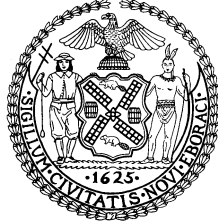


Jacqueline Ludorf
Chairman

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/FULL BOARD MEETING
WEDNESDAY, APRIL 13, 2011
Chapel of the Good Shepherd
545 Main Street, Roosevelt Island
6:30PM

Community Board Members Present: Joie Anderson, Elizabeth Ashby, Michele Birnbaum, Molly Blayney, Matthew Bondy, Lori Ann Bores, Roy Carlin, Barbara Chocky, Sarah Chu, James Clynes, Christina Davis, Jeffrey Escobar, Susan Evans, A. Scott Falk, George Fuchs, Edward Hartzog, David Helpern, Jonathan Horn, Dave Kleckner, David Liston, Jacqueline Ludorf, Domenico Minerva, Jane Parshall, Mary Boresz Pike, Ellen Polivy, Rita Lee Popper, Margaret Price, Hattie Quarnstrom, Barbara Rudder, William Sanchez, Judith Schneider, M. Barry Schneider, Teri Slater, Cos Spagnoletti, H. Patrick Stewart, Marco Tamayo, Debra Teitelbaum, Alexander Tisch, Elaine Walsh, Charles Warren, Hedi White

Community Board Members Absent (Excused): Deirdre Breslin, Ruth Halberg, Laurence Parnes, David Rosenstein, Helene Simon, Nicholas Viest,

Community Board Members Absent (Unexcused): Kenneth Austin, Lorance Hockert, Lorraine Johnson

Total Attendance: 41

Chair Jacqueline Ludorf called the meeting to order at 6:30PM.

1. Public Session:

- Member of the public, Beatrice Mitchell, spoke in favor of landmarking 94th-95th Street.
- Member of the public, Mercedes Garcia-Aguso, spoke in favor of landmarking.
- Member of the public, Ira Mandelker, representing the Neighborhood Coalition for Shelter, introduced himself and the organization to the Manhattan Community Board 8 community.
- Member of the public, Judy Berdy, representing the Roosevelt Island Historic Society, welcomed the Manhattan Community Board 8 community.
- Member of the public, Paul Sperry, spoke in favor of the Hellgate Hill landmarking.
- Member of the public, Suzanne Jenkins, spoke on behalf of property owners who are in opposition to the Hellgate Hill proposed designation.
- Member of the public Brad Holbrook, spoke in favor of the Hellgate Hill landmarking.
- Member of the public, Richard A. Rapaport, spoke in favor of the Hellgate Hill landmarking.

- Member of the public, Lo van der Valk, representing Carnegie Hill Neighbors, spoke in favor of the Hellgate Hill Historic District proposal.
- Member of the public, Carl Loewenson, Jr., spoke in favor of the landmarking of 94th-95th Street/Lexington-Third Avenue.
- Member of the public, Hunter Armstrong, representing CIVITAS, spoke in favor of the newsrack resolution.
- **Public Hearing: BSA Calendar No. 307-81-BZ; 50 East 69th Street** –An application has been filed with the Board of Standards and Appeals for an Extension of the term of a previously approved and extended variance, pursuant to Section 72-21 of the Zoning Resolution, which permitted, in an R8B district, in a five story and penthouse building, medical office use on all floors except the owner’s residential penthouse. The building has been continuously occupied since 1981 by the Center for Specialty Care which has its plastic surgery practice in the building.

Re: BSA Calendar No. 307-81-BZ; 50 East 69th Street

Whereas, An application has been filed with the Board of Standards and Appeals for an Extension of the term of a previously approved and extended variance, pursuant to Section 72-21 of the Zoning Resolution, which permitted, in an R8B district, in a five story and penthouse building, medical office use on all floors except the owner’s residential penthouse. The building has been continuously occupied since 1981 by the Center for Specialty Care which has its plastic surgery practice in the building.

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

Be It Resolved that Community Board 8M approves the extension of term of a previously approved and extended variance at 50 East 69th Street.

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

2. Adoption of the Agenda – Agenda adopted.

3. Adoption of the Minutes – February Land Use minutes adopted.

4. Manhattan Borough President’s Report:

Kristen Ellis, a representative for Scott Stringer reported on the latest updates from the Manhattan Borough President’s Office (MBPO). She spoke on the MBPO’s report on community based Farmer’s Markets. The MBPO is making recommendations based on the findings of the report so that the permit process can be streamlined and the expensive and prohibitive fees can be reduced for participating Farmer’s Market operators that are currently providing healthy and affordable food to underserved communities. The Department of Transportation will be conducting a Select Bus Service (SBS) Advisory meeting on Wednesday, April 27th to update the community on overall street operations for the SBS. The Second Avenue Subway Task Force and the MBPO sent letters requesting that MTA do controlled blasting earlier during the day at the 59th Street and 2nd Avenue location. She also welcomed the new board members of Manhattan Community Board 8 and reminded them of the MBPO’s New Member Orientation on April 25th.

5. Elected Official’s Reports:

- Yvonne Przybyla, a representative from New York State Senator Jose Serrano’s office, gave an update on Senator Serrano’s work which included Senator Serrano’s fight for rent reform. Senator Serrano’s legislative highlights include a bill that reforms the process for the distribution of member items, a bill that establishes an economic grant program for the businesses affected by the Second Avenue Subway construction area, and a bill that requires medical professionals to take courses on cultural competency. Flyers were also distributed inviting residents to community events which include a presentation on Elder Abuse on Wednesday, May 4th, 11:00AM-12:00PM being held at the Roosevelt Island Seniors Center, 546 Main Street, the Clothing & Textiles Recycling Day at La Marqueta, 1590 Park Avenue at 115th St, Saturday, April 30th, 12:00PM-5:00PM, and the First Annual Cherry Blossom Festival at Roosevelt Island being held on Saturday, April 30th, 1:00PM-3:00PM.

- Jean Fischman, a representative from Assembly Member Micah Kellner's office, reported on the issues that the Assembly Member is currently working on. She reported that Assembly Member Kellner along with other East Side elected officials was able to secure an agreement between the Department of Education and the United Federation of Teachers to reinstate the hiring of Teaching Assistants for the 2010-2011 school years. He also was involved with other elected officials in requesting that the FDNY Emergency Medical Service (EMS) notify the Roosevelt Island Operating Corporation's Public Safety Department when there is a medical emergency call from Roosevelt Island. This joint notification system between the 2 emergency response systems will ensure that Roosevelt Island residents get the emergency services they need. She was happy to announce that the Title XX funding which is used to fund the City of New York Senior Centers has been restored. Assembly Member Kellner has called on the United States Department of Justice to investigate the New York City Taxi and Limousine Commission which has been violating the wheelchair accessibility requirements of the Americans with Disabilities Act. To read the full detail of the complaint you can go the Assembly Member's website at www.micahkellner.net She also announced that the Assembly Member's Office in partnership with Project Renewal is coordinating a free mammogram screening on Thursday, April 14th, from 9:30AM-3:00PM in front of the Lenox Hill Neighborhood House, 331 E. 70th Street. Jean Fischman announced that she will be working in a different capacity at the Assembly Member's Office and introduced her colleague, Ricki Gunsburg, who will replace her as the new Community Board Liaison.
- David Kimble Stanley, a representative from Council Member Daniel Garodnick's office, announced the latest updates. Council Member Garodnick joined Mayor Bloomberg and the Department of Consumer Affairs (DCA) Commissioner Jonathan Mintz to announce results of a crackdown on fraudulent tax preparers. The DCA is doing important work to expose tax preparers who defraud New Yorkers with phony products. The City Council's Consumer Affairs Committee is also investigating the tactic of "bait and switch" by car dealers who advertise cars that have already been sold. The Committee is proposing legislation to strengthen existing laws and to protect buyers from illegal and unethical sales traps. The City Council passed a bill authored by Council Member Garodnick to align New York City's building code with industry standards for energy-efficient "cool roofs". The City Council is set to approve a bill written by Council Member Gardonick that will create a searchable database to announce street closures and parking regulations information to the public. The Council Member and Speaker Christine Quinn led a group of 38 Council Members in calling the state to renew and expand protections for renters. The Council Member strongly agreed with Mayor Bloomberg not to pursue a "crash tax", the proposal to charge drivers \$365 to \$490 for the cost of responding to car fires and accidents. The DCA has requested the Central Park Zoo to change its currently misleading signs so that they clarify the difference between the \$18.00 total experience ticket and the \$12.00 regular zoo ticket.
- Jane Swanson, a representative from Councilmember Jessica Lappin's office, congratulated all of the returning and incoming Manhattan Community Board 8 members on behalf of Council Member Jessica Lappin. She also thanked former board member Sharon Pope for all her years of service. She announced that the 91st Street Marine Transfer Station has been delayed until at least 2018 or possibly even later and that Title XX funding for senior centers has been fully restored in the state budget. The Upper Green Side is holding a combined E-waste/Paper Shredding/Recycling event at the 82nd Street Greenmarket on April 30th, 10:00AM-3:00PM and at the 92nd Street Greenmarket on June 26th from 10:00AM-4:00PM. The newly-renovated playground at John Jay Park is set to open this May. The body fitness and yoga classes that the Council Member's Office has funded will start on April 25th and continue through June 17th. Jane also happily announced the recent birth of Council Member Lappin's second son. Miles McMichael Wuertele weighed in at 8 pounds one-half ounce, and 21 inches long on April 1st.

6. Chair's Report – Jacqueline Ludorf:

Chair Jacqueline Ludorf introduced the new Manhattan Community Board 8 members, Jeffrey Escobar, Edward Hartzog, Hattie Quarnstrom and Molly Blayney. She reminded all board members about tomorrow's New Board Member Orientation Meeting and encouraged all board members to attend.

7. Committee Reports and Action Items:

- **Rules and ByLaws Committee** – Helene Simon and Hedi White, Co-Chairs

Re: Amend Article III, Section B

RESOLVED, amend Article III, Section B, adding the following subsection.

B. Actions of the Board:

3. Items that have an impact on two standing committees will be heard jointly by both committees at the direction of the Chair.

NOTE: The words in *italics* and underlined are new.

Manhattan Community Board 8 adopted the resolution by a vote of 34 in favor, 0 opposed, and 2 abstentions.

- **Second Avenue Subway Task Force** – M. Barry Schneider and H. Patrick Stewart, Co-Chairs

Re: MTA Hotline

WHEREAS a variety of issues affecting members of the community living and working in the Second Avenue Subway construction zone may occur at all hours of the day and night, and

WHEREAS the "hotline" maintained by the MTA is available only during the hours of 9 AM – 5 PM, Monday through Friday,

THEREFORE BE IT RESOLVED that Manhattan Community Board 8 urges the MTA to establish and maintain a monitored emergency phone number 24/7 and that calls be returned the next day.

Manhattan Community Board 8 adopted the resolution by a vote of 37 in favor, 0 opposed, 0 abstentions.

Re: MTA Restrict Hours

WHEREAS the MTA has proposed adding a third shift to the Second Avenue Subway Construction Project in the near future, and\

WHEREAS the current permits for controlled blasting, issued by the FDNY, allow for blasting from 6 AM – 12 midnight, and

WHEREAS it is the sense of the community that the blasting operation is intrusive and disruptive at any time,

THEREFORE BE IT RESOLVED that Manhattan Community Board 8 urges the MTA to restrict its controlled blasting operation for the duration of the project from the hours of 7 AM – 10 PM Monday through Friday and 10 AM – 7 PM on Saturdays.

Manhattan Community Board 8 adopted the resolution by a vote of 37 in favor, 0 opposed, 0 abstentions.

Re: MTA Restricting Blasting

WHEREAS two major religions observe solemn holidays during the week of April 18 – 25, 2011, and

WHEREAS during the similar period in 2010 the controlled blasting activities of the construction of the Second Avenue Subway was a major intrusion in the observance of those holidays by members of the community,

THEREFORE BE IT RESOLVED that Manhattan Community Board 8 urges the MTA to take into consideration major religious holidays and observances in scheduling blasting activities.

Manhattan Community Board 8 adopted the resolution by a vote of 34 in favor, 2 opposed, 2 abstentions.

- **Street Life Committee** – Cos Spagnoletti and Nick Viest, Co-Chairs

1a. **Lenny's 77th Street, LLC d/b/a Lenny's, 1481 Second Avenue (@ 77th Street)** – Renewal application for an enclosed sidewalk café with 9 tables and 24 seats, DCA #1239318. Hours: 7a – 9p weekdays and 8a – 10p weekends. Food/Drink: 85/15.

WHEREAS there are no changes to the café,

WHEREAS no member of the public objected,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

1b. **China 1221, Inc. d/b/a China Fun, 1221 Second Avenue (@ 64th Street)** – Renewal application for an unenclosed sidewalk café with 12 tables and 28 seats, DCA #1063397. Hours: 11:30a – 10:30p weekdays and 11:30a – 11:30p weekends. Food/Drink: 95/5

WHEREAS there are no changes to the café,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

1c. **L. Szechuan East, Ltd. d/b/a Pig Heaven Restaurant, 1540 Second Avenue (80th/81st Streets)** – Renewal application for an unenclosed sidewalk café with 6 tables and 12 seats, DCA #1013335. Hours: 12p – 12a weekdays and 12p – 1a weekends. Food/Drink: 90/10.

WHEREAS there are no changes to the café,

WHEREAS the owner that she would keep noise levels to a minimum and make sure that her doors are closed on Friday and Saturday night,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

1d. **200 East 81st Restaurant Corp. d/b/a Beyoglu, 1431 Third Avenue (80th/81st Streets)** – Renewal application for an unenclosed sidewalk café with 16 tables and 32 seats, DCA #0890521. Hours: 12p – 11:30p weekdays and 12p – 12:30a weekends Food/Drink: 75/25.

WHEREAS there are no changes to the café,

WHEREAS no member of the public objected,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

1e. **17 Mile Corp. d/b/a Blue Moon Mexican Café, Inc., 1444 First Avenue (75th/76th Streets)** – Renewal application for an unenclosed sidewalk café with 5 tables and 12 seats, DCA #1010561. Hours: 12p – 2a weekdays and 11:30a – 4a weekends. Food/Drink: 75/25

WHEREAS there are no changes to the café,

WHEREAS no member of the public objected,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

1f. **1702 Rathbones, Inc. d/b/a Rathbones, 1702 Second Avenue (88th/89th Street)** – Renewal application for an unenclosed sidewalk café with 12 tables and 32 seats, DCA #1310255. Hours: 12p – 12a and 12p – 11p Sunday. Food/Drink: 65/35.

WHEREAS there are no changes to the café,

WHEREAS no member of the public objected,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

1g. **Paola's Restaurant Group, LLC d/b/a Paola's, 1295 Madison Avenue (@ 92nd Street)** – Renewal application for an unenclosed sidewalk café with 6 tables and 24 seats, DCA #1313851. Hours: 1p – 11p and 1p – 1p Sun. Food/Drink: 70/30.

WHEREAS there are no changes to the café,

WHEREAS no member of the public objected,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

2a. **61 Lex & Park Restaurant, Inc. d/b/a Circus Restaurant, 132 East 61st Street (Park/Lexington Ave.)** – Re-apply application for an unenclosed sidewalk café with 2 tables and 6 seats, DCA #1193924. Hours: 12p – 11p weekdays 12p – 11:30p weekends. Food/Drink: 70/30.

WHEREAS the applicant did not have a café in 2010 prompting the re application,

WHEREAS there are no changes to the café,

WHEREAS no member of the public objected,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

2b. **Mxco Café, LLC d/b/a Mxco, 1491 Second Avenue (77th/78th Streets)** – Assignment of consent application for an unenclosed sidewalk café with 7 tables and 14 seats, DCA #1384460. Hours: 4p – 12a and 10a – 12a. Hours: 75/25.

WHEREAS there will be only one table on 78th Street,

WHEREAS there were no objections from the public,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

3a. **LJ202, LLC d/b/a Bocca Di Bacco, 1496 Second Avenue (@ 78th Street)** – New application for an unenclosed sidewalk café with 25 tables and 50 seats, DCA #1384716. Hours: 12p – 12a, Food/Drink: 70/30.

WHEREAS the applicant will remove one table at the corner to create a beveled space for more room,

WHEREAS there is ample clearance,

WHEREAS the applicant agrees to shut the “french doors” on 78th Street by 10p,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

3b. **AHE Restaurant, Inc. d/b/a Carpe Diem, 181 E. 78th Street (Lexington/Third Avenues)** – New application for an unenclosed sidewalk café with 5 tables and 10 seats, DCA #0890521. Hours: 5:30p – 11p weekdays and 12p – 11p weekends. Food/Drink: 75/25.

WHEREAS residents from 78th Street spoke in support of the application,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

4a. **John-N-John, LLC d/b/a Baker Street, 1152 First Avenue (@ 63rd Street)** – Application to transfer an on-premises liquor license. Hours: 11a – 4a. Food/Drink: 60/40.

WHEREAS there is a change in one of the partners,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

5b. **Corp. to be formed by Oliver & Leo Kremer d/b/a TBD, 1111 Lexington Avenue (77th/78th Streets)** – New application for a wine and beer license. Hours: 11a – 11p, Food/Drink: 90/10.

WHEREAS the DBA is Dos Toros,

WHEREAS the applicant owns a location downtown,

WHEREAS the applicant also intends to work with other establishments to maintain the appearance of the block,

WHEREAS the establishment may have bicycle delivery but will start without it,

WHEREAS the applicant stated there will be no rear yard use,

BE IT RESOLVED THAT the application is Approved.

Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

5c. Saffron 87 NYC, Corp., 1681 First Avenue (@ 87th Street) – New application for a wine and beer license. Hours: 11a – 11p weekday and 11a – 12a weekends. Food/Drink: 80/20.
WHEREAS there were no objections from members of the public,
BE IT RESOLVED THAT the application is Approved.
Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

5d. CBN IV, Inc. d/b/a Ciao Bella Napoli, 1477 York Avenue (@ 78th Street) – New application for a wine and beer license. Hours: 10 – 11p Mon – Sat and 12p – 10p Sun. Food/Drink: 90/10.
WHEREAS the applicant also owns other establishments in Manhattan,
WHEREAS no member of the public objected,
BE IT RESOLVED THAT the application is Approved.
Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

5e. Patsy’s 1279, LLC d/b/a Patsy’s, 1279 First Avenue (@ 69th Street) – New application for a wine and beer license. Hours: 11:30a – 11p weekdays and 11:30a – 12a weekends. Food/Drink: 80/20.
BE IT RESOLVED THAT the application is Approved.
Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

5f. Corp. to be formed by John Moloney, 1754 Second Avenue (91st/92nd Street) – New application for an on-premises liquor license. Hours: 11a – 4a. Food/Drink: 35/65.
WHEREAS the applicant has experience running other pub type establishments such as “Mad Hatter” and “Junction”,
WHEREAS the owner received a letter of recommendation from the Commanding Officer of the 13th Precinct where the applicant owns other establishments,
BE IT RESOLVED THAT the application is Approved.
Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

5g. VCM Hospitality Group, Inc., 345-349 East 83rd Street (First/Second Avenues) New application for an on-premises liquor license. Hours: 5:30p – 11p weekdays, 10:30a – 12a Fri-Sat and 10:30a – 10:30p Sun. Food/Drink: 75/25.
WHEREAS the DBA is “83”,
WHEREAS no member of the public objected,
BE IT RESOLVED THAT the application is Approved.
Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

5h. CLGM, Inc. d/b/a Christos Trattoria, 1481 York Avenue (78th/79th Streets) – New application for an on-premises liquor license. Hours: 5p – 11p weekdays and Sun., 5p – 12a Fri and Sat. Food/Drink: 65/35.
WHEREAS there was no objection from a member of the public,
BE IT RESOLVED THAT the application is Approved.
Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

5i. Corp. to be formed by John Teevan, 1154 First Avenue (63rd/64th Streets) – New application for an on-premises liquor license. Hours: 11a – 4a. Food/Drink: 60/40.
WHEREAS the applicant also owns Baker Street, Johnny Foxes and Doc Watsons,
BE IT RESOLVED THAT the application is Approved.
Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

5j. **Paul’s Corner, Inc d/b/a Mon Petit Café, 801 Lexington Avenue (@ 62nd Street)** – Application to transfer an on-premises liquor license. Hours: 8a - 11p. Food/Drink: 80/20.

WHEREAS the applicant has a long presence in the community,

BE IT RESOLVED that the application to transfer the beer and wine license is approved.

Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 0 opposed, and 0 abstentions.

- **Transportation Committee** – Jonathan Horn and Charles Warren, Co-Chairs

Re: Presentation by Civitas on their Newsrack project

WHEREAS, Community Board 8M passed the attached resolution requesting improved enforcement of the Newsrack Law on May 17, 2006, and

WHEREAS, the situation has continued to deteriorate since then resulting in a negative effect on the quality of life for Upper East Side residents and visitors,

THEREFORE BE IT RESOLVED, that Community Board 8M urges the City Council’s Transportation Committee to hold an oversight hearing on current enforcement efforts of the local laws regulating newsracks and consider updating and revising those regulations.

Community Board 8M adopted the resolution by a vote of 37 in favor, 0 opposed, 1 Abstention.

- **Parks Committee** – Margaret Price and Barbara Rudder, Co-Chairs

Re: Review of the Central Park Conservancy's proposal to reconstruct Central Park's Cherry Hill Concourse

WHEREAS the Central Park Conservancy’s plan to reconstruct the Cherry Hill Concourse will restore the area to its original design; and

WHEREAS the new pavement will be made of a sustainable material whose brownish-grey color blends with the environment; and

WHEREAS the new design will refocus visitors’ attention beyond the Cherry Hill fountain to the vistas beyond Cherry Hill, as originally intended in designs by Olmsted and Vaux;

BE IT RESOLVED that Community Board 8, Manhattan, approves of the proposal to reconstruct the Cherry Hill Concourse.

Manhattan Community Board 8 voted to adopt the resolution by a vote of 21 in favor, 9 opposed and 11 abstentions.

- **Landmarks Committee** – David Liston and Jane Parshall, Co-Chairs

1. 131 East 92nd Street (Park and Lexington Avenue) – Carnegie Hill Historic District.

Carnegie Hill Historic District. Elizabeth Pratt, architect. Application is to alter the façade.

WHEREAS 131 East 92nd Street is one of a group of 5 houses designed in the neo-Grec style with Queen Anne style details by C. Abbott French and Company and constructed in 1886-87.

WHEREAS the most prominent feature of 131 East 92nd Street is its rounded oriel; the stoop was removed and the first story was modernized in 1937.

WHEREAS the applicant proposes to return the historic details to the first and second floors that were original to the house.

WHEREAS these details include restoring the enframing at the front door, restoring the historic detailing to the window surrounds at the basement level and at the first floor and restoring the cornice at the second floor.

WHEREAS the return of the details at the lower two floors of 131 East 92nd Street are appropriate within the historic district.

WHEREAS the applicant has proposed a thoughtful and historically accurate restoration.

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

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

2. 26 East 64th Street (Fifth and Madison Avenue) – Upper East Side Historic District

Upper East Side Historic District – Mr. Michael Zenreich, RA and Ms. Caroline Harris, Esq. Application is to create a new brownstone stoop and add exterior signage.

WHEREAS 26 East 64th Street is a Queen Anne style residence designed by Theodore Weston and built in 1881-82.

WHEREAS the applicant proposes to remove the entire front stoop and replace with a new, lighter brownstone stoop that will open up the basement of the building and make it more visible and more suitable for retail use.

WHEREAS the applicant also proposes repositioning the stairs down to the basement to where they were originally. The new stairs will give greater accessibility to the basement level and will accommodate a handicapped accessible lift.

WHEREAS sign for the retail use will be 12” tall x 4½’ long and will be above the entrance to the retail use.

THEREFORE BE IT RESOLVED that this application is approved as presented provided that the sign for the retail use is set within the brownstone band above the proposed entrance to the retail space.

Manhattan Community Board 8 adopted the resolution by a vote of 39 in favor, 0 opposed and 2 abstentions.

3. 122 East 78th Street (Park and Lexington Avenues) – Upper East Side Historic District

Upper East Side Historic District – Mr. Walter B. Melvin and David Sherman, architects. Application is to alter and create entrances, replace a rooftop extension, demolish the rear extension and construct a new rear façade.

WHEREAS 122 East 78th Street is a neo-Georgian style residence designed by Foster, Gade and Graham and built in 1911-12.

WHEREAS the applicant seeks to 1) alter window openings to create entrances and demolish and replace a rooftop extension facing the street (collectively, the “Proposed Changes to the Front and the Roof”); 2) install a fence along the front of the building (the “Proposed Fence”); and 3) demolish the rear extension and construct a new rear façade (the “Proposed Demolition of the Rear Extension and Construction of a New Rear Façade”).

WHEREAS the Landmarks Committee wishes to vote separately on the above-mentioned three components of the application.

Proposed Changes to the Front and the Roof:

WHEREAS the applicant proposes to remove the current rooftop addition that has a flat brick wall hanging over 78th Street and replace it with a mansard roof with dormers, matching the top floor as originally intended in terms of design and proportions, to extend no higher than the existing rooftop addition, and including an elevator and stair bulkheads which will not be visible from the street.

WHEREAS at present the front ground level of the building has arches, two of which are fenced in, in front of a two story open area.

WHEREAS the applicant proposes to turn the fence for one of the arches into a door, and to install stairs behind the other fenced-in arch, said stairs to lead to new service entrance door which will replace an existing window.

WHEREAS the proposed changes to the front of the building and to the roof of the building are consistent with the original design and are sensitive to the character of the building.

THEREFORE BE IT RESOLVED that the Proposed Changes to the Front and Roof are approved as presented.

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

Proposed Fence:

WHEREAS the applicant proposes to erect a fence along the front of the building, connecting with fences similar in size and style in front of the adjacent buildings on either side, with the center portion of the fence further out from the building than the portions on other side which will be closer to the building. The proposed low fences in front of the east and west portals will be 28" above a curb that varies from 1"-6" high. The proposed fence in front of the center portal will be 3'-5" above the curb. The existing fences (within the portals) are 6'-5" high.

WHEREAS the height and style of the Proposed Fence are appropriate and consistent with the adjoining fences and contribute to the streetscape.

THEREFORE BE IT RESOLVED that the Proposed Fence is approved as presented.

Manhattan Community Board 8 adopted the resolution by a vote of 22 in favor, 17 opposed and 2 abstentions.

Proposed Demolition of the Rear Extension and Construction of a New Rear Façade:

WHEREAS the applicant proposes to remove an existing 5-story and 2 story rear yard extension thereby opening up an area 30 feet back from the original rear of the building.

WHEREAS the applicant proposes to construct a new façade on the rear of the building to include three levels of painted steel sash windows, arched windows on the first level, casement windows on the second level, and awning windows on the top level; and a door in the center of the first floor opening out into a rear garden.

WHEREAS the proposed Demolition of the Rear Extension will restore space to the doughnut beyond the building consistent with original design of the building and the original design of neighboring buildings and the proposed Construction of a New Rear Façade is appropriate for the period within which the building was designed and constructed

THEREFORE BE IT RESOLVED that the Proposed Rear Extension and Construction of a New Rear Façade are approved as presented.

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

4. 1080 Fifth Avenue (aka 1 East 89th Street) – Expanded Carnegie Hill Historic District

Expanded Carnegie Hill Historic District – Mr. Brian O'Connor, P. E. Application is to install a new surface for the rear courtyard and a ramp.

WHEREAS 1080 Fifth Avenue is a 21-story modern style apartment building designed by Wechsler & Schimenti and constructed in 1960-61.

WHEREAS the applicant proposes to replace the rear concrete surfaced courtyard with a new concrete surface. The existing courtyard surface is in poor condition.

WHEREAS the applicant also proposes to install a handicapped accessible ramp also made of concrete with metal railings.

WHEREAS the proposed ramp will be 4'3" wide.

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

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

5. 2 East 67th Street (Fifth Avenue) – Upper East Side Historic District

Upper East Side Historic District – Mr. Sean J. Daly, P. E. Application is to install a new through-the-wall air conditioner.

WHEREAS 2 East 67th Street is a neo-Italian Renaissance style apartment building designed by Rosario Candela and built in 1927-28.

WHEREAS the applicant proposes to install a new through wall air conditioner.

WHEREAS the applicant has represented that the exterior grill for said air conditioner will match the existing through wall ventilation grills that are the same color as the limestone on the primary facades of the subject building.

THEREFORE BE IT FURTHER RESOLVED that the Landmarks Committee urges the Board of Directors for the subject building to create a Master Plan for all such air conditioning units.

Manhattan Community Board 8 adopted the resolution by a vote of 32 in favor, 7 opposed and 2 abstentions.

6. 706 Madison Avenue (63rd Street) [New York Bank Mellon] – Upper East Side Historic District

Upper East Side Historic District. Application is to install two retractable awnings in the rear yard.

WHEREAS 706 Madison Avenue is a neo-Federal building designed by Frank Easton Newman and constructed in 1921.

WHEREAS the applicant proposes to install two retractable awnings in the rear yard.

WHEREAS the awnings will provide protection from the weather during the spring and fall when the rear yard is used for events sponsored by New York Bank Mellon.

WHEREAS one awning will be 6' wide x 2' deep and be placed over the rear doors of the building; the other awning will be placed on the side brick wall and will be 14' wide x 36' deep and will cover most of the rear yard and be perpendicular to the awning over the rear doors.

WHEREAS the awnings will be burgundy in color.

WHEREAS the awnings will be minimally visible from the public way.

WHEREAS the awnings will only be in use when there is an event at the bank.

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

Manhattan Community Board 8 adopted the resolution by a vote of 22 in favor, 17 opposed and 2 abstentions.

7. Proposed Hellgate Hill Historic District

Regarding Proposed Hellgate Hill Historic District: The proposed area of designation includes the rowhouses on the north side of 94th Street and the south side of 95th Street between Lexington and Third Avenues and the rowhouses, synagogue and a seven-story apartment building (built in 1900) on Lexington Avenue.

WHEREAS the proposed historic district contains 30 historically and architecturally significant row houses along East 94th and East 95th Street between East 95th Street as well as an apartment building designed by Bernstein & Bernstein in 1900, and a synagogue designed in 1906-07 by Schwartz & Gross.

WHEREAS the row houses were designed by prolific New York City architects Thom & Wilson, whose row houses are located within several City historic districts, and built in 1878-79 by developer Michael Duffy, who also developed a similar row of houses at 121-137 East 94th Street and at 1460-64 Lexington Avenue between 94th and 95th Street, both within the Carnegie Hill Historic District.

WHEREAS the row houses, in the three contiguous blockfronts, are a unique example on the Upper East Side of a nearly full-block 19th century row house development.

WHEREAS the row houses are a good example of the 19th century neo-Grec style, with a unified stepped cornice line that marks the contours of Hellgate Hill, and that the early 20th century alterations are characteristics of the architectural development of 19th century row houses in Carnegie Hill.

WHEREAS the unique interior landscape created by the original development of the block is largely intact, with few incursions into the gardens.

WHEREAS the assemblage of nationally notable residents contributes to the cultural significance of the block.

WHEREAS the proposed district has a special architectural, historical, and cultural interest and is substantially similar in architectural style, character, and cultural significance to the row house blocks within the Carnegie Hill Historic District.

WHEREAS by reason of the above factors it can be said that this area constitutes a distinct section of the City.

WHEREAS residents and neighborhood organizations support this effort.

THEREFORE BE IT RESOLVED that Community Board 8 recommends that the Hellgate Hill Historic District, consisting of 157-179 East 94th Street, 158-80 East 95th Street, and 1449-69 Lexington Avenue be designated a New York City historic district.

Manhattan Community Board 8 adopted the resolution by a vote of 32 in favor, 6 opposed and 2 abstentions.

8. Old Business:

No old business discussed.

9. New Business:

No new business discussed.

With no further business the meeting was adjourned at 9:07PM.