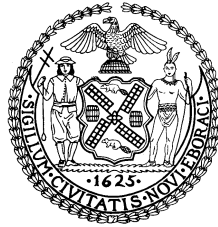


Nicholas D. Viest
Chairman

Latha Thompson
District Manager



505 Park Avenue
Suite 620
New York, N.Y. 10022
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com Website
info@cb8m.com - E-Mail

The City of New York
Manhattan Community Board 8

LAND USE MEETING
WEDNESDAY, JULY 9, 2014
New York Blood Center
310 East 67th Street
Auditorium
6:30PM

Community Board Members Present: Elizabeth Ashby, Lowell Barton, Michele Birnbaum, Matthew Bondy, Barbara Chocky, Sarah Chu, James Clynes, Christina Davis, Susan Evans, A. Scott Falk, Edward Hartzog, David Helpem, Lorance Hockert, Jonathan Horn, Sophia James, Lorraine Johnson, Dave Kleckner, Allison Kopf, Craig Lader, Jacqueline Ludorf, Domenico Minerva, Laurence Parnes, Jane Parshall, Ellen Polivy, Sharon Pope, Rita Lee Popper, Margaret Price, Hattie Quarnstrom, Barbara Rudder, Abraham Salcedo, William Sanchez, Judith Schneider, M. Barry Schneider, Rebecca Seawright, Marco Tamayo, Debra Teitelbaum, Nicholas Viest, Charles Warren, Hedi White, Timothy Yeo

Community Board Members (Excused): David Liston, David Rosenstein, Teri Slater, Cos Spagnoletti, Elaine Walsh, Gregory Zaffiro

Community Board Members (Unexcused): Albert Barrueco, Lori Ann Bores, Jeffrey Escobar, Jared Stone

Total Attendance: 40

Chair Nicholas Viest 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, Sandy Anagnostou, representing Crank NYC, spoke in favor of the Physical Culture establishment.
 - Member of the public, T. Dolctor, spoke in opposition to Crank Bike Studio.
 - Member of the public, Jay Goldstein, representing owner, spoke in favor of 1151 Third Avenue.
 - Member of the public, Gerald Caliendo, representing Crank NYC, spoke on Physical Culture establishment.
- 2. Public Hearing: BSA Cal. No. 119-14-BZ, 1151 Third Avenue, Block 1422, Lot 1**-Application for a special permit under 73-36 of the NYC Zoning Resolution to operate a physical culture establishment, Flywheel Sports Inc. dba Flywheel on the 2nd and 3rd Floors of the building located at 1151 Third Avenue.

Whereas, An application for a special permit under 73-36 of the NYC Zoning Resolution to operate a physical culture establishment, Flywheel Sports Inc. dba Flywheel on the 2nd and 3rd Floors of the building located at 1151 Third Avenue, and

Whereas, Flywheel agrees to close windows during the hours of operation which are 5:30AM to 9PM, and

Whereas Community Board 8M held a public hearing regarding this matter; therefore

Be It Resolved that Community Board 8 approves the application to occupy a total of 2, 000 square feet on the second and third floors of 1151 Third Avenue.

Manhattan Community Board 8 approved the resolution by a vote of 35 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

- 3. Public Hearing: BSA Cal. No. 121-14-BZ, 1151 Third Avenue, Block 1422, Lot 1-**Application for a special permit under 73-36 of the NYC Zoning Resolution to operate a physical culture establishment, Strengthen Length Tone LLC dba SLT on the 4th Floor of the building located at 1151 Third Avenue.

Whereas, An application for a special permit under 73-36 of the NYC Zoning Resolution to operate a physical culture establishment, Strengthen Length Tone LLC dba SLT on the 4th Floor of the building located at 1151 Third Avenue, and

Whereas Community Board 8M held a public hearing regarding this matter; therefore

Be It Resolved that Community Board 8 approves the application to occupy a total of 2, 000 square feet on the fourth floor of 1151 Third Avenue.

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

- 4. Public Hearing: BSA Cal. No. 120-14-BZ, 1151 Third Avenue, Block 1422, Lot 1-**Application for a special permit under 73-36 of the NYC Zoning Resolution to operate a physical culture establishment, Upper East Fhitting Room LLC dba Fhitting Room on the 5th Floor of the building located at 1151 Third Avenue

Whereas, Application for a special permit under 73-36 of the NYC Zoning Resolution to operate a physical culture establishment, Upper East Fhitting Room LLC dba Fhitting Room on the 5th Floor of the building located at 1151 Third Avenue, and

Whereas, Fhitting Room agreed to close windows during the hours of operation which are 5:30AM to 10:00PM weekday and 6:30AM to 7PM on weekend, and

Whereas, Community Board 8M held a public hearing regarding this matter; therefore

Be It Resolved that Community Board 8 approves the application to occupy a total of 2, 000 square feet on the fifth floor of 1151 Third Avenue.

Manhattan Community Board 8M approved the resolution by a vote of 38 in favor, 0 opposed, 0 abstentions and 1 not voting for cause.

- 5. Public Hearing: BSA Cal. No. 116-14-BZ, 188 East 93rd Street, Block 1521, Lot 40-**Application for a special permit under 73-36 of the NYC Zoning Resolution to operate a physical culture establishment, Crank NYC II Inc., dba Crank Cycling Studio on the 1st Floor of an existing five story mixed commercial & residential building in a C1-9 zoning district.

Whereas, An application for a special permit under 73-36 of the NYC Zoning Resolution to operate a physical culture establishment, Crank NYC II Inc., dba Crank Cycling Studio on the 1st Floor of an existing five story mixed commercial & residential building in a C1-9 zoning district, and

Whereas, Crank Cycling has been in operation for over a year without the required permits, and

Whereas residents living in the building complained at the Land Use meeting and in a letter to the Community Board about the constant loud noise and vibrations from this operation,

Whereas, the community board has concerns regarding the signage, noise and vibrations, and

Whereas, Community Board 8M held a public hearing regarding this matter; therefore

Be It Resolved that Community Board 8 **disapproves** the application to operate a physical culture establishment, Crank NYC II Inc., dba Crank Cycling Studio on the First floor of 188 East 93rd Street.

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

6. **Informational Presentation: BSA Cal. No. 717-28-BZ, 152 East 87th Street, Block 1515, Lots 46 and 46-Application for a minor modification to an existing variance to allow for a portion of the public parking garage to be reduced from 515 to 94 spaces and will be located in the cellar, first and second floors of the residential building.**

7. **Street Life Committee**

1a. **CB-NACT 1469 LLC., dba Coffee Bean and Tea Leaf, 1469 Third Ave (@83rd Street)-Renewal application for a unenclosed sidewalk café with 20 tables and 40 chairs, DCA #8371-2014-ASWC.**

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

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

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

1b. **Uncle Abies Deli On First Inc., dba Second Avenue Deli, 1442 First Avenue (@75th Street)-Renewal application for an enclosed sidewalk café with 11 tables and 40 chairs, DCA #1398066**

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

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

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

1c. **MBRP Restaurant Inc., dba The Stumble Inn, 1454 Second Avenue (@76th Street)-Renewal application for an enclosed sidewalk café with 12 tables and 25 chairs, DCA #895586**

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

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

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

2a. **Idealize Inc., dba Torishin, 1193 First Avenue (64th/65th) - Corporation Change for a Liquor, Wine and Beer. Food/Drink: 75/25**

WHEREAS this is solely a corporate change of ownership for an established restaurant to permit the relocation of their license to a new location in CB4M, and

WHEREAS CB4M has approved their application with stipulations

WHEREAS there were no objections from the public

BE IT RESOLVED THAT the application is **approved** and that a waiver of the 30 day notice requirement will be provided

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

3a. **Alderney LLC., 1426 Third Avenue (@81st Street)-New application for Liquor, Wine and Beer. Food/Drink: 70/30**

WHEREAS there were no objections from the public

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Monday to Thursday – 4:00pm to 2:00am
Friday to Saturday – 10:00am to 2:00am
Sunday – Noon to 2:00am

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

3b. **Kobe Sushi Japanese Cuisine 8 Inc., 1472 York Avenue, Store 2 (@78th Street) - New application for Liquor, Wine and Beer. Food/Drink: 95/5**

WHEREAS this is solely a corporate change of ownership for an established restaurant, and

WHEREAS there were no objections from the public

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Monday to Thursday – 11:30pm to 11:00pm
Friday to Sunday – 12:30pm to 11:00pm

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

3c. **Sammy Musovic LLC., 1712 Second Avenue (@ 89th Street) – New application for Liquor, Wine and Beer. Food/Drink: 80/20**

WHEREAS there were no objections from the public

BE IT RESOLVED THAT the application is **approved** subject to the following stipulations which were agreed to by the applicant and are to be incorporated in the license's method of operation:

- The hours of operation for the SLA license will be:
Monday to Thursday – 11:00am to Midnight
Friday to Saturday – 11:00am to 2:00am
Sunday – Noon to 11:00pm
- The front windows and doors will be closed by 10pm every day

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

4a. **1180 Second Avenue, NEC of Second Ave and East 62nd St. - Application for newsstand application.**

WHEREAS the applicant failed to appear at the committee's hearing or request a postponement and

WHEREAS there were concerns expressed about possible blockage of sightlines for vehicles, particularly those making turns at this intersection and

WHEREAS there were concerns expressed about the high volume of pedestrian traffic at this location and

WHEREAS Community Board 8M continues to be concerned with the excessive number of Newsstands being located in our district relative to the need and the continual loss of valuable sidewalk space to these street fixtures

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

Manhattan Community Board 8 adopted the committee recommendation by a vote of 40 in favor, 0 opposed, and 1 abstention.

8. Old Business

9. New Business

The meeting was adjourned at 8:30PM.

Nicholas D. Viest, Chair