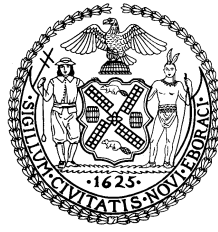


**James G. Clynes**  
Chairman

**Latha Thompson**  
District Manager



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

**LAND USE MEETING**  
**January 14, 2015**  
**Memorial Sloan Kettering**  
**430 East 67<sup>th</sup> Street**  
**Auditorium**  
**6:30PM**

**Community Board Members Present:** Elizabeth Ashby, Michele Birnbaum, Matthew Bondy, Barbara Chocky, Sarah Chu, James Clynes, Christina Davis, Jeffrey Escobar, Susan Evans, A. Scott Falk, Edward Hartzog, David Helpert, Jonathan Horn, Sophia James, Craig Lader, David Liston, Jacqueline Ludorf, Laurence Parnes, Jane Parshall, Rita Lee Popper, Margaret Price, Barbara Rudder, Judith Schneider, M. Barry Schneider, Cos Spagnoletti, Marco Tamayo, Debra Teitelbaum, Nicholas Viest, Elaine Walsh, Hedi White

**Community Board Members (Excused):** Albert Barrueco, Lori Ann Bores, Lorance Hockert, Lorraine Johnson, Allison Kopf, Domenico Minerva, Ellen Polivy, Hattie Quarnstrom, David Rosenstein, Abraham Salcedo, William Sanchez, Charles Warren, Timothy Yeo

**Community Board Members (Unexcused):** Sharon Pope, Gregory Zaffiro

**Total Attendance: 30**

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

- 1. Public Hearing: ULURP No. N 150167ZRY-Stairwells Text Amendment for Non-residential Buildings-**The Department of City Planning, in collaboration with the Department of Buildings and the Fire Department, is proposing a city-wide Zoning Text Amendment to facilitate and make effective additional safety measures that are part of NYC's 2014 Building Code. These safety measures are required for all new non-residential buildings that are greater than 420 feet in height. Buildings of this size are typically found in commercial and manufacturing zoning districts without set height limits that allow a floor area ratio (FAR) of 10 or greater. The proposed action consists of an amendment to the NYC Zoning Resolution, Section 12-10 to exempt floor space that is occupied by the additional safety measures from counting toward zoning floor area. The safety measures are intended to enhance public safety in high rise buildings by providing additional exiting capacity for building occupants during emergency situations that require full building evacuation.

**WHEREAS,** The Department of City Planning, in collaboration with the Department of Buildings and the Fire Department, is proposing a city-wide Zoning Text Amendment to facilitate and make effective additional safety measures that are part of NYC's 2014 Building Code. These safety measures are required for all new non-residential buildings that are greater than 420 feet in height. Buildings of this size are typically found in commercial and manufacturing zoning districts without set height limits that allow a floor area ratio (FAR) of 10 or greater. The proposed action consists of an amendment to the NYC Zoning Resolution, Section 12-10 to exempt floor space that is occupied by the additional safety measures from counting toward zoning floor area. The safety measures are intended to enhance public safety in high rise buildings by providing additional exiting capacity for building occupants during emergency situations that require full building evacuation, therefore

**BE IT RESOLVED** that Community Board 8 approves the ULURP application to facilitate and make effective additional safety measures that are part of NYC's 2014 Building Code.

**Community Board 8M approved the resolution by a vote of 29 in favor, 0 opposed 0 abstentions and 0 not voting for cause.**

- 2. 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.

**Whereas**, this 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, therefore

**Be It Resolved** that Community Board 8 **disapproves** the application to permit the construction of a three-story enlargement to the existing school at 100 East End Avenue.

**Community Board 8M adopted the resolution (to disapprove the application) by a vote of 21 in favor, 9 opposed, 0 abstentions and 0 not voting for cause.**

**3. Street Life Committee**

- 1a. **Genino Inc., dba Vico, 1302 Madison Avenue (92/93) - Renewal application for a small unenclosed sidewalk café with 2 tables and 8 chairs, DCA # 1276520-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 30 in favor, 0 opposed, and 0 abstentions.**

- 1b. **Taro Rest Inc., dba Due, 1396 Third Avenue (79/80) - Renewal application for an unenclosed sidewalk café with 4 tables and 8 chairs, DCA # 0835262-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 30 in favor, 0 opposed, and 0 abstentions.**

- 1c. **M.B.R.P Rest Inc., dba The Stumble Inn, 1454 Second Avenue (@76 Street) - Renewal application for an unenclosed sidewalk café with 12 tables and 25 chairs, DCA # 0955674-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 30 in favor, 0 opposed, and 0 abstentions.**

- 1d. **TJ 104 Restaurant Corp., dba Timmy's By The River, 1737 York Avenue (@ 91 Street) - Renewal application for an unenclosed sidewalk café with 9 tables and 22 chairs, DCA # 1295832-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 30 in favor, 0 opposed, and 0 abstentions.**

- 1e. **Steven Jay LLC., dba Parlor Steakhouse, 1600 Third Avenue (@ 90 Street) - Renewal application for an unenclosed sidewalk café with 13 tables and 26 chairs, DCA # 1306814-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 30 in favor, 0 opposed, and 0 abstentions.**

1f. 76 Street Restaurant LLC., dba Café Boulud, 20 East 76 Street (@ Madison Avenue) - Renewal application for a small unenclosed sidewalk café with 12 tables and 24 chairs, DCA # 1365172-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 30 in favor, 0 opposed, and 0 abstentions.**

1g. 1431 First Avenue Corp., dba Numero 28, 1431 First Avenue (@ 74th Street) - Renewal application for an unenclosed sidewalk café with 6 tables and 16 chairs, DCA # 1420358-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 30 in favor, 0 opposed, and 0 abstentions.**

1h. 143 Mxco Café LLC., dba Mxco Café, 1491 Second Avenue (@78<sup>th</sup> Street) - Renewal application for an enclosed sidewalk café with 13 tables and 34 chairs, DCA # 1384455-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 30 in favor, 0 opposed, and 0 abstentions.**

1i. 1616 Second Avenue Restaurant Inc., dba Dorrian's Red Hand, 1616 Second Ave (@ 84<sup>th</sup> Street)-

Renewal application for an enclosed sidewalk café with 15 tables and 34 chairs, DCA # 0571720-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 30 in favor, 0 opposed, and 0 abstentions.**

2b. TSG 89 Corp., dba Midnight Express, 1715 Second Avenue (@ 89th Street) – New application for an enclosed sidewalk café with 20 tables and 40 chairs, DCA# 1441303

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

3a. Zion Farm LLC., Delmonico Gourmet Food Market, 55 East 59 St (Madison & Park Aves) - Transfer for Wine and Beer. Food/Drink: 80/20

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 4:00am

**Manhattan Community Board 8 adopted the recommendation by a vote of 30 in favor, 0 opposed, and 0 abstentions.**

3b. Vinzier Inc., dba Le Veau D'OR, 129 East 60 St (@ Lexington Ave) – Corporate Change for Liquor, Wine and Beer Food/Drink: 70/30

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 – Noon 10:00pm

**Manhattan Community Board 8 adopted the recommendation by a vote of 30 in favor, 0 opposed, and 0 abstentions.**

**3c. Calexico 122 LLC., dba TBD, 1491 Second Ave (@ 78th St) – Transfer for Liquor, Wine and Beer. Food/Drink: 70/30**

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:  
**Sunday to Thursday– 11:00am to 11:00pm**  
**Friday to Saturday – 11:00am to Midnight**

**Manhattan Community Board 8 adopted the recommendation by a vote of 30 in favor, 0 opposed, and 0 abstentions.**

**3d. Tripti Inc., dba Moti Mahal Delux, 1149 First Avenue (@ 63<sup>rd</sup> St) - Corporate Change for Liquor, Wine and Beer**

WHEREAS the applicant failed to appear for provide any documentation to the board for the second straight month, and

WHEREAS, the applicant’s manager confirmed their awareness of this meeting and that someone would be present to our District Manager on January 2<sup>nd</sup>, and

WHEREAS, the applicant’s manager was informed that failure to appear would result in a disapproval of the application,

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

**Manhattan Community Board 8 adopted the recommendation by a vote of 28 in favor, 0 opposed, and 2 abstentions.**

**4a. Monopolio LLC., dba Taralluci e Vino at the Cooper Hewitt Museum, 9 East 90 Street (Fifth/Madison) - New application for Liquor, Wine and Beer. Food/Drink: 70/30**

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 11:00pm**

**Sunday – Noon to 8:00pm**

**Manhattan Community Board 8 adopted the recommendation by a vote of 30 in favor, 0 opposed, and 0 abstentions.**

**4b. Yorkville Restaurant Group LLC., TBD, 239 East 88 St (@ Second Avenue) - New application for Liquor, Wine and Beer. Food/Drink: 40/60**

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:  
**Sunday to Wednesday– 11:00am to 2:00am**  
**Thursday to Saturday – 11:00am to 4:00am**

**Manhattan Community Board 8 adopted the recommendation by a vote of 25 in favor, 2 opposed, and 2 abstentions.**

**4c. Rossini LLC., dba 5 Napkin Burger, 1325 Second Ave (@ E. 70<sup>th</sup> Street) - New application for Liquor, Wine and Beer. Food/Drink: 70/30**

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:  
**Sunday to Saturday– 11:00am to 1:00am**

**Manhattan Community Board 8 adopted the recommendation by a vote of 30 in favor, 0 opposed, and 0 abstentions.**

**4d. Tequila Gastropub LLC., dba TBD, 1641 Second Avenue (@85th Street) - New application for Liquor, Wine and Beer. Food/Drink: 55/45**

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:

**Sunday to Saturday– 11:00am to 4:00am**

**Manhattan Community Board 8 adopted the recommendation by a vote of 30 in favor, 0 opposed, and 0 abstentions.**

**4e. Renzan Sushi Corp., dba TBD, 1584 Second Avenue (@82nd Street) - New application for Liquor, Wine and Beer. Food/Drink: 95/5**

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 Thursday– 11:30am to 11:30pm**

**Friday to Saturday– 11:30am to 1:00am**

**Sunday – 11:30am to 11:00pm**

**Manhattan Community Board 8 adopted the recommendation by a vote of 30 in favor, 0 opposed, and 0 abstentions.**

**4f. Mana Parc 61 LLC., dba Gina La Fornarina, 145 East 61 Street (@Lexington Avenue) - New application for Liquor, Wine and Beer. Food/Drink: 85/15**

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:

**Sunday to Thursday– 11:00am to 10:00pm**

**Friday to Saturday– 11:00am to 11:00pm**

**Manhattan Community Board 8 adopted the recommendation by a vote of 30 in favor, 0 opposed, and 0 abstentions.**

**4. Old Business**

**5. New Business**

A difference of opinion between board members regarding what is an “appropriate comment” at board meetings.

The meeting was adjourned at 9:56PM.

**James G. Clynes, Chairman**