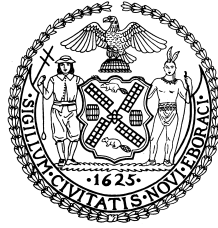


James G. Clynes
Chairman

Latha Thompson
District Manager



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The City of New York
Manhattan Community Board 8

LAND USE MEETING
Wednesday, January 13, 2016
New York Blood Center
310 East 67th Street (First-Second)
Auditorium
6:30PM

Community Board Members Present: Elizabeth Ashby, Gayle Baron, Michele Birnbaum, Matthew Bondy, Loraine Brown, Alida Camp, Barbara Chocky, Sarah Chu, James Clynes, Daniel Dornbaum, Jeffrey Escobar, Susan Evans, A. Scott Falk, Edward Hartzog, David Helpern, Lorraine Johnson, Andrew Kalloch, Allison Kopf, Craig Lader, David Liston, Jacqueline Ludorf, Zoe Markowitz, David Menegon, Glen Pandolfino, Jane Parshall, Ellen Polivy, Sharon Pope, Rita Lee Popper, Margaret Price, Hattie Quarnstrom-Figueroa, David Rosenstein, Barbara Rudder, Abraham Salcedo, William Sanchez, M. Barry Schneider, Cos Spagnoletti, Marco Tamayo, Debra Teitelbaum, Elaine Walsh

Community Board Members (Excused): Albert Barrueco, Sophia James, Laurence Parnes, Nicholas Viest, Charles Warren, Hedi White

Community Board Members (Unexcused): Lori Ann Bores, Christina Davis, Katherine LaGuardia, Peter Patch, Carolina Tejo

Total Attendance: 39

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

- 1. Public Hearing: BSA Calendar No.515-89-BZ, 50 East 78th Street-**Application seeks an extension of term of the previously granted variance to allow the continued operation of an art gallery in the basement of the existing building.

Whereas, the application seeks an extension of term of the previously granted variance to allow the continued operation of an art gallery in the basement of the existing building, therefore

Be It Resolved that Community Board 8 approves the application to extend the term of a previously granted variance at 50 East 78th Street.

Manhattan Community Board 8 adopted the resolution (to approve the application) by a vote of 32 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

- 2. Public Hearing: BSA Calendar No. 253-89-BZ, 405-411 East 73rd Street, Ronald McDonald House-**Application will permit Ronald McDonald House to increase the houses capacity by eleven family units (from 84 to 95 family units), including enlargement and conversion of six existing family units to create new, larger rooms for immunocompromised children. The proposal will result in a 6,954 sf increase in floor area on the zoning lot located in an R8B and C1-9 zoning districts.

Whereas, the application will permit Ronald McDonald House to increase the houses capacity by eleven family units (from 84 to 95 family units), including enlargement and conversion of six existing family units to create new, larger rooms for immunocompromised children. The proposal will result in a 6,954 sf increase in floor area on the zoning lot located in an R8B and C1-9 zoning districts, therefore

Be It Resolved that Community Board 8 approves the application to permit Ronald McDonald House to increase the houses capacity by eleven family units (from 84 to 95 family units) at 405-411 East 73rd Street.

Manhattan Community Board 8 adopted the resolution (to approve the application) by a vote of 39 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

3. Street Life Committee – Laurence Parnes and Abraham Salcedo, Co-Chairs

1a. Brasserie Cognac East Corp., 963 Lexington Avenue (70th/71st)-Renewal application for an unenclosed sidewalk café with 9 tables and 22 chairs. DCA #1469257-DCA. Due Date January 22, 2016

WHEREAS there are no changes to the café; and

WHEREAS one member from the public objected regarding the placement of the restaurants garbage; and

WHEREAS the applicant agreed to relocate the placement of the garbage

WHEREAS the applicant has agreed to Community Board 8’s stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**

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

1b. Sofia 61st Street Corp., dba Serafina, 33 East 61st Street (61st/62nd)-Renewal application for a small unenclosed sidewalk café with 3 tables and 8 chairs. DCA #1463548-DCA. Due Date January 16, 2016

WHEREAS there are no changes to the café; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8’s stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**

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

1c. Genmark Restaurant Inc., dba Barking Dog, 1453 York Avenue (77th/78th)-Renewal application for an unenclosed sidewalk café with 9 tables and 17 chairs. DCA #1459639-DCA. Due Date January 18, 2016

WHEREAS there are no changes to the café; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8’s stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**

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

1d. Sato Inc., dba Mole By Taco Taco, 1735 Second Avenue (89th/90th)-Renewal application for an unenclosed sidewalk café with 8 tables and 17 chairs. DCA #389784-DCA. Due Date January 16, 2016

WHEREAS there are no changes to the café; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8’s stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**

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

1e. MrMadison LLC, 1163-1167 Madison Avenue (85th/86th)-Renewal application for a small unenclosed sidewalk café with 4 tables and 8 chairs. DCA #1458260-DCA. Due Date January 11, 2016

WHEREAS there are no changes to the café; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8’s stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**

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

2a. Eat Third 79 LLC, 1390 Third Avenue (@79th Street)-Change in Method of Operation for Liquor, Wine and Beer

WHEREAS this application is for a change in the hours of operation and the applicant had asked for the license hours to be until 2AM M-Sun; and

WHEREAS the committee was concerned with the hours request and suggest hours of Sun-Thur 12AM and Fri-Sat 1AM and the applicant agreed.

WHEREAS there are no other changes; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**, subject to the stipulation that the hours of operation for the SLA license shall be until 12 2AM Sunday through Thursday and until 1 AM on Friday and Saturday.

Manhattan Community Board 8 adopted the recommendation by a vote of 39 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

2b. GJ & S Restaurant LLC, dba Anna Maria Decanted, 1561 Second Avenue (@81st)-Alteration and Corporate change for Liquor, Wine and Beer

WHEREAS this application is for a corporate change; and

WHEREAS there are no other changes; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**

Manhattan Community Board 8 adopted the recommendation by a vote of 39 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

2c. Saffron Gardens Manhattan NY Inc., dba La Bouchon, 304 East 78th Street (1st /2nd Avenues)-Upgrade from Beer and Wine to Liquor, Wine and Beer

WHEREAS this application is for a change in method of operation; and

WHEREAS the applicant agreed to license hours until 2AM Mon-Sun

WHEREAS there are no other changes; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED** subject to the stipulation that the hours of operation for the SLA license shall be until 2AM, seven days a week.

Manhattan Community Board 8 adopted the recommendation by a vote of 39 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

2d. Three & Seventy Three Gourmet Ltd., dba Dallas BBQ, 203 East 72nd Street, aka 1265 Third Avenue (72nd/73rd)-Corporation Change for Liquor, Wine and Beer

WHEREAS this application is for a corporate change; and

WHEREAS there are no other changes; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**

Manhattan Community Board 8 adopted the recommendation by a vote of 39 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

2e. Artio Restaurant LLC., dba Theo's, 1048 Third Avenue (@62nd Street)-Change in Method of Operation for Liquor, Wine and Beer

WHEREAS this application is for a corporate change; and

WHEREAS there are no other changes; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**.

Manhattan Community Board 8 adopted the recommendation by a vote of 39 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

3a. New HDM Inc., dba Hunan Delight Chinese Restaurant & Matsuya, 1467 York Avenue (@78th)-New application for Wine and Beer

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

3b. 1494 First Ave Restaurant Corp., 1494 First Avenue (@78th)-New application for Liquor, Wine and Beer

WHEREAS this is a downgrade from full liquor to a wine and beer application;

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**.

Manhattan Community Board 8 adopted the recommendation by a vote of 39 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

3c. Oaxaca First Ave LLC, 1198 First Avenue (64th/65th)-New application for Wine and Beer

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**

Manhattan Community Board 8 adopted the recommendation by a vote of 39 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

3d. 1372 1st Ave Wine Bar Corp., dba Vanguard Wine Bar, 1372 First Avenue (73rd/74th)-New application for Wine and Beer

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**.

Manhattan Community Board 8 adopted the recommendation by a vote of 35 in favor, 4 opposed, 0 abstentions and 0 not voting for cause.

3e. Brian Stapleton Pieter Seelig dba PU1471 LLC, 1471 First Avenue (76th/77th)-New application for Liquor, Wine and Beer

WHEREAS no one from the public objected; and

WHEREAS the applicant agreed to license hours until 3AM M-Sun and to close any windows and doors by 10PM;

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED** subject to the stipulation that the hours of operation for the SLA license shall be until 3AM, seven days a week and that all windows and doors be closed by 10 PM.

Manhattan Community Board 8 adopted the recommendation by a vote of 39 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

3f. Elysian NY Corp., 1436 Lexington Avenue (93rd/94th)-New application for Liquor, Wine and Beer

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**.

Manhattan Community Board 8 adopted the recommendation by a vote of 39 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

3g. Heng Jiu Inc., dba Yuka Japanese Restaurant, 1557 Second Avenue (80th/81st)-New application for Wine and Beer

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**.

Manhattan Community Board 8 adopted the recommendation by a vote of 39 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

3h. Yorkville Restaurant Group LLC, 239 East 88th Street (2nd/3rd)-New application for Liquor, Wine and Beer

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED**.

Manhattan Community Board 8 adopted the recommendation by a vote of 39 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

4. Old Business

5. New Business

The meeting was adjourned at 8:35PM.

James G. Clynes, Chairman