESOLVED that the application is APPROVED
Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

4f. Maison Hugo dba Maison Hugo, 132 East 61st Street-New application for Liquor, Wine and Beer

WHEREAS the applicant agreed to abide by the stipulations indicated at the top of these minutes; and

WHEREAS no one from the public objected; therefore

BE IT RESOLVED that the application is APPROVED

Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

e. Parks Committee – Susan Evans and Margaret Price, Co-Chairs

Re: Plans for the Renovation of the West 84th St. (Mariners’) Playground in Central Park

WHEREAS the West 84th St. (Mariners’) Playground in Central Park is among the park’s 16 playgrounds not comprehensively rebuilt in the last decade; and

WHEREAS the Central Park Conservancy (CPC) has a multi-year project underway to restore and renovate the park’s playgrounds; and

WHEREAS the CPC is proposing renovations that would maximize access for disabled children, expand and enhance pre-school-age children’s play experiences and better blend the area into Central Park’s overall landscape design; and

WHEREAS the proposed design maintains its open footprint and some of its original features; therefore,

BE IT RESOLVED that Community Board 8, Manhattan (CB8M) approves of the Central Park Conservancy’s plans for the reconstruction of the West 84th Street (Mariners’) Playground, provided that the CPC places at the playground a plaque detailing the history of Seneca Village.

At the July 9, 2015 Parks Committee meeting, the committee passed the resolution by a vote of 9 in favor, 0 opposed and 0 abstentions.

Re: Further Issues with Queensboro Oval Park

WHEREAS the Sutton East Tennis Club, which leases the Queensboro Oval for most of the year, has repeatedly failed to return this E. 59th St. park to good and usable condition for the public when the club removes its tennis bubble in summer months; and

WHEREAS such negligence violates Sutton East Tennis’ contract with the City, which requires such maintenance; and

WHEREAS the unsightly, and worsening, condition that Sutton East Tennis annually leaves this park prevents the public from accessing this space in the minimal time it can do so; and

WHEREAS CB8M has repeatedly sought to have this and other Queensboro Oval problems resolved; and

WHEREAS a July ruling by the Appellate Division of the State Supreme Court may make it illegal to privatize public parks in this state without Albany’s approval. In the July ruling, which may apply to other New York City parks, an Appellate Court ruled that work on a planned shopping mall in a parking lot, which is part of Flushing Meadows-Corona Park, violates the state’s public trust doctrine and therefore must stop, and;

WHEREAS according to press reports, this ruling means that “parkland in New York State cannot be alienated from public use by local governments without Albany’s consent;” and

WHEREAS earlier this year CB8M passed a resolution urging the Parks Dept. not to allow any private entity to rent the Queensboro Oval park for more than six months a year after the contract with Sutton East Tennis expires in 2017; and

WHEREAS CB8M has subsequently concluded that this earlier CB8M request must be amended to take into account recent developments. These include: the worsening condition left by Sutton East Tennis when it temporarily leaves the space; and the July ruling by the Appellate Division of the State Supreme Court, which may bar privatization of New York’s public parks without Albany’s approval, therefore,

BE IT RESOLVED that Community Board 8, Manhattan, strongly urges the Parks Dept. to return the Queensboro Oval Park to the public full-time at the termination of the City’s current lease with Sutton East Tennis. No further commercial use of the property should be allowed.

At the July 9, 2015 Parks Committee meeting, the committee passed the resolution by a vote of 10 in favor, 1 opposed and 0 abstentions.

Re: Update on the Status of East River Esplanade Renovation

WHEREAS CB8M believes that signage on the East River Esplanade, describing the area's improvement projects, would be extremely helpful to walkers, cyclists and other users of this park; and

WHEREAS such signs would appear wherever work is being done, and explain the work at that specific location and its expected completion date; and

WHEREAS elected officials already have expressed their desire for such useful informational signs, therefore, **BE IT RESOLVED** that Community Board 8, Manhattan urges the Parks Dept. to post informational signs along the Esplanade describing work being undertaken in this area and when it will be completed.

At the July 9, 2015 Parks Committee meeting, the committee passed the resolution by a vote of 11 in favor, 0 opposed and 0 abstentions.

f. Second Avenue Subway Task Force – Craig Lader and M. Barry Schneider, Co-Chairs

Re: Streetscape Items – Department of Transportation

WHEREAS New York City Department of Transportation Borough Commissioner Margaret Forgione presented information regarding restoration of the Second Avenue streetscape, including details regarding lighting, street furniture and plantings. Following questions and comments from the public and members of the Task Force, the following resolution was proposed and voted on:

BE IT RESOLVED that Community Board 8 urges the New York City Department of Transportation to investigate and explore as an alternative to the City Light the feasibility of installing the TBTA Style and TBTA Shielded Teardrop Style streetlight on Second Avenue as part of the streetscape restoration between 105th Street and 64th Street, and provide a report at the next meeting of the Second Avenue Subway Task Force.

At the July 14, 2015 Second Avenue Subway Task Force Committee meeting, the committee passed the resolution to approve by a vote of 9 in favor, 2 opposed, 0 abstentions.

9. Old Business

No old business.

10. New Business

No new business.

The meeting was adjourned at 8:45PM.

James G. Clynes, Chairman