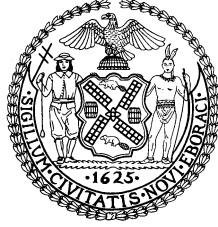


**Jacqueline Ludorf**  
Chairman

**Latha Thompson**  
District Manager



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

**LAND USE/FULL BOARD MEETING**  
**WEDNESDAY, FEBRUARY 16, 2011**  
**New York Blood Center**  
**310 East 67<sup>th</sup> Street, Auditorium**  
**6:30PM**

**Community Board Members Present:** Joie Anderson, Elizabeth Ashby, Kenneth Austin, Michele Birnbaum, Molly Blayney, Matthew Bondy, Barbara Chocky, James Clynes, Christina Davis, Susan Evans, A. Scott Falk, Ruth Halberg, David Helpern, Lorance Hockert, Jonathan Horn, Lorraine Johnson, Dave Kleckner, David Liston, Jacqueline Ludorf, Domenico Minerva, Laurence Parnes, Jane Parshall, Mary Boresz Pike, Ellen Polivy, N. Sharon Pope, Rita Lee Popper, Margaret Price, David Rosenstein, William Sanchez, Judith Schneider, M. Barry Schneider, Helene Simon, Teri Slater, Cos Spagnoletti, H. Patrick Stewart, Marco Tamayo, Debra Teitelbaum, Alexander Tisch, Nicholas Viest, Charles Warren, Hedi White

**Community Board Members Absent (Excused):** Lori Ann Bores, Deirdre Breslin, Sarah Chu, Barbara Rudder, Elaine Walsh

**Community Board Members Absent (Unexcused):** Michael Auerbach, Roy Carlin, George Fuchs, Laura Lijewski

**Total Attendance: 41**

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

**1. Public Session:**

- Members of the public, Lauren O'Toole and Na'ama Lissar, representing NYU Wagner Graduate School of Public Service, spoke on the CIVITAS survey and distributed informational flyer.
- Member of the public, Leslie Carroll, representing the Goat Hill Neighborhood Association, spoke on her opposition to the proposed alterations to 131 East 95<sup>th</sup> Street.
- Member of the public, Orit Saigh, spoke on her opposition to the Stumble Inn renewal application.
- Member of the public, Julia Bradford, representing the Goat Hill Neighborhood Association and Laura Ludwig, owner of neighboring house, spoke in opposition to the proposed alterations to 131 East 95<sup>th</sup> Street.
- Member of the public, Kimberly Libman, CUNY Graduate Center student, gave out flyers on a research study she is conducting for her dissertation study about food. Individuals who live or work on the upper-east-side and would like to participate in her research study can contact her by calling 646-752-6139 or by e-mail at [klibman@gc.cuny.edu](mailto:klibman@gc.cuny.edu) Participants will receive \$25.00 for keeping a food diary. Participants who are interviewed will be entered in a lottery to win a \$200.00 gift certificate to a restaurant of their choice.

- Chair Jacqueline Ludorf spoke on behalf of The Metropolitan Hospital who directed an invitation to the Community Board 8 elected officials to attend their Legislative Luncheon being held on Friday, March 11, 2011.
- **Public Hearing: BSA Calendar No. 516-75-BZ; 330 East 61<sup>st</sup> Street** – A Special Order Calendar (SOC) application has been filed on December 17, 2010 at the City of New York Board of Standards and Appeals pursuant to Section 1-05 (j) for an extension of term of the Physical Culture Establishment permit granted on October 17, 2010 under Board Calendar no. 516-75-BZ, which expired on October 17, 2010.

**Re: BSA Cal #516-75-BZ, Block 1435, Lot 16 & 37 330 East 61<sup>st</sup> Street**

**Whereas**, A Special Order Calendar (SOC) application has been filed on December 17, 2010 at the City of New York Board of Standards and Appeals pursuant to Section 1-05(j) for an extension of term of the Physical Culture Establishment permit granted on October 17, 2000 under Board Calendar no. 516-75-BZ, which expired on October 17, 2010.

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

**Be It Resolved** that Community Board 8M approves the extension of term of the Physical Cultural Establishment permit located at 330 East 61<sup>st</sup> Street granted on October 17, 2000 under Board Calendar no. 516-75-BZ.

**Community Board 8M adopted the resolution by a vote of 31 in favor, 5 opposed, and 1 abstention.**

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

**3. Adoption of the Minutes – December 2010 Land Use/Full Board, January 2011 Land Use and Full Board Minutes** – 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). The MBPO delivered his fifth annual State of the Borough 2011 address “A New Partnership” on February 8<sup>th</sup> at the CUNY Graduate Center. She spoke on the Second Avenue Subway Capital Construction Project Advisory Committee, a committee that will streamline construction management and better communicate construction related activities to the public. The MBPO commended the Manhattan Chamber of Commerce and MTA for the re-launch of the East Shop Manhattan Marketing Campaign. The MBPO is hosting the sixth annual “Trailblazers Program & Award Ceremony” in honor of Black History Month which is being held on Tuesday, February 22<sup>nd</sup>, 6PM-8PM, at the Chocolat Restaurant and Lounge, 2217-23 Frederick Douglass Blvd. at 120<sup>th</sup> Street, NY, NY 10026.

**5. Elected Official’s Reports:**

- Dara Adams, a representative from Congresswoman Carolyn Maloney’s office, made an announcement about the budget process and the Congresswoman’s concern that the Republicans want to slash public broadcasting funding and cut-out Title 10 money. The Congresswoman is seriously fighting to oppose these actions. She also brought up the hydrofracking issue and the fact that the hearings on hydrofracking are currently being held in other areas and not in New York. Congresswoman Maloney is working to see that hearings are also held in the New York area.
- Jennifer Krinsky, a representative for State Senator Liz Krueger, reported on Senator Krueger’s office updates. Senator Krueger has started putting together a NYS bipartisan legislative pro-choice caucus. She announced that there are still vouchers for flu shots for individuals who do not have insurance. Senator Krueger is hosting the Senior Roundtable, “Long (and Short) Distance Caregiving” Part IV of a discussion about caregiving which is being held on Thursday, February 17<sup>th</sup>, 8AM-10AM at the Lenox Hill Neighborhood House, 331 East 70<sup>th</sup> Street.

- Yvonne Przybyla, a representative from New York State Senator Jose Serrano’s office, made announcements about upcoming events. Senator Serrano will be hosting a celebration of Black History Month on Friday, February 25<sup>th</sup>, 1PM-3PM at Congressman Serrano’s Office, 1231 Lafayette Ave, 4<sup>th</sup> fl, Bronx, NY. She also announced that Senator Serrano’s drop-in office hours on Roosevelt Island have changed and a flyer with the new hours was distributed. The Senator invited the public and Community Board members to a couple of workshops being held in Albany which include “Key Challenges Facing Non-Profits” and “Health Disparities: The Need for Cultural and Linguistic Competence for Quality Health Care”. Information on these workshops was distributed along with Senator Serrano’s report on his district work.
- Jean Fischman, a representative from Assembly Member Micah Z. Kellner’s office, reported on the update of an incident involving a student who was killed by a garbage truck on the upper-east-side. As a result of Assembly Member Kellner’s efforts, two summonses were issued and District Attorney Vance’s office is investigating the situation further. Assembly Member Kellner endorsed the importance of adopting Generally Accepted Accounting Principles (GAAP) in a published op-ed in the New York Post. The GAAP accounting process is critical to the success of the Governor’s plan to remake New York’s government to ensure avoiding more deficits, while preventing services from being decimated in future recessions. The Assembly Member is joining the Eviction Intervention Services and is offering a free monthly legal clinic for tenants. The free legal clinics are held the first Monday of every month at 1223 Second Avenue, with appointments from 6:30PM to 8:30PM.
- David Kimble Stanley, a representative from Council Member Daniel Garodnick’s office, announced that the Council Member is a new father of a baby boy. The Council Member took part in the MTA unveiling of the Model Block and walked through the Model Block. On the legislative side, Council Member Garodnick has introduced bills which include a street fair bill which requires the City to publish a map of street closures. The second bill would require the Department of Small Business Services to post information about street fairs on its website to make it easier for small businesses to participate in the events. The Council Member also introduced a pair of pedicab reform bills that seek to prevent the use of fraudulent parking placards. The Council Member also wrote a letter to the Mayor addressing the snow day instructions for city workers which could undermine cleanup.
- Jane Swanson, a representative from Councilmember Jessica Lappin’s office, spoke on the passing of the City Council’s Traffic Stat Bill. The bill requires the NYPD to post on their website traffic crash stat data and also requires the NYPD & DOT to address the top 20 worst intersections. She also spoke on Title 20 funding for senior centers which is on the chopping block and asked for the public’s help to restore funding. She also made an update on the second meeting of the East River Esplanade Task Force which was attended by Congresswoman Maloney and Assembly Member Kellner. She commended the Parks Department for taking the lead on this along with the EPA as they are providing money to repair 12 locations between 66<sup>th</sup> Street and 124<sup>th</sup> Street. The work should begin in March. Con Ed is also removing the pink garage structure to make some room for a small park for the Esplanade. The next meeting will include discussions for a master plan forum to address the East River Esplanade Task Force’s long-term plan for improvements and expansion. Jane also congratulated Latha Thompson, CB8 District Manager, on her recent OTTY Award.

## **6. Chair’s Report – Jacqueline Ludorf:**

Chair Jacqueline Ludorf expressed her condolences on behalf of the board members to Joie Anderson on the passing of her mother. She extended an invitation to all to attend the CB8M Winter Wonderland Party which is being held on Monday, February 28<sup>th</sup>, at Maz Mezcal Restaurant, 316 East 86<sup>th</sup> Street, 6PM-9PM. She also congratulated Latha Thompson on behalf of the board members on her OTTY Award.

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

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

2a. **Nectar Restaurant Corp. d/b/a Nectar Restaurant, 1090 Madison Avenue (81<sup>st</sup>/82<sup>nd</sup> Streets)** – Renewal application for an enclosed sidewalk café with 12 tables and 24 seats, DCA #0699252. Due date: 2/28/11. Hours: 7a – 10p. Food/Drink: 95/5

**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 resolution by a vote of 37 in favor, 0 opposed, and 0 abstentions.**

2b. **Age, Inc. d/b/a Petaluma, 1356 First Avenue (72<sup>nd</sup>/73<sup>rd</sup> Street)** – Renewal application for an unenclosed sidewalk café with 11 tables and 33 seat, DCA #1209214. Due date: 2/14/11 Hours: 11:30a – 11p. Food/Drink: 77/23

**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 resolution by a vote of 37 in favor, 0 opposed, and 0 abstentions.**

3a. **301 East 80<sup>th</sup> Grocery, LLC d/b/a Cascabel Taqueria, 1538 Second Avenue (80<sup>th</sup>/81<sup>st</sup> Street)** – Application for a new unenclosed sidewalk café with 20 tables and 40 seats, DCA #1380690. Due date: 2/28/11 Hours: 11:30a – 10p Food/Drink: 80/20.

**WHEREAS** there is ample clearance for the café,

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

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

3b. **63<sup>rd</sup> Street Bagel Café, Inc. d/b/a Hot & Crusty, 1201 Second Avenue (63<sup>rd</sup>/64<sup>th</sup> Street)** – Application to re-apply for an unenclosed sidewalk café with 5 tables and 10 seats, DCA #1028853. Due date: 2/28/11

**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 1 abstention.**

5a. **Danilos Bar, Inc. d/b/a Club, 1728 Second Avenue (89<sup>th</sup>/90<sup>th</sup> Street)** – new application for a wine and beer license Hours: 12p – 12a weekdays and 12p – 1a weekends. Hours: 35/65.

**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 39 in favor, 0 opposed, and 0 abstentions.**

5b. **Eighty Third and First, LLC d/b/a Felice Wine Bar, 1593 First Avenue (@ 83<sup>rd</sup> Street)** – New application for an on-premises liquor license Hours: 4p – 12a. Food/Drink: 80/20.

**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 39 in favor, 0 opposed, and 0 abstentions.**

5c. **CM654, LLC, 1420 Second Avenue (@ 74<sup>th</sup> Street)** – New application for an on-premises liquor license. Hours: 12p – 12a weekdays, 12p – 2a weekends Food/Drink: 25/75.

**WHEREAS** the DBA is Kristina’s not Lime Jungle,

**WHEREAS** the establishment will be a wine bar with light food service,

**WHEREAS** the establishment will serve cocktails combined with wine and liquor,

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

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

6a. **MBRP Restaurant, Inc. d/b/a The Stumble Inn, 1454 Second Avenue (@ 76<sup>th</sup> Street)** – Renewal application for an on-premises liquor license Hours: 11:30a – 4a Food/Drink 40/60.

**WHEREAS**, members of the community have complained about ongoing issues, particularly noise from patrons, **WHEREAS** residents met with one of the managers earlier and were told that the establishment would take measures to reduce the noise problems,

**WHEREAS**, the owner of The Stumble Inn appeared before the Street Life committee and said that he thought the prior issues had been dealt with but expressed a willingness to work with the residents to find solutions,

**WHEREAS** the community members and owner agreed to meet and submit to the CB 8 Board office mutually agreed upon conditions to ameliorate the noise problems,

**THEREFORE BE IT RESOLVED**, that Manhattan Community Board 8M approves the renewal of the on-premises liquor license subject to terms and conditions mutually agreed to by the establishment and the members of the public, a list of which was provided to the Community Board.

**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 2 abstentions.**

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

**Re: Update from DOT on 86<sup>th</sup> Street Park Smart Pilot Study**

**WHEREAS**, the Department of Transportation performed a Park Smart Pilot project on East 86<sup>th</sup> Street and Madison Avenue starting in June 2010, and

**WHEREAS**, the results of this study were no change in the occupancy rates or average duration during the pilot period,

**THEREFORE BE IT RESOLVED** that Manhattan Community Board 8 asks that DOT discontinue the Park Smart program on East 86<sup>th</sup> Street and Madison Avenue

**Community Board 8M adopted the resolution by a vote of 38 in favor, 0 opposed, 1 Abstention.**

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

**Re: Review of the Parks Dept.’s proposal for an abstract steel sculpture on the Park Ave. Mall in 2012**

**WHEREAS** the Parks Dept. is seeking approval for an abstract steel sculpture by British artist, Sir Anthony Caro, to placed on three blocks along the Park Avenue Malls from East 59<sup>th</sup> St. to East 62<sup>nd</sup> St., from March until August, 2012; and

**WHEREAS** the Fund for Park Avenue and the City’s Transportation Dept. have expressed their support for the art project; and

**WHEREAS** the Parks Dept. plans to ensure that the artwork will not jeopardize the existing plantings on the Park Ave. Mall; and

**WHEREAS** the Parks Dept. will hire security guards at the sculpture’s site if the artwork causes a safety problem; therefore,

**BE IT RESOLVED** that Community Board 8, Manhattan approves of the Parks Dept.’s plans to install a 3-block sculpture by Sir Anthony Caro along the Park Avenue Malls, from East 59<sup>th</sup> St. to East 62<sup>nd</sup> St., from March to August, 2012.

**Manhattan Community Board 8 adopted the resolution by a vote of 35 in favor, 3 opposed and 3 abstentions.**

**Re: Review of the Parks Dept.’s proposals for hot dog vendor licenses at various sites in Central Park**

**WHEREAS** the Parks Dept. has proposed seeking bids to relicense hot dog pushcarts at 12 Central Park sites where such food selling currently exists; and

**WHEREAS** the plan would not expand the total number of hot dog vendors in Central Park; and

**WHEREAS** the size and appearance of these food operations is appropriate to the scenic, landmarked Central Park; therefore,

**BE IT RESOLVED** that Community Board 8, Manhattan approves of the Parks Dept.’s plans to issue a request for bids to relicense hot dog pushcarts at 12 sites in Central Park where current licenses for them will be expiring. **Manhattan Community Board 8 adopted the resolution by a vote of 41 in favor, 0 opposed and 0 abstentions.**

**Re: Review of the Parks Dept.’s proposals for specialty cart licenses at various sites in Central Park**

**WHEREAS** mobile specialty food carts and food vending trucks create visual blight and potential noise and air pollution in parkland intended to be a verdant, natural setting and haven for cleaner air; and

**WHEREAS** specialty food carts and mobile trucks are larger, and thus more obtrusive, than traditional hot dog stands; and

**WHEREAS** restaurants already exist in Central Park that offer food alternatives to hot dogs and beverages; and

**WHEREAS** the plan for specialty carts at one proposed location—80<sup>th</sup> St. and Central Park West—could include vending from a food truck, despite Community Board 8 M’s stated opposition to selling food from such vehicles; therefore,

**BE IT RESOLVED** that Community Board 8, Manhattan, opposes the Parks Dept.’s proposal to seek bids to operate specialty carts at two Central Park locations: at 72<sup>nd</sup> St. and 5<sup>th</sup> Ave. and at 80<sup>th</sup> St. and Central Park West. **Manhattan Community Board 8 voted to disapprove the resolution by a vote of 26 in favor, 11 opposed and 4 abstentions.**

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

After discussion concerning procedures for dealing with items that have an impact on more than one standing committee, the Committee voted unanimously to 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 held jointly by both committees at the direction of the Chair.*

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

In addition, there was discussion concerning the deadline for sending the monthly calendar and agendas by e-mail. The City Charter requires, and our Board By-Laws provide, no less than ten (10) days notice of calendars and agendas by US mail. After discussion it was agreed that this notice requirement applies to e-mail transmission as well and that no change should be made to our By-Laws.

It was further agreed that Board Members and the Board Office should be reminded that in order for an item to be acted upon by the Board, it must have no less than 10-days prior notice. Accordingly, no item can be added to the Board agenda after the monthly notice has been sent out unless it allows 10 days notice. This may include items brought up under new business.

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

**Re: 1083 Fifth Avenue (mid-block between 89<sup>th</sup> and 90<sup>th</sup> Streets) – Expanded Carnegie Hill Historic District) National Academy of Design**

**WHEREAS** 1083 Fifth Avenue is a Beaux-Arts style house designed by Turner & Kilian and constructed in 1901-02.

**WHEREAS** 1083 Fifth Avenue was remodeled and enlarged by Ogden Codman, Jr. in 1913.

**WHEREAS** the applicant proposes to remove two existing flagpoles and replace them with two double sided vertical banners.

**WHEREAS** the two vertical banners would be placed 17’ up from the ground, measure 18.8” high x 18” deep and sit approximately 10-12” off the front façade surface.

**WHEREAS** the banners would be made of “sunbrella” material with stitched letters and would extend from the bottom of the 2<sup>nd</sup> story to half-way up the 3<sup>rd</sup> story of the building.

**WHEREAS** reinforcing cables would be used to hold the tops and bottoms of the banners as well as reinforce the banners from side to side.

**WHEREAS** the banners would be white with black lettering and a red logo at the bottom.

**WHEREAS** 1083 Fifth Avenue was remodeled in 1913 by Ogden Codman, Jr., one of the most important residential architects of the early 20<sup>th</sup> century.

**WHEREAS** the banners substantially interrupt the architecture of the façade of the building; the front elevation has a bow-front and rises from a rusticated limestone base and has a second story balustrade.

**WHEREAS** a building of this stature requires that a higher standard be applied to any alteration of or disruption to the front elevation.

**WHEREAS** the white color to be used in the banners is too stark.

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

**Manhattan Community Board 8 adopted the resolution by a vote of 24 in favor, 8 opposed and 8 abstentions.**

**Re: 1 East 92<sup>nd</sup> Street (Northeast corner Fifth Avenue) – Expanded Carnegie Hill Historic District**

**WHEREAS** 1 East 92<sup>nd</sup> Street is a Renaissance Revival style rowhouse designed by A.B. Ogden and Son and constructed in 1890-91.

**WHEREAS** there are distinctive arched windows at the 5<sup>th</sup> floor.

**WHEREAS** the original curved brick molding around the 5<sup>th</sup> floor windows has been concealed by a straight aluminum capping; the replacement windows would reveal this molding.

**WHEREAS** the profile would be of a wood window even though a hybrid Marvin window system will be used to minimize maintenance.

**WHEREAS** the hybrid Marvin replacement windows will consist of aluminum clad sashes within a wooden frame that would receive the brick molding.

**WHEREAS** the existing window frames are white; the replacement frames would be black -- a black frame on the windows is essential to a house of this size and type.

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

**Manhattan Community Board 8 adopted the resolution by a vote of 38 in favor, 2 opposed and 0 abstentions.**

**Re: 131 East 95<sup>th</sup> Street (between Park Avenue and Lexington Avenue) Expanded Carnegie Hill Historic District**

131 East 95<sup>th</sup> Street (between Park Avenue and Lexington Avenue) Expanded Carnegie Hill Historic District. *Mr. Christopher J. Fogarty, architect.* Application includes 1) changes to the front elevation, 2) a rooftop addition, and 3) a rear yard addition.

**WHEREAS** 131 East 95<sup>th</sup> Street is a Neo-Grec/Romanesque Revival style rowhouse building designed by Frank Wennemer, and built in 1889-90.

**WHEREAS** the applicant, with regard to the front façade, proposes 1) to replace double hung, wood windows to match existing windows not made of wood; 2) install a new entry, doors, stairs, and wrought iron handrails to match an existing adjacent property and the original design of the building; 3) restore the brownstone exterior, and 4) install a new wrought iron handrail and gate to match an existing adjacent property; and 5) remove gates on the first and second floor that have been damaged and which were not part of the original design of the building (collectively, the “Proposed Changes to the Front Façade”).

**WHEREAS** the applicant proposes to install a rooftop addition consisting of a glass and aluminum window wall system, a glass and aluminum clerestory, and a recessed mechanical penthouse, set back 14’ from the front cornice, rising 6’2” above the cornice from a floor line 4’2” below the cornice, and less than the full width of the house (collectively, the “Proposed Rooftop Addition”).

**WHEREAS** the applicant proposes to build a three-story rear yard addition to include at the basement level steel frame doors and clerestory onto the garden, steel frame doors and windows opening onto a terrace on the second floor with the ground level expansion to extend 12' into the rear yard and the first and second floor expansion to extend 8'6" into the rear yard (collectively, the "Proposed Rear yard Addition.").

**WHEREAS** the Landmarks Committee wishes to vote separately on the above-described three components of the applications.

**Proposed Changes to the Front Façade:**

**WHEREAS** the applicant's proposed changes to the front of the building will restore the front façade to its original character and are well designed and sensitive to the character of the building and neighboring buildings.

**THEREFORE BE IT RESOLVED** that the Proposed Changes to the Front Façade are approved as presented.

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

**Proposed Rooftop Addition:**

**WHEREAS** although a mock-up was unavailable at the time of the presentation, the applicant has represented to the Landmarks Committee that the proposed rooftop addition will be invisible from the public way.

**THEREFORE BE IT RESOLVED** that the Proposed Rooftop Addition is approved as presented based on the applicant's representation that the proposed rooftop addition will be invisible from the public way.

**Manhattan Community Board 8 adopted the resolution by a vote of 32 in favor, 8 opposed and 0 abstentions.**

**Proposed Rear Yard Addition:**

**WHEREAS** the massing and bulk of the proposed addition is inappropriate within the historic district and especially within the rear yard of this particular block as it would intrude too greatly into the existing open space that is so much a part of the historic character of the block.

**THEREFORE BE IT RESOLVED** that Proposed Rear Yard Addition is disapproved as presented.

**Manhattan Community Board 8 adopted the resolution by a vote of 25 in favor, 14 opposed and 1 abstention.**

**Re: 15 East 74<sup>th</sup> Street (between Fifth and Madison Avenues) – Upper East Side Historic District**

**WHEREAS** 15 East 74<sup>th</sup> Street is an Italianate-style house constructed in 1869.

**WHEREAS** the name of the architect is unknown.

**WHEREAS** in the rear the house is built out to the property line; various additions have been added to the rear over the years.

**WHEREAS** the applicant proposes to pull back the ground floor addition and create a new rear yard 6'6" in depth (132 sq. ft.).

**WHEREAS** at the 1<sup>st</sup> and 2<sup>nd</sup> floors, the applicant proposes to reduce the additions.

**WHEREAS** at the 3<sup>rd</sup> and 4<sup>th</sup> floors the applicant proposes to extend out.

**WHEREAS** the applicant, by means of the balanced cutting away and adding on – or stepped massing of the ground floor as well as the 1<sup>st</sup> through 4<sup>th</sup> floors -- will create a 1<sup>st</sup> floor rear façade that is 21'10" from the property line and will create 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors that are 30' from the property line.

**WHEREAS** the material to be used in the rear is stucco and the windows will be steel and painted a dark gray.

**WHEREAS** the applicant's redistribution of the bulk provides a better relationship to light and air and contributes and provides a slight opening up of the rear space of both the yard and the block.

**WHEREAS** the design of the rear elevation is compatible with the architecture of the adjacent rear facades.

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

**Manhattan Community Board 8 adopted the resolution by a vote of 39 in favor, 0 opposed and 1 abstention.**



**9. Old Business:**

No old business discussed.

**10. New Business:**

No new business discussed.

*With no further business the meeting was adjourned at 9:00PM.*