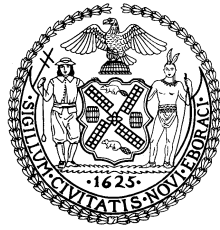


**James G. Clynes**  
Chairman

**Latha Thompson**  
District Manager



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

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

**LAND USE MEETING**  
**Wednesday, February 11, 2015**  
**Ramaz School**  
**125 East 85<sup>th</sup> Street (Park-Lexington)**  
**Auditorium**  
**6:30PM**

**Community Board Members Present:** Elizabeth Ashby, Michele Birnbaum, Matthew Bondy, Lori Ann Bores, Barbara Chocky, Sarah Chu, James Clynes, Christina Davis, Susan Evans, A. Scott Falk, David Helpern, Lorance Hockert, Jonathan Horn, Allison Kopf, Craig Lader, David Liston, Jacqueline Ludorf, Jane Parshall, Ellen Polivy, Rita Lee Popper, Hattie Quarnstrom-Figueroa, David Rosenstein, Abraham Salcedo, William Sanchez, Judith Schneider, M. Barry Schneider, Cos Spagnoletti, Marco Tamayo, Debra Teitelbaum, Nicholas Viest, Elaine Walsh, Charles Warren, Hedi White

**Community Board Members (Excused):** Albert Barrueco, Jeffrey Escobar, Sophia James, Lorraine Johnson, Laurence Parnes, Sharon Pope, Margaret Price, Barbara Rudder

**Community Board Members (Unexcused):** Edward Hartzog

**Total Attendance: 33**

**Chairman Jim Clynes called the meeting to order at 6:30PM.**

- 1. Public Hearing: ULURP 150213ZSM, 20-22 East 71<sup>st</sup> Street, Block 1385, Lot 57-**Application for a special permit pursuant to Section 74-711 of the NYC Zoning Resolution to facilitate the renovation of an existing five-story building and conversion to its original single-family residential use. The project area is located within a C1-5 zoning district and within the Special Madison Avenue Preservation District and the Upper East Side Historic District. The building is a contributing building to the historic district. As part of the ZR 74-711 special permit, the applicant is requesting waivers of the provisions of (i) ZR 23-851 requiring a minimum inner court dimension of 30 feet (ii) ZR 23-851 requiring a minimum inner court area of 1,200 square feet and (iii) ZR 23-86 requiring a minimum distance of 30 feet to the lot line for legal windows.

**WHEREAS**, the application for a special permit pursuant to Section 74-711 of the NYC Zoning Resolution to facilitate the renovation of an existing five-story building and conversion to its original single-family residential use. The project area is located within a C1-5 zoning district and within the Special Madison Avenue Preservation District and the Upper East Side Historic District. The building is a contributing building to the historic district. As part of the ZR 74-711 special permit, the applicant is requesting waivers of the provisions of (i) ZR 23-851 requiring a minimum inner court dimension of 30 feet (ii) ZR 23-851 requiring a minimum inner court area of 1,200 square feet and (iii) ZR 23-86 requiring a minimum distance of 30 feet to the lot line for legal windows, therefore

**BE IT RESOLVED** that Community Board 8 approves the ULURP application for a special permit to facilitate the renovation of an existing five-story building and conversion to its original single-family residential use at 20-22 East 71<sup>st</sup> Street.

**Community Board 8M approved the resolution by a vote of 27 in favor, 0 opposed 1 abstention and 1 not voting for cause.**

**2. Street Life Committee**

**1a. Ambiance Wine LLC, dba Vella Wine Bar, 1480 Second Avenue (@77th Street)-Renewal application for an Unenclosed Sidewalk Café for 20 tables and 40 chairs, DCA# 1449418-DCA. Due March 9, 2015**

**WHEREAS** there are no changes to the café, and

**WHEREAS** several members of the public raised issues concerning noise and food odors related to the interior operations of the establishment, and

**WHEREAS** these members of the public acknowledged that the noise issues did not appear connected to the operation of the outside sidewalk café specifically

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

**Manhattan Community Board 8 adopted the recommendation by a vote of 22 in favor, 5 opposed, and 4 abstentions.**

**2a. Philippe NYC I LLC., dba Philippe, 33 E. 60 St. (Park/Madison) – New application for an unenclosed sidewalk café with 2 tables and 4 chairs, DCA# 3738-2014-ASWC. Due Date: January 23, 2015**

**WHEREAS** 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 28 in favor, 0 opposed, and 1 abstention.**

**2b. GAKR Bagel Corp., dba Bagel Bob’s on York, 1638 York Avenue (86/87)-New application with change and Corporate Officer name of existing enclosed sidewalk café with 6 tables and 12 chairs, DCA# 2005402-DCA. Due Date February 18, 2015**

**WHEREAS** 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 28 in favor, 0 opposed, and 1 abstention.**

**2c. EAT Madison 91 LLC, 26 East 91st Street, (Fifth/Madison)-New small Unenclosed sidewalk café with 11 tables and 35 chairs, DCA # 297-2015-ASWC. Due Date March 9, 2015**

**WHEREAS** there was an issue raised concerning existing tree guards omitted on the plans submitted, and

**WHEREAS** the applicant agreed to move and/or remove tables to accommodate these tree guards and reduce the café size to 8 tables and 28 chairs

**WHEREAS** 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 28 in favor, 0 opposed, and 1 abstention.**

**2d. PACAP LLC., dba Monte-Carlo NYC, 181 East 78<sup>th</sup> Street (Third/Lexington)-New application for an Unenclosed sidewalk café with 6 tables and 12 chairs, DCA# 563-2015-ASWC. Due Date March 2, 2015**

**WHEREAS** there was an issue raised concerning existing tree guards omitted on the plans submitted, and

**WHEREAS** the applicant agreed to move and/or remove tables to accommodate these tree guards, and

**WHEREAS** the applicant subsequently notified the Community Board that due to the existing tree guards “the café will not have clearance for the service aisle”, and

**WHEREAS** the applicant has not submitted revised plans showing a legal layout under the present street conditions nor offered any indication that they have obtained approval from the property owner and NYC Parks Department to remove the tree guards, and

**WHEREAS** the applicant was offered the option to withdraw their application with DCA and refile when they resolve this issue and can present a legal floor plan to the Community Board for approval

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

**Manhattan Community Board 8 adopted the recommendation by a vote of 23 in favor, 5 opposed, and 1 abstention.**

**4a. Artio Restaurant LLC., dba TBD, 1048 Third Ave (@62<sup>nd</sup> Street) - New application for Liquor, Wine and Beer.**

**WHEREAS** there were no objections from the public, and

**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 Saturday– 8:00am to Midnight**  
**Sunday– Noon to Midnight**

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

**4b. Maroni's Hot Pots One, LLC., dba TBD, 307 East 77 Street ( @ Second Ave) - New application for Wine and Beer.**

**WHEREAS** there were no objections from the public, and

**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 Saturday– 11:00am to Midnight**  
**Sunday– Noon to 11:00pm**

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

**3. Old Business**

**4. New Business**

The meeting was adjourned at 7:30PM.

**James G. Clynes, Chairman**