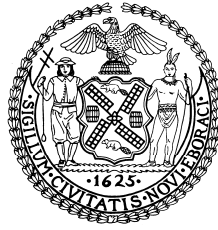


**Nicholas D. Viest**  
Chairman

**Latha Thompson**  
District Manager



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

**DRAFT**

**LAND USE-FULL BOARD MEETING**  
**Wednesday, November 14, 2012**  
**Ramaz School**  
**125 East 85<sup>th</sup> Street, Auditorium**  
**6:30PM**

**Community Board Members Present:** Elizabeth Ashby, Kenneth Austin, Albert Barrueco, John Bartos, Michele Birnbaum, Molly Blayney, Barbara Chocky, James Clynes, Christina Davis, Jeffrey Escobar, Cory Evans, Susan Evans, A. Scott Falk, Edward Hartzog, Lorance Hockert, Jonathan Horn, Lorraine Johnson, Dave Kleckner, Jacqueline Ludorf, Laurence Parnes, Jane Parshall, Mary Boresz Pike, Ellen Polivy, Rita Lee Popper, Margaret Price, Hattie Quarnstrom, David Rosenstein, Barbara Rudder, William Sanchez, Teri Slater, Cos Spagnoletti, Marco Tamayo, Debra Teitelbaum, Nicholas Viest, Charles Warren, Hedi White

**Community Board Members (Excused):** Matthew Bondy, Deirdre Breslin, Roy Carlin, Sarah Chu, David Helpert, David Liston, Domenico Minerva, Judith Schneider, M. Barry Schneider, Helene Simon, Patrick Stewart, Elaine Walsh

**Community Board Members (Unexcused):** Lori Ann Bores, George Fuchs

**Total Attendance: 36**

**Chair Nicholas D. Viest called the meeting to order at 6:30PM.**

**1. Public Session:**

- Member of the public, William Nagel, representing the Bricklayers Local 1, NY, spoke in favor of Cornell University/Roosevelt Island/local jobs.
- Member of the public, John Bachenski, representing the International Masonry Institute, spoke regarding Cornell-Roosevelt Island local jobs for New Yorkers.
- Member of the public, Joseph Borchowski, spoke in favor of bicycle lanes.
- Member of the public, Judith Buck, representing the Roosevelt Island Community Coalition, gave an update on the Cornell Project.
- Member of the public, Paul Bisceglia, representing Our Town/Manhattan Media, introduced himself to the community as a new reporter.
- **Public Hearing:** Draft Scope of Work for an Environmental Impact Statement for Memorial Sloan-Kettering Cancer Center Ambulatory Care Center and CUNY-Hunter College Science and Health Professions Building  
**Manhattan Community Board 8 adopted to request a 2<sup>nd</sup> scoping meeting by a vote of 34 in favor, 0 opposed, and 0 abstentions.**

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

**3. Adoption of the Minutes – October Land Use meeting minutes adopted.**

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

Kristen Ellis, a representative from the Manhattan Borough President Office (MBPO) Scott Stringer, reported on his latest initiatives. Manhattan Borough President Stringer wants to let residents and small businesses know that there is Hurricane Sandy assistance. There was a flier of information for the community members to pick-up which includes detailed information on the New York City and Federal Aid Programs that are available for emergency assistance. The MBPO announced that he is hosting along with Council Speaker Christine Quinn and New York City Council Members a reception in honor of the Manhattan Community Board members and a Food Drive benefiting victims of Hurricane Sandy. The event is being held on Tuesday, November 20<sup>th</sup>, 6:30PM-8:30PM at The American Museum of Natural History located at 81<sup>st</sup> Street between Columbus Avenue and Central Park West. Please RSVP to [receptions@manhattanbp.org](mailto:receptions@manhattanbp.org) or 212-669-4374.

#### **5. Elected Official's Reports:**

- NYS Senator Liz Krueger reported on her latest initiatives. Senator Krueger announced that she was planning to be senator for the next two years and thanked everyone. She also thanked the upper-east-side community for volunteering to help the victims of Hurricane Sandy and also spoke about the wonderful work that was done by the New York City Police Department, the Fire Department of New York and the city's hospitals. She stated that while she was pleased with the outcome of the 2012 elections and was honored to have been reelected she is deeply disturbed by the chaos that occurred at poll sites throughout her district and throughout the city. She feels that the Board of Elections system needs to be fundamentally changed and is calling for Board of Elections reform especially possible changes such as early voting/mail-in voting which can address some of the problems at the poll sites.
- Matthew Walsh, a representative from Assembly Member Dan Quart's office reported on his latest initiatives. He announced that the Assembly Member's office in the aftermath of Hurricane Sandy, is coordinating a blood drive along with the American Red Cross. He is urging that interested individuals in the community take the time to donate blood at this event and assist in restoring the blood supply to an adequate level. The Blood Drive event will take place on Thursday, November 29<sup>th</sup>, 10AM-3PM, outside his District Office at 360 East 57<sup>th</sup> Street where an American Red Cross bus will be.
- Christina Parisi, a representative from Congresswoman Carolyn Maloney's office, reported on her latest initiatives. She announced that Congresswoman Maloney along with other elected officials is sponsoring a Small Business Disaster Relief Forum on Monday, November 19<sup>th</sup>, 9AM, at Baruch College, located at 25<sup>th</sup> Street between Third and Lexington Avenue. Resources for individuals and small businesses will be discussed and there will be representatives from FEMA, SBA, SBS, Small Business Development Center at Baruch and other organizations.
- Helen Ohw, a representative from Assembly Member Kellner's office, reported on his latest initiatives. The Assembly Member's office has received a lot of comments regarding the Marine Transfer Station issue from constituents especially after the election. In response, Assembly Member Kellner will be filing a federal lawsuit in a couple of weeks. PS 158 has an attic and another school is being temporarily placed there. However, the Assembly Member along with other elected officials is set to meet with the Deputy Chancellor of the Department of Education in December to discuss getting a permanent middle school situated in this PS 158 space and he hopes that the meeting will have a positive outcome.
- Emma Lowe, a representative from Council Member Daniel Garodnick's office reported on his latest initiatives. She spoke about the impacts that Hurricane Sandy had on the District 4 area. Council Member Garodnick responded by making sure that buses were brought over to the Stanley Isaacs NYCHA residents so they could evacuate, set-up a volunteer operation to assist with delivering food, water, and blankets to residents at Stuyvesant Town and dispatched volunteers to obtain last minute absentee ballot applications and ballots in the days leading to Election Day to ensure seniors who could not get out could still vote.
- Taina Prado, a representative from Council Member Jessica Lappin's office, reported on her latest initiatives. She announced that Coler Hospital experienced extensive damage due to Hurricane Sandy and Council Member Lappin worked round-the-clock to make sure that the hospital was able to get its power, water, and heating systems up and running. The Mayor's Office and the City Council announced that they were able to get an emergency appropriation in the amount of \$300 million to repair hospital buildings. The Council Member along with Senator Rodriguez is hosting a Transportation Forum on Monday, November 26<sup>th</sup>, 5PM, at the East Side Middle School, 331 East 91<sup>st</sup> Street. Transportation groups from the MTA, NYCT, DOT, NYPD, TLC, Access-a-Ride, etc. will be there to address transportation issues.

**6. Chair’s Report – Nick Viest:**

Nick Viest gave his report. He commented that the upper-east-side was more fortunate than other areas since it was not significantly impacted by Hurricane Sandy. He did urge the community to donate especially cleaning products that are really needed in order to continue the extensive cleaning efforts. He made an update on the last Borough Board meeting he attended. The buildings trade representative spoke on the importance of hiring responsible people to do trade work. There was a presentation on the social and economic impacts of domestic violence. He congratulated CB8M board member Ellen Polivy on her new position as President of the Roosevelt Island Residents Association and announced that Ellen will be stepping down as co-chair of the Health, Seniors, & Social Services Committee and Jackie Ludorf will take her place. He also congratulated Jeffrey Escobar on his position as Vice President of the Roosevelt Island Residents Association.

**7. Election of Community Board 8 Officers:**

A vote was taken by the Community Board 8 members for the slate of officers for the 2013 term.

**The following Community Board 8 members were elected for the following 6 posts.**

**Debra Teitelbaum – Secretary –Unopposed – 32 votes**

**Laurence Parnes – Secretary - Unopposed – 32 votes**

**Jane Parshall – Secretary – Unopposed – 32 votes**

**James Clynes - 1<sup>st</sup> Vice Chair – Unopposed – 32 votes**

**Sarah Chu - 2<sup>nd</sup> Vice Chair – Unopposed – 32 votes**

**Nicholas Viest – Chair – Unopposed - 32 votes**

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

- **Landmarks Committee – David Helpern and David Liston, Co-Chairs**

**Re: 34 East 68<sup>th</sup> Street (between Madison and Park Avenues) – Upper East Side Historic District**

*– Michael Chen, Architect – A neo- Grec style residence designed by R.W. Buckley and built in 1879.*

Application to alter the exterior facade and roof bulkhead.

**WHEREAS** the Committee wishes to consider this application in two parts: 1) The Front Facade, the Front Entry, and the Elevator and Stair Bulkhead; and 2) The Rear Facade and the Fence.

1) The Front Facade, the Front Entry, and the Elevator and Stair Bulkhead.

**WHEREAS** with regard to the front facade, the applicant proposes to install new stone trim and cladding in limestone rather than the current brownstone which has fallen into a state of great disrepair, with all existing window openings and location of glazing to be maintained as is, and the existing cornice to be retained in its entirety.

**WHEREAS** with regard to the front entry, the applicant proposes to install a new entry stair from the sidewalk, replace existing railing, install a new rusticated stone base, install a new wood and glass door with decorative iron grille, install a new stone entry portico, and enclose the existing stair pit with a skylight to the basement area below.

**WHEREAS** with regard to the proposed elevator and stair bulkhead, the applicant proposes to install on the roof a new elevator bulkhead with patinated metal cladding, a roofed mechanical enclosure for sound reduction, and a new stair and elevator bulkhead.

**WHEREAS** while the applicant did not present the Committee with sample materials which is always the strong preference of the Committee as to every applicant, the applicant represented to the Committee that the limestone to be used on the front facade will be light in color and warm in tone.

**WHEREAS** the proposed changes to the Front Facade and the Front Entry are in keeping with the design and character of the building, and the proposed Elevator and Stair Bulkhead will be barely visible, if at all, from the public way.

**THEREFORE BE IT RESOLVED THAT** the proposed changes to the Front Facade, Front Entry, and the proposed Elevator and Stair Bulkhead, are approved.

**Manhattan Community Board 8 adopted this recommendation by a vote of 25 in favor, 6 opposed, and 4 abstentions.**

2) The Rear Facade and the Fence.

**WHEREAS** the applicant proposes to install a new rear facade, removing existing tarred-over brick and an existing tarred-over and damaged sheet metal bay window and peeled-up metalwork; repurposing an existing leaded glass window; and installing a new custom glazed banded terra-cotta skin, new tilt-turn mahogany

windows with painted steel trim, a new vertical garden, a new stone terrace and plantings, a new stoneclad garden wall, and, at the rear of the roof, a new perforated steel guardrail and planter (the "Fence").

**WHEREAS** the scale of the design of the proposed rear facade and the Fence is in context with the rear facades of other buildings in the area;

**WHEREAS** the proposed coloration of the rear facade is related to, and not inconsistent with, that of the front facade;

**WHEREAS** while the applicant did not present the Committee with sample materials which is always the strong preference of the Committee as to every applicant, the applicant represented to the Committee that the terra cotta to be used on the rear facade will provide a warm appearance of unusual beauty.

**THEREFORE BE IT RESOLVED THAT** the proposed changes to the Rear Facade and the Fence are approved.

**There was a substitute motion to disapprove this application. That motion passed by a vote of 33 in favor, 1 opposed, and 2 abstentions. Thus this portion of the application was disapproved.**

**Re: 30-38 East 65<sup>th</sup> Street aka 745-751 Madison Avenue – Upper East Side Historic District - *Cosmo Veneziale, Architect*** – An apartment building designed by Kokkins & Lyras and built 1959. Application to replace main entry canopy and paint the entry vestibule and fascia.

**WHEREAS** the building has a white brick façade with precast concrete panels at the base;

**WHEREAS** the existing canopy made of anodized aluminum replaced the original canvas canopy for the building;

**WHEREAS** the proposed canopy will be of canvas and is similar in design to the original canvas canopy;

**WHEREAS** the proposed canopy is a visual improvement over the existing canopy;

**WHEREAS** the width of the proposed canopy will be 9'-0" as opposed to the existing 8'-4", making it more functional and welcoming;

**WHEREAS** the grey color of the proposed canopy will be similar to the grey color of the original canopy;

**WHEREAS** the proposed canopy will have recessed LED lights set into a ceiling grid of white canvas squares; and whereas the light anodized metal of the vestibule will be coated to match the color of the proposed stainless steel posts supporting the canopy;

**THEREFORE BE IT RESOLVED THAT** this application is approved.

**Manhattan Community Board 8 adopted this recommendation by a vote of 36 in favor, 0 opposed, and 0 abstentions.**

**Re: 131-33 East 70<sup>th</sup> Street (between Park and Lexington Avenues) – Upper East Side Historic District – *PKSB Architects, PC*** – An Anglo-Italianate with later additions style building designed by Robert Mook and built in 1871 and altered in 1909-11 by Grosvenor Atterbury. Application to renovate greenhouse at 4<sup>th</sup> floor setback roof.

**WHEREAS** the applicant proposes to renovate a two story greenhouse on a fourth floor setback roof.

**WHEREAS**, as part of said renovation, the applicant proposes to strip the existing white paint of the original bay window and restore the bay window to its original color and detail; expose the original support brackets for the original bay window and restore them to match their original finish and detail; and install an exterior glass railing and exterior sliding screen assembly.

**WHEREAS** the proposed colors and materials are related to the existing colors and materials of the building and the proposed renovation would be a thoughtful modification to the existing greenhouse and an improvement to the current greenhouse which has fallen into a state of disrepair.

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

**Manhattan Community Board 8 adopted this recommendation by a vote of 36 in favor, 0 opposed, and 0 abstentions.**

**Re: 1080 Fifth Avenue aka 1 East 89<sup>th</sup> Street – Expanded Carnegie Hill District – *Rick Kramer, Architect*** – A Modern style apartment building designed by Wechsler & Schimenti and built in 1960-61. Application to modify the entrance and alter the exterior façade.

**WHEREAS** the original building design included a stainless steel entrance vestibule with stainless steel and glass doors;

**WHEREAS** the current bronze doors will be replaced with stainless steel and glass doors with horizontal grilles; **WHEREAS** the doors to the doctor's office and the service corridor will be replaced with stainless steel doors with glass vision panels with horizontal stainless steel grilles; **WHEREAS** the windows at the base of the building will be replaced with windows with stainless steel grilles; **WHEREAS** all the stainless steel will have a brushed, satin finish; **WHEREAS** the green marble around the vestibule and at the planters at the base of the building will be replaced with a honed, gray granite, which is more compatible with the building and more durable than the marble; **WHEREAS** the overall design with the stainless steel provides a modern flair that, together with the gray granite, enhances the overall design of the base of the building; and whereas the stainless steel grillage is appropriate given the context of other grillage on nearby Fifth Avenue buildings; **THEREFORE BE IT RESOLVED THAT** this application is approved.

**Manhattan Community Board 8 adopted this recommendation by a vote of 30 in favor, 1 opposed, and 3 abstentions.**

**Re: 555 East 91<sup>st</sup> Street (between York Avenue and FDR Drive) – [Asphalt Green] – Individual Landmark**  
– *Swanke Hayden Connell Architects* – An asphalt plant designed by Kahn & Jacobs and built in 1941-44.  
Application to make restorations to the exterior façade.

**WHEREAS** the applicant proposes to make restorations to the exterior facade of a former asphalt plant designed and built in a parabolic shape made of concrete and unique for its time.

**WHEREAS** said restorations would be in two phases: Phase 1 for the South and North Elevations and Phase 2 for the West and East Elevations.

**WHEREAS** Phase 1 would involve selective concrete patching, replacement of deteriorated sealant, removal of loose and deteriorated paint, and the application of a new breathable coating.

**WHEREAS** Phase 2 would involve selective concrete crack repair, replacement of deteriorated sealant, removal of loose and deteriorated roof coating, and the application of a new roof coating.

**WHEREAS** the color and texture of the new materials used as part of Phase 1 and 2 will, to the extent possible, relate to the original color and texture of the building and there will be no change to the exterior shape of the building.

**THEREFORE BE IT RESOLVED THAT** this application is approved.

**Manhattan Community Board 8 adopted this recommendation by a vote of 26 in favor, 8 opposed, and 0 abstentions.**

- **Street Life Committee – Domenico Minerva and Cos Spagnoletti, Co-Chairs**

1a. **Phillippos Restaurant, Inc. d/b/a Barking Dog Luncheonette, 1678 Third Avenue (94<sup>th</sup>/95<sup>th</sup> Streets)** – Renewal application for a sidewalk café application for 16 tables and 32 seats, DCA #1222470. Due date: Dec. 7<sup>th</sup>. Café Hours: Mon.-Thurs. 8am to 11pm. Food/Drink: 91/9.

**WHEREAS** there are no changes to the café and no one from the public objected,

**THEREFORE BE IT RESOLVED THAT** the application is **Approved**.

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

2a. **1382 Diner, Inc. d/b/a Trend Diner, 1382 Second Avenue (71<sup>st</sup>/72<sup>nd</sup> Streets)** – New application for a wine and beer only license. Hours: Mon. - Sun. 6am to 1am. Food/Drink: 85/15.

**WHEREAS** this is only for beer and wine,

**THEREFORE BE IT RESOLVED THAT** the application is **Approved**.

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

2b. **East 87 Burgers, LLC d/b/a Bare Burger, 1681 First Avenue (@ 87<sup>th</sup> Street)** – New application for a wine and beer only license. Hours: Sun. – Thurs. 11am to 11pm. Fri. & Sat. 11am to midnight. Food/Drink: 80/20.

**WHEREAS** this is only for beer and wine,

**THEREFORE BE IT RESOLVED THAT** the application is **Approved**.

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

2c. **The Burger Bistro Three, Inc. d/b/a The Burger Bistro, 1663 First Avenue, North Store (86<sup>th</sup>/87<sup>th</sup> Streets)** – New application for a wine and beer only license. Hours: Mon. – Thurs. 11am to 11pm. Fri. & Sat. 11am to midnight, and Sun. 11am to 10pm. Food/Drink: 80/20.

WHEREAS this is only for beer and wine,  
**THEREFORE BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the resolution by a vote of 34 in favor, 0 opposed, and 0 abstentions.**

2d. **Hane Japanese Fusion, Inc., 795 Lexington Avenue (61<sup>st</sup>/62<sup>nd</sup> Streets)** - New application for a wine and beer only license. Hours: Mon. – Sun. 11am to 11:30pm. Food/Drink: 90/10

WHEREAS this is only for beer and wine,  
**THEREFORE BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the resolution by a vote of 34 in favor, 0 opposed, and 0 abstentions.**

2e. **Mee Chi Corp. d/b/a Mee Noodle Shop & Grill, 1643 Second Avenue (85<sup>th</sup>/86<sup>th</sup> Streets)** - New application for a wine and beer only license. Hours: Sun. – Thurs. 11:30am to 10:45pm, Fri. & Sat. 11:30am to 11pm. Food/Drink: 95/5

WHEREAS this is only for beer and wine,  
**THEREFORE BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the resolution by a vote of 34 in favor, 0 opposed, and 0 abstentions.**

2f. **HK Paris, Inc. d/b/a Voila 76, 1452 Second Avenue (75<sup>th</sup>/76<sup>th</sup> Street)** - New application for a wine and beer only license. Hours: Mon. – Sun. 11am to 10pm. Food/Drink: 80/20

WHEREAS this is only for beer and wine,  
**THEREFORE BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the resolution by a vote of 34 in favor, 0 opposed, and 0 abstentions.**

2g. **BF NY 82, LLC d/b/a Burgerfi, 1571 Second Avenue a/k/a 240 East 82<sup>nd</sup> Street** - New application for a wine and beer only license. Hours: Sun. – Thurs. 11am to 1am. Fri. & Sat. 11am to 4am. Food/Drink: 92/8

WHEREAS this is only for beer and wine,  
**THEREFORE BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the resolution by a vote of 34 in favor, 0 opposed, and 0 abstentions.**

2h. **Saltoto, Inc. d/b/a Salvo's, 1477 York Avenue (78<sup>th</sup>/79<sup>th</sup> Streets)** - New application for a wine and beer only license. Hours: Mon. – Thurs. 11am to 11pm., Fri. & Sat. 11am to midnight, and Sun. 11am to 10pm. Food/Drink: 80/20

WHEREAS this is only for beer and wine,  
**THEREFORE BE IT RESOLVED THAT** the application is **Approved**.  
**Manhattan Community Board 8 adopted the resolution by a vote of 34 in favor, 0 opposed, and 0 abstentions.**

2i. **1589 East End Tavern Corp. d/b/a The East End Tavern, 1589 First Avenue aka 354 East 83<sup>rd</sup> Street** – New application to transfer an on-premises liquor license. Hours: Mon. – Thurs. 5pm to 4am, Fri. & Sat. 12pm to 4am, and Sun. 12pm to 4am. Food/Drink: 0/100

WHEREAS this is for a full license,  
WHEREAS the applicant will close the front French doors by 10PM,  
WHEREAS the applicant will remain open until 3AM Sunday thru Wednesday  
And 4AM Thursday thru Saturday  
**THEREFORE BE IT RESOLVED THAT** the application is **Approved**  
**Manhattan Community Board 8 adopted the resolution by a vote of 31 in favor, 2 opposed, and 2 abstentions.**

2j. **Chessa, LLC d/b/a Phoenix Park, 206 East 67<sup>th</sup> Street (Third/Second Avenues)** – New application to transfer an on-premises liquor license. Hours: Mon. – Thurs. 11:30am to 4am. Fri. – Sun. 12pm to 4am. Food/Drink: 50/50

WHEREAS this is for a full license,

**WHEREAS** the applicant will close the back yard by 10PM Sunday thru Wednesday and 11PM Thursday thru Saturday

**THEREFORE BE IT RESOLVED THAT** the application is **Approved**  
**Manhattan Community Board 8 adopted the resolution by a vote of 35 in favor, 0 opposed, and 1 abstention.**

- **Budget Committee – Roy Carlin and Barbara Chocky, Co-Chairs**

**Manhattan Community Board 8 adopted to support the budget as proposed by a vote of 36 in favor, 0 opposed, and 0 abstentions.**

**9. Old Business**

No old business.

**10. New Business**

The meeting was adjourned at 9:30PM.

**Nicholas D. Viest, Chair**