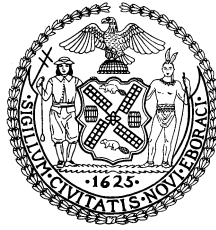


Jacqueline Ludorf
Chairman

Latha Thompson
District Manager



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The City of New York
Manhattan Community Board 8

LAND USE MEETING
WEDNESDAY, JUNE 8, 2011
New York Blood Center
310 East 67th Street
6:30PM

Community Board Members Present: Elizabeth Ashby, Kenneth Austin, Michele Birnbaum, Molly Blayney, Matthew Bondy, Lori Ann Bores, Deirdre Breslin, James Clynes, Christina Davis, Jeffrey Escobar, Susan Evans, A. Scott Falk, David Helpern, Lorance Hockert, Jonathan Horn, Dave Kleckner, David Liston, Jacqueline Ludorf, Domenico Minerva, Laurence Parnes, Ellen Polivy, Rita Lee Popper, Margaret Price, Hattie Quarnstrom, David Rosenstein, Barbara Rudder, Judith Schneider, M. Barry Schneider, Helene Simon, Teri Slater, H. Patrick Stewart, Marco Tamayo, Debra Teitelbaum, Alexander Tisch, Nicholas Viest, Elaine Walsh, Charles Warren
Community Board Members (Excused): Joie Anderson, Roy Carlin, Sarah Chu, Mary Boresz Pike, Cos Spagnoletti

Community Board Members (Unexcused): Barbara Chocky, George Fuchs, Ruth Halberg, Edward Hartzog, Lorraine Johnson, Jane Parshall, William Sanchez, Hedi White

Total Attendance: 37

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

1. Public Hearing: BSA Cal. No. 58-11-BZ; CEQR No. 11BSA-091M for 22 East 91st Street (Block 1509 Lot 59) & 17 East 90th Street (Block 1502 Lot 12), The Spence School-Application seeks a variance pursuant to ZR Section 72-21 with respect to construction of a proposed Connector within the rear yard equivalent between the rear elevation of 17 East 90th Street and its current school building at 20-22 East 91st Street. The proposed 29.75 ft. tall Connector will increase the degree of an existing lot coverage noncompliance (ZR Sec. 24-11) and it will increase the extent of an existing rear yard equivalent noncompliance (ZR Sec. 24-382) within the R8B portion of the site.

Whereas, Application seeks a variance pursuant to ZR Section 72-21 with respect to construction of a proposed Connector within the rear yard equivalent between the rear elevation of 17 East 90th Street and its current school building at 20-22 East 91st Street. The proposed 29.75 ft. tall Connector will increase the degree of an existing lot coverage noncompliance (ZR Sec. 24-11) and it will increase the extent of an existing rear yard equivalent noncompliance (ZR Sec. 24-382) within the R8B portion of the site.

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

Be It Resolved that Community Board 8M approves the variance pursuant to ZR Sec. 72-21 with respect to the construction of a proposed connector within the rear yard equivalent between the rear elevations of 17 East 90th Street and its current school building at 20-22 East 91st Street.

Community Board 8M adopted the resolution by a vote of 20 in favor, 15 opposed, and 1 abstention.

2. Public Hearing: BSA Cal. No 1250-65-BZ; Block 1499, Lot 25, 55 East 87th Street- Application to request the extension of the term of the variance as per section 11-411 of the NYC Zoning Resolution for the transient parking within the accessory parking garage for this fourteen (14) story multiple dwelling structure.

Whereas, Application to request the extension of the term of the variance as per section 11-411 of the NYC Zoning Resolution for the transient parking within the accessory parking garage for this fourteen (14) story multiple dwelling structure.

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 55 East 87th Street.

Community Board 8M adopted the resolution by a vote of 30 in favor, 0 opposed, and 0 abstentions.

3. Street Life Committee

1a. **Manna 2nd Avenue, LLC, d/b/a Gina La Fornarina's, 1575 Second Avenue (81st/82nd Streets)** – Renewal application for an unenclosed sidewalk café with 9 tables and 19 seats, DCA #1308601. Due date: June 2nd.

Hours: 11:30a – 11:30p weekdays and 11a – 12a weekends. Food/Drink: 70/30

WHEREAS there are no changes to the café,

WHEREAS 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 35 in favor, 0 opposed, and 0 abstentions.

1b. **AJ Eastside, Inc. d/b/a Fetch, 1649 Third Avenue (92nd/93rd Streets)** - Renewal/modification application for an unenclosed sidewalk café with 9 tables and 18 seats, DCA #1132655. Due date: June 9th. Hours: 11a – 11p weekdays and 10a – 12a weekends. Food/Drink: 80/20.

WHEREAS this application is a modification adding tables and chairs to the café,

WHEREAS there will be no change in the footprint of the café,

WHEREAS the establishment will maintain the previous sidewalk clearance,

WHEREAS 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 35 in favor, 0 opposed, and 0 abstentions.

1c. **Mehraj & Sons, Inc. d/b/a Barwarchi Indian Cuisine, 1149 First Avenue (62nd/63rd Streets)** – Renewal application for an enclosed sidewalk café with 10 tables and 24 seats, DCA #1233220. Due date: August 4th.

Hours: 11:30a – 10:30p weekdays and 11:30a – 11p weekends. Food/Drink: 80/20

WHEREAS there are no changes to the café,

WHEREAS 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 35 in favor, 0 opposed, and 0 abstentions.

1d. **Caffe Isle of Capri, Inc. d/b/a Caffe Isle of Capri, 1028 Third Avenue (@ 61st Street)** – Renewal application for an enclosed sidewalk café with 10 tables and 38 seats, DCA #0578810. Due date: August 4th.

Hours: 11:30a – 10p Food/Drink: 75/25.

WHEREAS there are no changes to the café,

WHEREAS 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 35 in favor, 0 opposed, and 0 abstentions.

1e. **NNM Restaurant Corp. d/b/a Brasserie 360, 200 East 60th Street a/k/a 1009 Third Avenue** – Renewal application for an enclosed sidewalk café with 17 tables and 34 seats, DCA #1106438. Due date: July 19th. 11:30a – 11:30p weekdays and 11:30a – 12a weekends. Food/Drink: 60/40

WHEREAS there are no changes to the café,

WHEREAS 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 35 in favor, 0 opposed, and 0 abstentions.

2a. **Midnight Blue, LLC d/b/a Midnight Blue Restaurant & Lounge, 1640 Second Avenue (@ 85th Street)** – New application for an unenclosed sidewalk café with 20 tables and 68 seats, DCA #1389379. Due date: June 13th. Hours: 12p – 12a weekdays and 12p – 2a weekends. Food/Drink: 75/25.

WHEREAS this café is the same size as those of previous establishments Panorama,

WHEREAS the café has clearance of 10’,

BE IT RESOLVED THAT the application is approved.

Manhattan Community Board 8 adopted the resolution by a vote of 35 in favor, 0 opposed, and 0 abstentions.

2b. **Gotham Yard, Corp. d/b/a Session 73, 1359 First Avenue (@ 73rd Street)** – New application for an unenclosed sidewalk café with 13 tables and 27 seats, DCA #1389433. Due date: June 13th. Hours: 5p – 2a weekdays and 5p – 4a weekends Food/Drink: 40/60.

WHEREAS the applicant agreed to have a security person patrol outside to help with crowd dispersal,

WHEREAS a local resident stated that the establishment is an asset to the neighborhood,

WHEREAS residents in the building spoke in support of the application,

WHEREAS the owner agreed to place cameras outside for enhanced security,

WHEREAS the owner agreed to close the front doors by 10p,

BE IT RESOLVED THAT the application is approved.

Manhattan Community Board 8 adopted the resolution by a vote of 35 in favor, 0 opposed, and 0 abstentions.

2c. **SATO, Inc. d/b/a Mole by Taco Taco, 1735 Second Avenue (89th/90th Streets)** – New application for an unenclosed sidewalk café with 8 tables and 17 seats, DCA #1329784. Due date: June 17th. Hours: 11:30a – 11p weekdays and 11a – 12a weekends. Food/Drink: 80/20

WHEREAS there is 8ft of clearance,

BE IT RESOLVED THAT the application is approved.

Manhattan Community Board 8 adopted the resolution by a vote of 35 in favor, 0 opposed, and 0 abstentions.

2d. **1710 Restaurant, Corp. d/b/a Carino Ristorante & Café, 1710 Second Avenue (88th/89th Streets)** – New application for an unenclosed sidewalk café with 4 tables and 8 seats, DCA #1389825. Due date: June 16th. Hours: 5p – 11p. Food/Drink: 80/20

WHEREAS a resident spoke on their behalf,

BE IT RESOLVED THAT the application is approved.

Manhattan Community Board 8 adopted the resolution by a vote of 35 in favor, 0 opposed, and 0 abstentions.

2e. **Salernitani, Ltd. d/b/a San Matteo Pizzeria Espresso Bar, 1739 Second Avenue (@ 90th Street)** – New application for an unenclosed café with 8 tables and 16 seats, DCA #1391390. Due date: June 27th. Hours: 5p – 12a weekdays and 12p – 12a weekends

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 35 in favor, 0 opposed, and 0 abstentions.

3a. Café Focaccia, Inc. d/b/a Felice Wine Bar, 400 East 64th Street (@ First Avenue) – New application to make alternations to an on-premises liquor license Hours: 11:30a – 11:30p Food/Drink: 59/42.

WHEREAS this is an alteration to include the outdoor café,

BE IT RESOLVED THAT the application is approved.

Manhattan Community Board 8 adopted the resolution by a vote of 35 in favor, 0 opposed, and 0 abstentions.

3b. Dylan’s Candybar, LLC d/b/a Dylan’s Candybar, 1011 Third Avenue (@ 60th Street) – New application to make alterations to an on-premises liquor license Hours: 10a – 10p Mon – Thurs, 10a – 12a Fri – Sat, and 10a – 8p Sun. Food/Drink: 94/6.

WHEREAS the applicant is moving the location of a bar inside the store,

BE IT RESOLVED THAT the application is approved.

Manhattan Community Board 8 adopted the resolution by a vote of 35 in favor, 0 opposed, and 0 abstentions.

3c. Bridgehampton, LLC, 1444 First Avenue (@ 75th Street) – New application to transfer an on-premises liquor license Hours: 11:30a – 1a Mon – Wed 11:30a – 2a Thurs 11:30a – 2:30a Fri-Sat 11:30a – 11p Sun Food/Drink: 65/35.

WHEREAS the current occupant is Blue Moon,

BE IT RESOLVED THAT the application is approved.

Manhattan Community Board 8 adopted the resolution by a vote of 35 in favor, 0 opposed, and 0 abstentions.

4a. City Swiggers, LLC d/b/a City Swiggers, 320 East 86th Street (First/Second Avenues) – New application for a wine and beer license. Hours: 12p – 11p Mon – Thurs., 12p – 12a Fri-Sat, and 12p – 9p Sun. Food/Drink: 35/65

WHEREAS the applicant intends to serve beer and wine in the rear yard,

WHEREAS the applicant intends to serve up to 17 people in the rear yard,

WHEREAS the applicant stated he would be willing to reduce his serving hours in the rear yard to close by 7p,

WHEREAS the applicant declined the option of receiving approval for his establishment license without the rear yard,

WHEREAS 10 residents who attended the meeting opposed the use of the rear yard,

WHEREAS the Board Office received 24 emails in opposition to the rear yard use,

WHEREAS no residents spoke in support of the application,

WHEREAS the rear yard use will be an imposition on the residents because of the noise and disruption they will be subjected to,

WHEREAS the previous establishment was a produce store that did not use the rear yard,

WHEREAS the residents' opposition to this application is based on the rear yard use,

BE IT RESOLVED THAT the application is **DISAPPROVED** based on the applicants intent to use the rear yard.

Manhattan Community Board 8 adopted the resolution by a vote of 25 in favor, 9 opposed, and 1 abstention.

4b. Anatolia Mediterranean Cuisine, Corp. d/b/a Anatolia Mediterranean Turkish Cuisine, 401 East 62nd Street (First/York Avenues) – New application for a wine and beer license Hours: 11a – 11p Sun – Thur. and 11- 12a Fri-Sat Food/Drink: 75/25.

WHEREAS this is a new establishment serving seafood,

WHEREAS the applicant has significant experience in the food business,

BE IT RESOLVED THAT the application is approved.

Manhattan Community Board 8 adopted the resolution by a vote of 35 in favor, 0 opposed, and 0 abstentions.

4c. Salehin, Inc. d/b/a Indian Tandoor Oven Restaurant, 175 East 83rd Street (Lexington/Third Avenues) – New application for an on-premises liquor license Hours: 12p – 11:30p Mon – Sat. and 12p – 11p Sun
Food/Drink: 90/10

WHEREAS the establishment is being bought by the nephew of the owner and there will be no major changes to the establishment,

BE IT RESOLVED THAT the application is approved.

Manhattan Community Board 8 adopted the resolution by a vote of 35 in favor, 0 opposed, and 0 abstentions.

4d. 62nd Street Rest., Corp. d/b/a Agave Azul, 253 East 62nd Street a/k/a 1177 Second Avenue – New application for an on-premises liquor license Hours: 11a – 2:30a Sun – Wed. and 11a – 3:30a Thurs – Sat.
Food/Drink: 75/25.

WHEREAS this is a new establishment that will replace one where there were complaints,

WHEREAS members of the community in attendance did not object,

WHEREAS the applicant agreed to shut the front doors by 10p,

BE IT RESOLVED THAT the application is approved.

Manhattan Community Board 8 adopted the resolution by a vote of 35 in favor, 0 opposed, and 0 abstentions.

4e. Seahouse Tavern 85, LLC d/b/a Seahorse Tavern, 303 East 85th Street (@ Second Avenue) – New application for an on-premises liquor license. Hours: 11a – 2a Food/Drink: 75/25.

WHEREAS this will be a relatively small establishment serving seafood,

BE IT RESOLVED THAT the application is approved.

Manhattan Community Board 8 adopted the resolution by a vote of 35 in favor, 0 opposed, and 0 abstentions.

2. Old Business

No old business.

3. New Business

A board member requested that the Community Board Office provide the contact information for the Board Members electronically to all the members.

Chair, Jackie Ludorf asked Board Members if they were available and interested in volunteering for the upcoming Street Fair. Since the Board Members were unavailable Jackie cancelled.

The meeting was adjourned at 8:30PM.