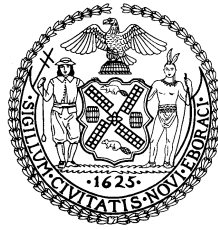


James G. Clynes
Chairman

Latha Thompson
District Manager



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The City of New York
Manhattan Community Board 8

LAND USE/FULL BOARD MEETING

Manhattan Park Theatre Club
8 River Road
Roosevelt Island, New York
Wednesday, July 20, 2016
6:30PM

Community Board Members Present: Elizabeth Ashby, Gayle Baron, Michele Birnbaum, Matthew Bondy, Loraine Brown, Alida Camp, Barbara Chocky, Sarah Chu, James Clynes, Daniel Dornbaum, Jeffrey Escobar, Susan Evans, A. Scott Falk, Edward Hartzog, Sophia James, Lorraine Johnson, Andrew Kalloch, Craig Lader, Katherine LaGuardia, David Liston, Zoe Markowitz, David Menegon, Glen Pandolfino, Laurence Parnes, Jane Parshall, Peter Patch, Ellen Polivy, Sharon Pope, Rita Lee Popper, David Rosenstein, Abraham Salcedo, William Sanchez, M. Barry Schneider, Tricia Shimamura, Sara Solomon, Cos Spagnoletti, Marco Tamayo, Debra Teitelbaum, Carolina Tejo, Charles Warren

Community Board Members (Excused): Lori Ann Bores, David Helpern, Jacqueline Ludorf, Michael Mellamphy, Margaret Price, Hattie Quarnstrom-Figueroa, Barbara Rudder, Lynne Strong-Shinozaki, Elaine Walsh

Community Board Members (Unexcused): Nicholas Viest

Total Attendance: 40

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, Judith Berdy, representing Roosevelt Island Historical Society and Coler Community Advisory Board spoke.
- Member of the public, Jordan Wouk, spoke in opposition to LinkNYC.
- Member of the public, Jennifer Ratner, representing Friends of the East River Esplanade (60th – 120th Streets), spoke in favor of the event on Pier 90 on July 25th and July 31st.
- Member of the public, Frank Angelino, representing Epiphany Community Nursery School, spoke in favor of the BSA extension of ferry.
- Member of the public, Lo van der Valk, representing Carnegie Hill Neighbors, spoke in favor of 1290 Madison Avenue.

a. Public Hearing: ULURP Application 160213ZSM, 1290 Madison Avenue-Application for a special permit pursuant to Section 74-711 of the NYC Zoning Resolution. Applicant seeks to modify (1) the height limit regulations of 23-692 (2) the street wall recess regulations of Section 99-052 (3) the side yard requirements of Section 35-52 (4) the inner court regulations in Section 23-85 to facilitate the renovation and enlargement of an existing six story plus penthouse residential building with ground floor retail space. The site is located within a C1-5/R10 zoning district, the Special Madison Avenue Preservation District and the Carnegie Hill Historic District.

WHEREAS, this application for a special permit pursuant to Section 74-711 of the NYC Zoning Resolution. Applicant seeks to modify (1) the height limit regulations of 23-692 (2) the street wall recess regulations of Section 99-052 (3) the side yard requirements of Section 35-52 (4) the inner court regulations in Section 23-85 to facilitate the renovation and enlargement of an existing six story plus penthouse residential building with ground floor retail space. The site is located within a C1-5/R10 zoning district, the Special Madison Avenue Preservation District and the Carnegie Hill Historic District, therefore

BE IT RESOLVED that Community Board 8 approves the ULURP application for a special permit pursuant to Section 74-711 of the NYC Zoning Resolution for 1290 Madison Avenue.

Community Board 8M approved the resolution by a vote of 37 in favor, 0 opposed 0 abstentions and 0 not voting for cause.

b. Public Hearing: BSA Cal. No. 66-96-BZ, Epiphany Community Nursery School, 510 East 74th Street, Block 1485, Lot 45-Application to extend the term of a Special Permit per Section 73-19 ZR to permit a day care center school, use group 3 in an M1-4 zoning district.

Whereas, the application to extend the term of a Special Permit per Section 73-19 ZR to permit a day care center school, use group 3 in an M1-4 zoning district, therefore

Be It Resolved that Community Board 8 **approves** the application to permit the operation of a day care center school at 510 East 74th Street.

Manhattan Community Board 8 approved the application by a vote of 38 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

c. Public Hearing: BSA Calendar No. 303-05-BZ, 428 East 75th Street, Block 1469, Lot 36- Application pursuant to ZR 72-01 and ZR 72-22 seeking an extension of term and an amendment of a previous BSA grant that permitted the legalization of a physical establishment (American Youth Dance Theatre). The term will expire on August 8, 2016 and the application seeks a ten year extension. The amendment seeks to legalize the facility's expansion onto the first floor of the building and to legalize the change in operator.

Whereas, Application pursuant to ZR 72-01 and ZR 72-22 seeking an extension of term and an amendment of a previous BSA grant that permitted the legalization of a physical establishment (American Youth Dance Theatre). The term will expire on August 8, 2016 and the application seeks a ten year extension. The amendment seeks to legalize the facility's expansion onto the first floor of the building and to legalize the change in operator, therefore

Be It Resolved that Community Board 8 **approves** the application to permit the extension of term and an amendment of the previous BSA grant that permitted the legalization of the physical establishment American Youth Dance Theatre.

Manhattan Community Board 8 approved the application by a vote of 39 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

d. Informational Presentation on the temporary relocation of Ladder 13/Battalion 10

e. Informational Presentation by the Centers of Disease Control and Prevention (CDC) on the National Health and Nutrition Examination Survey (NHANES)

2. Adoption of the Agenda – Agenda adopted.

3. Adoption of the Minutes – March 16, 2016 Full Board minutes adopted.

4. Manhattan Borough President's Report

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

5. Elected Officials' Reports

Council Member Daniel Garodnick spoke on his latest initiatives.

Christopher Consalvo, a representative from Liz Krueger's office, spoke on her latest initiatives.

Eric Rivera, a representative from Senator Jose Serrano's office, spoke on his latest initiatives.

Katarina Matic, a representative from Assembly Member Rebecca Seawright's office, spoke on her latest initiatives.

Taylor Digby, a representative from Council Member Ben Kallos' office, spoke on his latest initiatives.

Genevieve Marcy, a representative from Assembly Member Dan Quart's office, spoke on his latest initiatives.

Nick Harrington, a representative from Comptroller Scott Stringer's office, spoke on his latest initiatives.

6. District Manager's Report – Latha Thompson

Latha Thompson did not give a report.

7. Chair's Report – Jim Clynes

Chairman Jim Clynes gave his report. Jim announced the good news that board member Andrew Kalloch got married on July 8th to Jenna Adams. He congratulated Jenna for being Boston strong by running the Boston Marathon in April. He also announced that board member Dave Liston had run the November Marathon. He congratulated the Parks & Recreation Committee and co-chairs Peggy Price and Susan Evans on the Open the Queensboro Oval event. It was a great event and he gave special thanks to all of the upper-east-side elected officials who were there for the event especially Manhattan Borough President Gale Brewer who is the heart of the City. He thanked Jackson Chen of Manhattan Express for covering the event. Jim announced that Daniel Dornbaum and Sophia James are now the new Technology Committee co-chairs.

8. Committee Reports and Action Items:

a. Parks & Recreation Committee – Susan Evans and Margaret Price, Co-Chairs

Re: Review of a Proposal for a Sculpture by Yasumitsu Morito to be Displayed Temporarily in Carl Schurz Park, Starting This October

WHEREAS the NYC Parks Dept. and artist Yasumitsu Morito are proposing to display a Morito sculpture in Carl Schurz Park that reflects the spirit of New York City; and

WHEREAS this project is being privately funded by the artist himself and through grants; and

WHEREAS the project has the support of the Parks Department and The Carl Schurz Park Conservancy; and

WHEREAS the art installation will have residual light only and will be safely installed on the landing above Carl Schurz Park's Hoop Garden on the stairway to the Promenade; therefore,

BE IT RESOLVED that Community Board 8, Manhattan, approves of the Parks Department's plan to display a sculpture by artist Yasumitsu Morito entitled, "The Spirit of New York City," in Carl Schurz Park from October 2016 through April 2017.

CB8M board voted to unanimously adopt the resolution by a vote of 40 in favor, 0 opposed and 0 abstentions.

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

1a. 1621 Restaurants, Inc., dba Elio's, 1621 Second Avenue (84th/85th)-New application for an unenclosed sidewalk café with 9 tables and 18 chairs. DCA #7135-2016-ASWC. Due Date July 11, 2016

WHEREAS no one from the public objected; and

WHEREAS this restaurant previously had an unenclosed sidewalk café that was removed due to construction of the 2nd Avenue subway; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED** provided that that the tree located in front of the restaurant is in a flat tree pit.

At the July 5, 2016 Street Life Committee meeting of Manhattan Community Board 8, the committee recommendation was adopted by a vote of 7 in favor 0 opposed 0 abstentions.

1b. Bear Noah Corp., dba Jacques Brasserie, 204 East 85th Street (2nd/3rd)-New application for an unenclosed sidewalk café with 13 tables and 27 chairs. DCA #7271-2016-ASWC. Due Date July 17, 2016

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**.

At the July 5, 2016 Street Life committee meeting of Manhattan Community Board 8, the committee recommendation was adopted by a vote of 7 in favor 0 opposed 0 abstentions.

1c. Artio Restaurant, LLC., 1048 Third Avenue (61st/62nd)-New application for a small unenclosed sidewalk café with 7 tables and 14 chairs. DCA #7554-2016-ASWC. Due Date July 30, 2016

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**.

Manhattan Community Board 8 adopted the recommendation by a vote 41 in favor 0 opposed 0 abstentions.

2a. MMR Foods Inc., 1136 First Avenue (62nd/63rd)-New application for Liquor, Wine & Beer

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED** subject to the stipulation that the hours of operation for the SLA license shall be until 12 midnight daily.

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

2b. Marjhorie Corp., dba Sabor A Mexico Restaurant, 1744 First Avenue (90th/91st)-New application for Liquor, Wine and Beer

WHEREAS the applicant did not appear at the committee meeting; and

WHEREAS this is the fourth meeting where the applicant did not appear; therefore

BE IT RESOLVED that the application is **DISAPPROVED**

Manhattan Community Board 8 adopted the unanimous disapproval by a vote of 40 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

2c. Kimraimarc, LLC., dba Putawn, 1584 First Avenue (82nd/83rd)-New application for Wine, Beer & Cider

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED** subject to the stipulation that the hours of operation for the SLA license shall be until 11 pm daily.

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

2d. Gemelli Restaurant Group, Inc., 152 East 79th Street (Lexington/3rd)-New application for Liquor, Wine, Beer & Cider

WHEREAS this application is for a change of operation to allow recorded music; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; and

WHEREAS the original application was approved by Community Board 8 by a vote of 29-10-1 on April 20, 2016; and

WHEREAS the applicant will abide by the Community Board's stipulations adopted on April 20, 2016; therefore

BE IT RESOLVED that the application is **APPROVED** subject to the stipulations that the outdoor garden in the back of the restaurant not be used after 10 pm and that the hours of operation for the SLA license shall be until 11:30 pm daily.

Manhattan Community Board 8 adopted the recommendation by a vote of 31 in favor, 8 opposed, 0 abstentions and 0 not voting for cause.

2e. MHH 1590, LLC., dba Maria's, 1590 First Avenue (82nd/83rd)-New application for Liquor, Wine, Beer & Cider

WHEREAS no one from the public objected; and

WHEREAS the restaurant will have live music and the applicant has agreed to close all operable windows at 10 pm; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED** subject to the stipulations that all operable windows be closed at 10 pm and that the hours of operation for the SLA license shall be until 12 midnight Monday through Saturday and until 11 pm on Sunday.

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

2f. An Entity to be formed by Suzanna M Beall, 1429 Third Avenue (80th/81st)-New application for Liquor, Wine, Beer & Cider

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED** subject to the stipulation that the hours of operation for the SLA license shall be until 12 midnight daily.

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

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

Re: A discussion of the bus stop locations near Fifth Avenue & East 79th Street for the M1, M2, M3 & M4 and BXM3 and BXM4 bus lines

WHEREAS the downtown local and limited M1, M2, M3, and M4 buses used to stop near the northwest corner of 79th Street & Fifth Avenue, before the stop was relocated to the northwest corner of 78th Street & Fifth Avenue; and

WHEREAS the current M1, M2, M3, and M4 stop at the northwest corner of 78th Street & Fifth Avenue is inconvenient, and whereas the sidewalk paving stones on the west side of Fifth Avenue between 78th & 79th Streets are in poor condition; and

WHEREAS there is a drop-off-only stop for the BxM3 & BxM4 express buses at the southwest corner of 79th Street & Fifth Avenue;

THEREFORE BE IT RESOLVED that Community Board 8 requests that New York City Transit and the NYC Department of Transportation swap the locations of the M1/M2/M3/M4 stop and the BxM3/BxM4 stop, so that the downtown local and limited M1, M2, M3, and M4 buses will stop near the southwest corner of 79th Street & Fifth Avenue while the BxM3 and BxM4 will stop near the northwest corner of 78th Street & Fifth Avenue.

Manhattan Community Board 8 unanimously approved the resolution by a vote of 40 in favor 0 opposed 0 abstentions an 0 not voting for cause.

d. Budget Committee – Barbara Chocky - Chair

FY 2018 Community District Needs and Community Board Budget Request Form

There is a new process for preparing the District Needs Statement and Budget Priorities under the direction of the Department of City Planning. The Needs Statement and Budget Request have been combined into one electronic form, the preliminary submission is due August 5, 2016 and the final submission is due October 31, 2016.

Each board is responsible for identifying the three (3) most important priorities overall. The top three priorities for FY2018 for Community Board 8 are:

1-Affordable Housing

2-Parks

3-Schools

The form is broken down in to seven (7) service and program areas which must select one (1) overall priority for each area.

1-Health Care and Human Services

- Services to reduce homelessness

2-Education and Youth

- School and educational facilities (Capacity)

3-Public Safety

- General crime

4-Core Infrastructure & City Services

- Cleanliness/trash collection

5-Land Use, Housing & Economic Development

- Affordable Housing program

6-Transportation

- Roadway maintenance
- 7-Parks, Cultural and Other Community Facilities
- [Other]-Full funding of the East River Esplanade and funding to create a year round park at the Queensboro Oval

Manhattan Community Board 8 unanimously approved the FY 2018 Community District Needs and Community Board Budget Request Form by a vote of 41 in favor 0 opposed 0 abstentions and 0 not voting for cause.

e. Street Fair Committee – Barbara Chocky and Lorraine Johnson, Co-Chairs

Public Hearings re: Applications for Single Block Street Fairs for Calendar Year 2016

a. Metal Local 46 to close East 76th Street between Lexington and Second Avenues on Saturday September 10, 2016 from 9AM to 5PM for a block party.

Manhattan Community Board 8 motioned to unanimously approve the application by a vote of 30 in favor, 0 opposed and 0 abstentions.

b. St. James Church to close East 71st Street between Park and Madison Avenues on Sunday September 11, 2016 from 9:00AM to 2:00PM for a block party.

Manhattan Community Board 8 motioned to unanimously approve the application by a vote of 30 in favor, 0 opposed and 0 abstentions.

c. Birch Wathen Lenox to close East 77th Street between Second and Third Avenues on Friday, September 16, 2016 from 9AM to 3PM for a block party.

Manhattan Community Board 8 motioned to unanimously approve the application by a vote of 30 in favor, 0 opposed and 0 abstentions.

d. Birch Wathen Lenox to close East 77th Street between Second and Third Avenues on Friday September 23, 2016 from 9AM to 3PM for a block party.

Manhattan Community Board 8 motioned to unanimously approve the application by a vote of 30 in favor, 0 opposed and 0 abstentions.

e. East 84th Street Neighborhood Association to close East 84th Street between First and Second Avenues on Saturday, September 24, 2016 from 8AM to 6PM for a block festival.

Manhattan Community Board 8 motioned to unanimously approve the application by a vote of 30 in favor, 0 opposed and 0 abstentions.

f. The Town School to close East 76th Street between York and Dead End Avenues on Sunday, September 25, 2016 from 9AM to 5PM for a Block Party.

Manhattan Community Board 8 motioned to unanimously approve the application by a vote of 30 in favor, 0 opposed and 0 abstentions.

g. Ronald McDonald House to close East 73rd Street between York and First Avenues on Saturday October 1, 2016 for a block party.

Manhattan Community Board 8 motioned to unanimously approve the application by a vote of 30 in favor, 0 opposed and 0 abstentions.

h. Brick Church to close East 92nd Street between Madison and Park Avenues on Saturday October 7, 2016 from 9AM to 4PM for a block party.

Manhattan Community Board 8 motioned to unanimously approve the application by a vote of 30 in favor, 0 opposed and 0 abstentions.

i. PS 6 to close East 82nd Street from Madison and Park Avenues on Saturday October 15, 2016 for a block party.

Manhattan Community Board 8 motioned to unanimously approve the application by a vote of 30 in favor, 0 opposed and 0 abstentions.

j. Church of St Ignatius Loyola to close East 84th Street between Madison and Park Avenues on Saturday, October 29, 2016 from 9AM to 3PM for a block party. Manhattan Community Board 8 motioned to approve the application by a vote of 29 in favor, 0 opposed, and 1 abstention.

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

Re: 29 East 73rd Street- Upper East Side Historic District - Dejan Lu, architect. Application to legalize signage.

WHEREAS 29 East 73rd Street is an Italianate/neo-Grec style residence designed by J. W. Marshall and constructed in 1871.

WHEREAS at the 2nd floor, to the right of the entry door to the brownstone, is a window that was converted to a display box before historic district designation. The original graphic in the display box [signage for an art gallery] was grandfathered at the time of designation.

WHEREAS the applicant was issued a violation for the existing graphic since the original graphic was removed and replaced by a graphic for the jewelry store that now occupies the space.

WHEREAS the applicant, to correct this situation, would like to now install a glass display case that would open and close externally so that the applicant would have the ability to change the signage if a different tenant were to occupy the retail space.

WHEREAS the applicant's proposed solution to correct the violation is 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 33 in favor 3 opposed 3 abstentions.

Re: 19 East 72nd Street-Upper East Side Historic District - Judy Gallent, Bryan Cave- Modern/Neo Classical style apartment building designed by Rosano Candela and constructed in 1936-37. Application for 74-711 special permit for retail use on the ground floor.

WHEREAS the application for a 74-711 permit will provide funds for the restoration of the façade of the building and a fund for maintaining the façade;

WHEREAS the 74-711 permit is being requested in conjunction with a zoning change;

WHEREAS the zoning change is to enable retail to replace the former doctor's office and the existing superintendent's apartment in the southwestern portion of the building facing East 72nd Street;

WHEREAS a portion of the doctor's office is in a C5-1 zone and a portion of the doctor's office is in an R-10 zone;

WHEREAS the superintendent's apartment is to the west of the doctor's office and is fully in the R-10 zone;

WHEREAS the doctor's office and the Superintendent's apartment are to be made into one retail space;

WHEREAS the entrance to the retail will be the existing entrance to the doctor's office;

WHEREAS the proposed retail will occupy all of the space being vacated to the west of the main entrance to the building;

WHEREAS the retail space will be about 2,300 square feet of which 1,800 square feet will be in the R-10 zone;

WHEREAS the seven single pane, double hung windows at the proposed retail space, including the window air conditioning units in four of the windows, will be replaced with insulated glass, single panel fixed windows with decal signs in the lower portions of the window;

WHEREAS the proposed window frames will be narrower than the existing frames;

WHEREAS there will be awnings with signs at the top of the windows that will be set just below the horizontal banding that is continuous across the façade;

WHEREAS the awnings will cover the masonry lintels below the banding that exists on the four windows to the west of the entrance – there are no masonry vlintels on the windows to the east of the entrance;

WHEREAS the masonry surrounding the windows will be restored and cleaned, and not modified in any way;

WHEREAS the wood door to the retail will be restored and its single pane, glass panels replaced with insulated glass;

WHEREAS the door to the retail will have a metal sign above and a decal sign on the upper glass panel of the door;

WHEREAS restoration will include repairing and re-pointing brick and limestone;
WHEREAS the air conditioning master plan will be amended to eliminate 15 of 16 thru-wall units with all new grilles to be colored to match surrounding masonry;
WHEREAS poorly detailed blind windows on the 15th and 16th floors will be changed to follow approved window master plan;
WHEREAS stucco in rear of building will be repaired and/or replaced and color will be changed to match original;
WHEREAS soiling of parapets will be eliminated to the extent possible and parapets will be treated to preclude future soiling to the extent possible;
WHEREAS the restoration of the overall façade of the building will include attention to a variety of details to eliminate ad hoc appurtenances and make changes that will restore the façade as closely as possible to its original design;
WHEREAS the Frederic Malle store, which occupies the northerly end of the building along Madison Avenue, utilizes one door and two windows;
WHEREAS there is no retail on Madison Avenue other than the Frederic Malle store;
WHEREAS there is no retail to the east of the main entrance to the building along East 72nd Street;
WHEREAS a doctor's office can co-exist with residential uses without changing the character of the building;
WHEREAS the proposed retail to the west of the main entrance on East 72nd Street would change the residential character of the base of the building;
WHEREAS the proposed retail is not consistent with the residential character of this part of East 72nd Street;
WHEREAS the restoration of the façade of the building should be done, in large part, as normal maintenance and/or as required by Local Law 11;
WHEREAS the proposed retail is not appropriate within the historic districts;
THEREFORE be it resolved that this application is **disapproved**.
Manhattan Community Board 8 unanimously disapproved the application by a vote of 39 in favor 0 opposed 0 abstentions.

Re: 133 East 65th Street - (between Park and Lexington Avenues) - Upper East Side Historic District - William Fellows, architect. Application to install retractable awning and signage.
THIS APPLICATION IS DIVIDED INTO TWO PARTS: PART A -Awning and PART B - Free standing sign

PART A - The Awning

WHEREAS 133 East 65th Street is an Italianate-style residence designed by F. S. Bar us and constructed in 1871-72.
WHEREAS 133 East 65th Street is set back 14' from the property line.
WHEREAS the applicant would like to reinstall the awning and the free-standing sign-post by the stoop that originally advertised the then occupant of the ground floor restaurant (Old Denmark).
WHEREAS the reintroduction of the stoop sign [visible in the 1980s tax photo] was approved by the Landmarks Preservation Commission in 1994.
WHEREAS the applicant proposes a custom 6' retractable navy awning with white lettering on the skirt and a new painted wrought iron sign that would be 11'3 1/2" tall, matching the original height and mounted on the lowest stair thread return on the stoop.
WHEREAS height of the pole without the sign is 8'1 1/2", the round sign at the top increases the height to 11'3 1/2"; the pole will be set in one foot from the property line.
WHEREAS the sign will be painted navy with white lettering the match the awning.
WHEREAS the retractable awning is appropriate within the historic district.
THEREFORE BE IT RESOLVED that PART A of this application is approved as presented
Manhattan Community Board 8 unanimously approved this application by a vote of 42 in favor 0 opposed 0 abstentions.

PART B: The free standing pole with signage at the top

WHEREAS the proposed new free-standing sign matches the historical stoop sign; a sign at the stoop was approved by the LPC in 1994 to replace the stoop sign that had been removed.

WHEREAS the stoop sign adds whimsy and interest to the streetscape.

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

Manhattan Community Board 8 adopted this recommendation by a vote of 34 in favor 3 opposed 0 abstentions.

Re: 813 Madison Avenue-(between 68th and 69th Streets)-Upper East Side Historic District - Joseph S.

Tarella, architect-Neo-Grec style residence designed by Charles Buek & Co. and constructed in 1881-82.

Application for storefront, façade lighting, and terraces.

This application is considered in two parts:

Part A: Madison Avenue Storefront and Facade

WHEREAS 813 Madison Avenue is a building of five stories with a sixth floor penthouse above the cornice at the top of the fifth floor;

WHEREAS the two story high storefront has three bays on Madison Avenue and one bay at the corner on East 68th Street;

WHEREAS stone pilasters frame the bays with large openings for single panels of glass in the first and third bays –and the corner bay-- at the first floor level, and at all three bays—and the corner bay -on the second floor level;

WHEREAS the stone pilasters will be cut back to create larger bays framed by half round columns;

WHEREAS the existing openings range in width from 4'-0" to 6'-9 ½";

WHEREAS the proposed openings range in width from 7'-0" to 8'-1";

WHEREAS the height of the openings on the first floor are and will be 8'-8 ½" and the height of the openings on the second floor are and will be 7'-8 ½";

WHEREAS the existing banding at the face of the tops of the first and second floors will remain;

WHEREAS the penthouse will be re-clad in metal or re-faced in stucco;

WHEREAS the front façade will be cleaned and repaired as necessary;

WHEREAS the storefront windows and entrance will be up-lit with exterior LED fixtures;

WHEREAS the windows of the façade on the third through fifth floors will be up-lit from the exterior with LED fixtures;

THEREFORE be it resolved that this portion of the application be approved as presented.

Manhattan Community Board 8 approved by a vote of 32 in favor 5 opposed 3 abstentions.

Part B: East 68th Street and Rear Facades

WHEREAS the existing door set down from the sidewalk on the 68th Street façade will be replaced with a window with an aluminum frame to match the adjacent window to the east;

WHEREAS air conditioning equipment is to be removed from the roofs of the first and second floor rear extensions;

WHEREAS the flat roofs on the first and second floor extensions are to be made into terraces with entrances directly from the second and third floors;

WHEREAS doors to the terraces will be aluminum and glass;

WHEREAS the railings on the terraces are to be simple, cast iron bars with metal newel posts and caps;

WHEREAS selected double hung, wood windows will receive new insulated glass to match existing;

WHEREAS the penthouse will be re-clad in metal or re-faced in stucco;

WHEREAS the East 68th Street and rear facades will be cleaned and repaired as necessary;

WHEREAS the windows of the East 86th Street façade on the second through fifth floors will be up-lit from the exterior with LED fixtures;

THEREFORE be it resolved that this portion of the application be approved as presented.

Manhattan Community Board 8 unanimously approved by a vote of 39 in favor 0 opposed 0 abstentions.

Re: 860 Madison Avenue - Upper East Side Historic District - Joseph Tarella, architect. Application is for window replacement and to install roof top air conditioners.

WHEREAS 860 Madison Avenue is a no-style commercial building designed by Francis Y. Joannes and constructed in 1924.

WHEREAS the applicant proposes to remove all existing storefront glazing on 70th Street and on Madison Avenue on both the first and second floors -- approximately 29 windows altogether, including door sidelights and window sidelights; the glazing will be replaced in-kind.

WHEREAS the applicant proposes 12 retractable awnings for the retail windows at the first and second floors along Madison Avenue and for the 2 windows on 70th Street [one at the first floor and one above it at the 2nd floor]; the awnings will be approximately 10'7" wide across each bay with 6" skirts and will be dark gray.

WHEREAS the applicant proposes three new air conditioning units at the north end of the roof with a screen around them; the air conditioners are minimally visible from the public way and will extend 1' above the roof line [the units are each 5'8" high x 32" deep -- and will partially hidden by the restored parapet].

WHEREAS the applicant proposes to remove all signage on the spandrels; the only signage will be on the awning skirts. (The former tenant, Juicy Couture, placed signage on all the spandrels, so that the front elevation at the ground level presented as busy.)

WHEREAS the applicant did present a materials board.

WHEREAS the applicant's approach is sensitive within the historic district and is to be commended.

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

Manhattan Community Board 8 unanimously approved by a vote of 42 in favor 0 opposed 0 abstentions.

Re: 20 East 64th Street-(between Fifth and Madison Avenues)-Upper East Side Historic District-David H. Abelow, architect-Neo-French Renaissance residence designed by D & J Jardine and constructed in 1878-79. Application to replace two windows.

WHEREAS 20 East 64th Street is a five story townhouse;

WHEREAS the windows on the front façade, except for the second floor, are being replaced at staff level with a Certificate of No Effect;

WHEREAS the two arched windows are single pane, steel sash, casement windows with fan lights;

WHEREAS the two arched windows are to be replaced with insulated glass, thermally broken, steel sash, casement windows with fan lights;

WHEREAS the steel sash will be 4% larger than the existing steel sash, well within the 10% maximum enlargement of window sash -- or a reduction in glazing from 5,276 square inches to 5,058 square inches;

THEREFORE be it resolved that this application be approved as presented.

Manhattan Community Board 8 unanimously approved by a vote of 42 in favor 0 opposed 0 abstentions.

Re: 156 East 89th Street (between Lexington and Third Avenues) -- INDIVIDUAL LANDMARK - Guillermo M. Gomez, architect. Application is to add a bulkhead at the roof and alter the rear elevation.

WHEREAS 156 East 89th Street is a Queen Anne style residence designed by Hubert, Pirsson & Co. and constructed in 1886-87.

WHEREAS 156 East 89th Street is one of a group of six houses designed in a wondrously picturesque Queen Anne style; the group was designated an individual landmark in 1979.

WHEREAS 156 East 89th Street was originally built for William Rhineland and is only 12'6" wide.

WHEREAS the applicant proposes a stair bulkhead that will rise 5' above the original roof and 3' above the original parapet; the bulkhead will be set back approximately 25' from the front elevation and is visible only at the rear of the property.

WHEREAS the applicant proposes to raise the roof of the existing 5th floor penthouse by 2' and the parapet by 3' at the rear elevation; the height of the house at the rear will increase by 5'.

WHEREAS there is an existing addition at the rear that is two stories high.

WHEREAS at the rear of this addition the applicant proposes to install one large steel casement window 25' high x 6' wide; to show the demarcation of the two floors, the applicant will preserve the lintel height at the top of the first floor.

WHEREAS the bottom portion of the 25' high window -- at the ground floor -- will be a French door opening to the garden.

WHEREAS at the 3rd and 4th floors of the house, the applicant proposes to narrow the existing window on each of these two floors and to add another window to match so that both floors will now have two symmetrical windows where before there was only one window.

WHEREAS at the 5th floor, the applicant proposes to widen the single existing window.

WHEREAS note that the 25' high window is only at the rear of the addition - [the house is only 12 1/2 feet wide.] at the 1st and 2nd floors that face the rear, the applicant proposes steel casement windows that match the steel casement windows at the 3rd and 4th floors [see above, the lintel height will be preserved across the top of the windows, especially including the demarcation across the large casement window at the rear of the addition.

WHEREAS all the windows will be steel casement windows; the material at the rear is red brick and the original windows were wood double hung windows.

WHEREAS the treatment at the rear is very sensitive and more organized considering the narrowness of the lot and are an improvement over the asymmetrical original windows.

WHEREAS steel casement windows are appropriate within the historic district.

WHEREAS the new stair bulkhead is not visible from the public way.

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

Manhattan Community Board 8 unanimously approved by a vote of 42 in favor 0 opposed 0 abstentions.

Re: 32 East 68th Street-(between Madison and Park Avenues)-Upper East Side Historic District-Benjamin Aryen, architect-Neo-Grec style residence designed by R.W. Buckley and constructed in 1897. Application to legalize an awning.

WHEREAS the existing awning extends beyond the window opening and has unattractive bars at the sides;

WHEREAS the proposed awning extends the length of the masonry opening for the window;

WHEREAS the top of the proposed awning is set 17 inches above the top of the window opening;

WHEREAS the proposed awning has a 1" x 1" aluminum frame;

WHEREAS the awning slopes down seven inches from back to front;

WHEREAS the removable valence at the front is 10" high, so that the bottom of the valence aligns with the top of the window opening;

WHEREAS the awning will be made of a black, flexible fabric to match the material of the awning next door;

WHEREAS the awning will have a sign on the valence in white letters;

THEREFORE be it resolved that this application be approved as presented.

Manhattan Community Board 8 unanimously approved by a vote of 42 in favor 0 opposed 0 abstentions.

Re: 117 East 64th Street (between Park and Lexington Avenues) -- Upper East Side Historic District - Rick Azar, architect. Application for roof top bulkhead.

WHEREAS 117 East 64th Street is a neo-Grec residence designed by John McCool and constructed in 1876-77.

WHEREAS the applicant failed to appear.

WHEREAS the applicant is invited to return at a later date.

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

Manhattan Community Board 8 unanimously disapproved the application by a vote of 41 in favor 0 opposed 0 abstentions.

The meeting was adjourned at 8:45PM.

James G. Clynes, Chairman