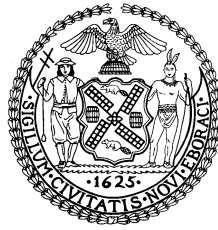


**James G. Clynes**  
Chairman

**Latha Thompson**  
District Manager



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**The City of New York**  
**Manhattan Community Board 8**

**FULL BOARD MEETING**

**New York Blood Center**  
**310 East 67<sup>th</sup> Street**  
**Auditorium**  
**Wednesday, September 16, 2015**  
**6:30PM**

**Community Board Members Present:** Elizabeth Ashby, Gayle Baron, Albert Barrueco, Michele Birnbaum, Matthew Bondy, Lori Ann Bores, Loraine Brown, Alida Camp, Barbara Chocky, Sarah Chu, James Clynes, Christina Davis, Daniel Dornbaum, Susan Evans, A. Scott Falk, Edward Hartzog, David Helpern, Sophia James, Lorraine Johnson, Andrew Kalloch, Craig Lader, Katherine LaGuardia, Jacqueline Ludorf, Zoe Markowitz, David Menegon, Glen Pandolfino, Laurence Parnes, Jane Parshall, Peter Patch, Ellen Polivy, Sharon Pope, Rita Lee Popper, Margaret Price, Hattie Quarnstrom-Figueroa, David Rosenstein, Barbara Rudder, Abraham Salcedo, William Sanchez, M. Barry Schneider, Cos Spagnoletti, Marco Tamayo, Carolina Tejo, Nicholas Viest, Elaine Walsh, Charles Warren, Hedi White

**Community Board Members (Excused):** Allison Kopf, Debra Teitelbaum

**Community Board Members (Unexcused):** Jeffrey Escobar, David Liston

**Total Attendance: 46**

**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, Gita Subramony, representing Energy and Resource Solutions/New York State Energy Research and Development Authority, spoke on combined heat and power.
- Member of the public, Ken Szymanski, representing 85<sup>th</sup> Street, spoke in opposition to horn and sirens with the New York City Fire Department.
- Member of the public, Jordan Wouk, spoke in favor of the Hampton Jitney.
- Member of the public, Daniel Kayton, spoke in opposition to protected bike lanes.
- Member of the public, Michael Mellanphy, representing Ryan’s Daughter, was “touching base” with the community.
- Member of the public, James Gerding, representing Ryan’s Daughter, was “touching base” with the community.

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

**3. Adoption of the Minutes** – May 20, 2015 Full Board meeting minutes adopted.

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

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

**Re: Proposed stops for Hampton Jitney UES Bus Stops and congestion relief:**

a. ICBPS 20150821/83 (1082 Lexington Ave.-Lexington Ave bet 77th & 76th Sts.

b. ICBPS 20150821/84 (1224 Lexington Ave.-Lexington Ave bet. 83rd & 82nd Sts.

**Manhattan Community Board 8 tabled this item by a vote of 44 in favor, 0 opposed and 0 abstentions.**

**Re: A new Revocable Consent for a new chilled water manhole within the NYCDOT right-of-way along York Ave., at 1283 York Avenue between 68th & 69th Streets (requested by NYC Department of Transportation, division of Franchises, Concessions and Consents).**

**WHEREAS** New York Presbyterian has petitioned for a revocable consent to construct, maintain, and use a new water-chilled manhole in the west sidewalk of York Avenue between 68th & 69th Streets, abutting its new building at 1283 York Avenue; and

**WHEREAS** this manhole will be used in the event of an extreme emergency in order for a truck to pump cold water into the hospital building;

**THEREFORE BE IT RESOLVED** that Community Board 8 Manhattan approves the petition for a revocable consent for to construct, maintain, and use a new water-chilled manhole in the west sidewalk of York Avenue between 68th & 69th Streets, abutting 1283 York Avenue

**Manhattan Community Board 8 passed the resolution to approve by a vote of 43 in favor, 0 opposed and 1 abstention.**

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

**1. Public Hearing re: Applications for single Block Street Fairs for 2015**

- a.** East 84" Street Neighborhood Association to close East 84th Street between First and Second Avenues on Saturday September 26, 2015 for a Block Party.

**Manhattan Community Board 8 motioned to approve the applicant by a vote of 46 in favor, 0 opposed and 0 abstentions.**

- b.** Rudolf Steiner School to Close the North Side of East 79th Street between Madison and Fifth Avenue, on Saturday November 21, 2015 for a Block Party.

**Manhattan Community Board 8 motioned to disapprove the applicant by a vote of 37 in favor, 7 opposed and 0 abstentions.**

- c.** East 90" Street Block Association to close East 90th Street between First and Second Avenues on Saturday September 26, 2015 from 9:00am to 6:00pm for a block party.

**Manhattan Community Board 8 motioned to approve the applicant by a vote of 45 in favor, 1 opposed and 0 abstentions.**

- d.** The Town School to close East 76th Street, Avenues between York Avenue and Dead End Avenues, on Sunday October 4, 2015 for a block party.

**Manhattan Community Board 8 motioned to approve the applicant by a vote of 46 in favor, 0 opposed and 0 abstentions.**

- e.** PS 158 to close East 77th Street between York Avenue and Cherokee Place on Saturday October 24, 2015, from 12noon to 4:00pm for a block party.

**Manhattan Community Board 8 motioned to approve the applicant by a vote of 46 in favor, 0 opposed and 0 abstentions.**

- f.** Congregation Kehilath Jeshurun to close East 85th Street between Lexington and Park Avenues on Thursday September 10, 2015 from 4:00pm to 6:00pm for a block party.

**Manhattan Community Board 8 motioned to approve the applicant by a vote of 46 in favor, 0 opposed and 0 abstentions.**

- g.** Yorkville Community School PTA to close East 88th Street between York and First Avenues on Saturday, October 24, 2015, from 12noon until 5PM for a Block Party.

**Manhattan Community Board 8 motioned to approve the applicant by a vote of 46 in favor, 0 opposed and 0 abstentions.**

h. Carnegie Hill Neighbors to close East 92nd Street between Madison and Park Avenues on Saturday October 31, 2015 from 3PM to 6PM for a block party.

**Manhattan Community Board 8 motioned to approve the applicant by a vote of 45 in favor, 1 opposed and 0 abstentions.**

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

**Re: 706 Madison Avenue (between 62<sup>nd</sup> and 63<sup>rd</sup> Streets)-Upper East Side Historic District - Page Ayres Cowley, Architect**-Application is for sidewalk replacement.

**WHEREAS** the lateral expansion of 706 Madison Avenue received a Certificate of Appropriateness from the Landmarks Preservation Commission;

**WHEREAS** a new sidewalk was always contemplated as part of the overall project;

**WHEREAS** the length of the enlarged building will be about 95 feet on Madison Avenue and 100 feet on East 63<sup>rd</sup> Street;

**WHEREAS** the current sidewalk is of concrete, in poor condition, and in need of replacement;

**WHEREAS** the intent is to return the sidewalk to bluestone, the material from which the sidewalk was originally constructed;

**WHEREAS** the base of the building is approved as bluestone and the new sidewalk will be bluestone to match;

**WHEREAS** there are many distinctive sidewalks in the Upper East Side Historic District and many of those are of bluestone;

**WHEREAS** there is a sidewalk vault on East 63<sup>rd</sup> Street which requires a new sidewalk that spans the width of the vault;

**WHEREAS** the new sidewalk will be made of bluestone slabs and those on 63<sup>rd</sup> Street will be made of five inch thick bluestone slabs to span the width of the vault;

**WHEREAS** the sidewalk will be provided with a snow melting system;

**WHEREAS** new trees on Madison Avenue will be planted in tree pits and new trees on East 63<sup>rd</sup> Street will be planted in containers due to the vault below;

**WHEREAS** the extent of the bluestone sidewalk is appropriate to the building and appropriate within the District;

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

**Manhattan Community Board 8 adopted this recommendation by a vote of 46 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**Re: 39 East 67th Street (between Madison and Park Avenues)-Upper East Side Historic District - Matthew Baird, Architect**- Application is for work at the front elevation, work at the rear elevation and the addition of a mechanical bulkhead at the roof.

THIS APPLICATION IS DIVIDED INTO THREE PARTS: PART A: THE FRONT ELEVATION, PART B: THE REAR ELEVATION, and PART C: THE WORK AT THE ROOF.

**PART A: THE FRONT ELEVATION**

**WHEREAS** 39 East 67th Street was originally designed by D. & J. Jardine as a brownstone fronted row house and constructed in 1876-1877.

**WHEREAS** 39 East 67th Street was redesigned in 1903-04 by Ernst Flagg as a 4-story Beaux-Arts style townhouse topped by a copper-trimmed mansard for Arthur Scribner of the publishing dynasty [whose brother Charles was married to Ernest Flagg's sister].

**WHEREAS** 39 East 67th Street is 25' wide by 67' deep (90' with an extension) and is now broken into apartments; the applicant proposes to return it to single family use. The lot size is 25' wide x100' deep.

**WHEREAS** at the front, the applicant proposes a complete restoration of the existing 1904 historic elevation, including stone repair, facade cleaning, stone patching, iron repair, window and window frame repair.

**WHEREAS** at the front, the only proposed change is to the 5th floor out-of-alignment mansard windows which will be restored to their original smaller size so that they will now align with the bays directly below them on the 4th floor.

**WHEREAS** the proposed changes at the front elevation are contextual and appropriate within the historic district.

**THEREFORE BE IT RESOLVED** that PART A of this application be approved as presented.  
**Manhattan Community Board 8 adopted this recommendation by a vote of 46 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**PART B: THE REAR ELEVATION**

**WHEREAS** at the rear there is a 4-story extension that measures approximately 9' wide x 20' deep with a glass-enclosed conservatory on top.

**WHEREAS** the extension was added to the house as part of the 1904 Ernest Flagg redesign.

**WHEREAS** the applicant proposes to remove the extension [also known as a "plumbing" extension since it was built to house bathrooms].

**WHEREAS** the existing 10' rear yard will increase to approximately 30' with the removal of the extension.

**WHEREAS** at the rear the applicant also proposes to remove the masonry that the extension attaches to in order to create a new flat full-width rear elevation.

**WHEREAS** the applicant proposes that the new flat, full-width elevation present as floor-to-ceiling glass with intermittent bronze mullions.

**WHEREAS** the applicant proposes approximately 30 glass panels at the rear; of the glass panels, approximately 14 will be 12' high with a maximum width of 10'. [No masonry is planned for the rear elevation.]

**WHEREAS** there is no relationship between the 1904 Ernest Flagg Beaux-Arts front elevation and the proposed dramatic level of glazing at the rear with its concurrent lack of any masonry to soften the impact of the proposed glazing.

**WHEREAS** the applicant's proposed modern treatment for the rear elevation changes the meaning of the historic property and is inappropriate and out of context within the historic district.

**THEREFORE BE IT RESOLVED** that the board took no position on PART 2 of this application

**Manhattan Community Board 8 adopted this recommendation by a vote of 23 in favor, 20 opposed, 3 abstentions, and 0 not voting for cause.**

**PART C: THE WORK AT THE ROOF**

**WHEREAS** the applicant proposes a new mechanical penthouse at the roof as well as a new terrace and landscaping.

**WHEREAS** the new mechanical penthouse will be set back 25' from the front elevation and will be 10' wide x 40' long x 18' high; the applicant plans to "stack" all mechanical equipment in the bulkhead.

**WHEREAS** the unusual height of the bulkhead results from including a planned emergency generator 9' high x 15' long; the planned terrace reduces the space available for mechanical equipment -- because of the applicant's proposed planned terrace, there is not room to disperse the mechanical equipment.

**WHEREAS** the proposed 18' high bulkhead will be clad in copper that will oxidize to match the copper mansard.

**WHEREAS** the proposed bulkhead is visible from the public way -- a maximum of 24" from Park Avenue looking west -- as well as some visibility from the mid-block from Park Avenue between 67th and 68th Streets and from Madison Avenue between 67th and 68th Streets.

**WHEREAS** the applicant suggested that he is working to compress down the maximum visibility from 24" to 18" which meets the Landmarks Preservation Commission definition of minimally visible.

**WHEREAS** the proposed mechanical bulkhead is visible from the public way from both Park Avenue and Madison Avenue.

**WHEREAS** there is room on the roof to disperse the mechanical equipment; the emergency generator alone adds 9' to the height of the mechanical bulkhead.

**WHEREAS** the unusual height of the mechanical bulkhead which will be visible from the public way is out of context and inappropriate within the historic district.

**THEREFORE BE IS RESOLVED** that PART C of this application is disapproved as presented.

**Manhattan Community Board 8 adopted this recommendation by a vote of 45 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.**

**d. Small Business Committee – Matt Bondy and Sarah Chu, Co-Chairs**

**Re: Adam Amit, Office of Councilmember Dan Garodnick, to discuss Intro 799-2015, the Commercial Rent Tax bill.**

**WHEREAS**, the Commercial Rent Tax ("CRT") disproportionately affects small business located below 96<sup>th</sup> Street in Manhattan; and

**WHEREAS**, the proposed Bill being sponsored by Councilmembers' Garodnick and Rosenthal would raise the threshold amount of rent triggering the tax from \$250,000 to \$500,000, resulting in substantial savings to roughly 2700 small businesses below 96<sup>th</sup> Street in Manhattan; and

**WHEREAS**, the CRT is unfair, particularly given that it only applies below 96<sup>th</sup> Street in Manhattan,

**WHEREAS**, the Committee agrees that the CRT should be eliminated in its entirety; and

**WHEREAS**, the Committee took note of the intricacies involved in eliminating the CRT and the revenue derived therefrom in its entirety and of the need to implement relief to our small businesses that can realistically transcend the competing interests involved and be passed by the City Council; and

**WHEREAS**, the proposed Bill, while it does not eliminate the CRT in its entirety, will work to provide needed relief to a significant amount of small businesses in our community;

**THEREFORE, BE IT RESOLVED**, that Community Board 8M supports the elimination of the CRT in its entirety, barring which, CB8M supports the bill sponsored by Councilmembers' Garodnick and Rosenthal as an interim measure to afford some relief to small businesses until the CRT can be eliminated in its entirety.

**Manhattan Community Board 8 passed the following to approve by a vote of 44 in favor, 1 opposed, 1 not voting for cause.**

**5. Selection of Nominating Committee**

The Manhattan Community Board 8 members selected their Nominating Committee Members. The selected Nominating Committee members are Cos Spagnoletti (Chair of Nominating Committee), Daniel Dornbaum, David Helpern, Craig Lader, Peter Patch, Hattie Quarnstrom-Figueroa, and Barbara Rudder.

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

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

**7. Elected Officials' Reports**

Elected officials reported on their latest initiatives.

**8. Chair's Report – Jim Clynes**

Chairman Jim Clynes made his report.

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

Latha Thompson made her report.

**10. Old Business**

No old business.

**11. New Business**

No new business.

The meeting was adjourned at 7:54PM.

**James G. Clynes, Chairman**