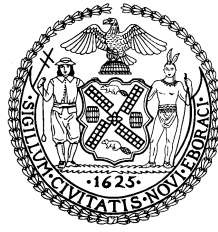


Nicholas D. Viest
Chairman

Latha Thompson
District Manager



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

**LAND USE MEETING
November 12, 2014
New York Blood Center
310 East 67th Street
Auditorium
6:30PM**

Community Board Members Present: Elizabeth Ashby, Albert Barrueco, Lowell Barton, Michele Birnbaum, Matthew Bondy, Barbara Chocky, James Clynes, Christina Davis, Jeffrey Escobar, Susan Evans, A. Scott Falk, Edward Hartzog, Lorance Hockert, Lorraine Johnson, Allison Kopf, David Liston, Jacqueline Ludorf, Laurence Parnes, Jane Parshall, Ellen Polivy, Sharon Pope, Rita Lee Popper, Margaret Price, Hattie Quarnstrom, David Rosenstein, Barbara Rudder, Abraham Salcedo, Judith Schneider, M. Barry Schneider, Cos Spagnoletti, Marco Tamayo, Debra Teitelbaum, Nicholas Viest, Elaine Walsh, Charles Warren, Hedi White, Timothy Yeo, Gregory Zaffiro

Community Board Members (Excused): Lori Ann Bores, Sarah Chu, David Helpern, Jonathan Horn, Sophia James, Dave Kleckner, Craig Lader, Domenico Minerva, Teri Slater,

Community Board Members (Unexcused): William Sanchez, Jared Stone,

Total Attendance: 38

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

- 1. Public Hearing: BSA Cal No. 260-14-BZ, 100 East End Avenue, Block 1581, Lot 23, The Chapin School-**Application pursuant to Section 72-21 of the Zoning Resolution of the City of New York, as amended to request a variance to permit the construction of a three-story enlargement to the existing school at the premises, which is contrary to the previously-approved plans, floor area, rear yard, height and setback requirements.

Manhattan Community Board 8 adopted the recommendation to postpone this application until December by a vote of 36 in favor, 1 opposed, and 0 abstentions.

- 2. Public Hearing: BSA Application, Calendar No. 323-13-BZ, 127 East 71st Street, Block 1406, Lot 12-**Application to request a special permit pursuant to ZR Section 73-621 to vary ZR 23-145 (lot coverage) to permit the proposed alteration, which will enlarge the footprint and include a vertical enlargement at the rear portion of the existing four story, plus cellar and basement building. This item was laid over from the February 2014 Land Use meeting.

Whereas, the application to request a special permit pursuant to ZR Section 73-621 to vary ZR 23-145 (lot coverage) to permit the proposed alteration, which will enlarge the footprint and include a vertical enlargement at the rear portion of the existing four story, plus cellar and basement building. This item was laid over from the February 2014 Land Use meeting.

Be It Resolved that Community Board 8 **approves** the application for a special permit to enlarge the footprint and include a vertical enlargement at the rear portion of 127 East 71st Street.

Community Board 8M adopted the resolution (to approve the application) by a vote of 35 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

3. Street Life Committee

1a. 62nd & 1st LLC, dba Neely's Barbeque Parlor, 1125 First Avenue (@ 62nd) – 20 tables and 40 chairs, DCA # 1136669-DCA

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 35 in favor, 0 opposed, and 0 abstentions.

1c. 1465 Third Avenue Rest Corp. dba Gael Pub, 1465 Third Ave (@ 83rd) – 5 tables and 10 chairs, DCA # 1223078-DCA

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 35 in favor, 0 opposed, and 0 abstentions.

2a. BF NY 82 LLC dba BurgerFi, 1571 Second Ave (@ 82nd) – 2 tables and 4 chairs, DCA # 14449-2014-ASWC

WHEREAS no one from the public objected and the plans were seemingly unobtrusive,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the recommendation by a vote of 35 in favor, 0 opposed, and 0 abstentions.

4a. New HDM Inc. dba Hunan Delight, 1467 York Avenue (@ 78th) - New application for Wine & Beer Food/Drink: 90/10

WHEREAS there were no objections from the public, and

WHEREAS the applicant agreed to the following hours of operation:

Monday to Sunday – 11:00am to 11:00pm

BE IT RESOLVED THAT the application is Approved

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

4b. A.S. Subway Inn dba Subway Inn, 1140 Second Ave (@ 60th) -New application for a Liquor, Wine and Beer Food/Drink: 30/70

WHEREAS there was one member from the public,

WHEREAS the applicant represented that a security person would help with outdoor pedestrian traffic and noise,

WHEREAS the applicant was going to install adequate sound proofing,

WHEREAS the applicant would place signs in the windows reminding patrons to be respectful of residents/neighbors, and

WHEREAS the applicant agreed to the following hours of operation:

Monday to Thursday – 10:00am to 4:00am

Friday to Saturday – 11:00am to 4:00am

Sunday – 12:00pm to 4:00am

BE IT RESOLVED THAT the application is Approved.

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

4c. PACAP LLC, dba Monte-Carlo NYC, 181 East 78th Street (Third/Lexington) - New application for a Liquor, Wine and Beer Food/Drink: 70/30

WHEREAS there were no objections from the public,

WHEREAS the applicant agreed to close all windows at 10pm, and

WHEREAS the applicant agreed to the following hours of operation:

Monday to Sunday – 12:00pm to 12:00am

BE IT RESOLVED THAT the application is Approved

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

5a. 205-215 East 96th St., SEC of 96th and Third Avenue – Application for a newsstand.
Manhattan Community Board 8 decided to lay over this application until December by a vote of 26 in favor, 10 opposed, and 0 abstentions.

4. Old Business

5. New Business

The meeting was adjourned at 7:41PM.

Nicholas D. Viest, Chair