



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

**LAND USE MEETING**  
**Wednesday, March 11, 2015**  
**Church of the Holy Trinity**  
**316 East 88<sup>th</sup> Street (First-Second)**  
**Draesal Hall**  
**6:30PM**

**Community Board Members Present:** Elizabeth Ashby, Michele Birnbaum, Matthew Bondy, Lori Ann Bores, Barbara Chocky, Sarah Chu, James Clynes, Christina Davis, Jeffrey Escobar, Susan Evans, A. Scott Falk, Edward Hartzog, Jonathan Horn, Sophia James, Lorraine Johnson, Allison Kopf, Craig Lader, David Liston, Jacqueline Ludorf, Jane Parshall, Ellen Polivy, Sharon Pope, Rita Lee Popper, Margaret Price, Hattie Quarnstrom-Figueroa, Barbara Rudder, Abraham Salcedo, Judith Schneider, M. Barry Schneider, Cos Spagnoletti, Marco Tamayo, Debra Teitelbaum, Nicholas Viest, Elaine Walsh, Charles Warren, Hedi White  
**Community Board Members (Excused):** David Helpern, Lorange Hockert, Laurence Parnes, David Rosenstein  
**Community Board Members (Unexcused):** Albert Barrueco, William Sanchez  
**Total Attendance: 35**

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

- 1. Public Hearing: BSA Calendar No. 29-15-BZ, 200 East 61<sup>st</sup> Street**-Application to legalize the operation of a physical culture establishment at the cellar level of the premises.

**Whereas**, the application to legalize the operation of a physical culture establishment at the cellar level of the premises, therefore

**Be It Resolved** that Community Board 8 approves the application to legalize the operation of a physical culture establishment at the cellar level of the premises.

**Manhattan Community Board 8 adopted resolution (to approve the application) by a vote of 32 in favor, 2 opposed, 1 abstention and 0 not voting for cause.**

- 2. Informational Presentation-Update by Rockefeller University on the further design development of the project.**
- 3. Informational Presentation-ULUPR No. 150248ZSM, 535 East 70<sup>th</sup> Street, Hospital for Special Surgery, West Wing Addition**-The Hospital for Special Surgery has submitted a ULURP application to City Planning seeking a special permit and related approval to allow for a minor-less than 8,000 square foot enlargement of the hospital's main building at 525 East 70<sup>th</sup> Street. The enlargement is needed to permit the construction of three new operating rooms and support areas. CB8 has not received the Notice of Certification from City Planning.

**4. Street Life Committee**

**1a. Three Star on First, Inc., dba Three Star Diner, 1462 First Avenue (@76th Street)-Renewal application for an Enclosed sidewalk café with 12 tables and 32 chairs, DCA # 1219509. Due Date March 27, 2015**

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

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

1b. **Mavima Restaurant, Inc., dba Brio, 786 Lexington Avenue (61st/62nd )-Renewal application for a small Unenclosed sidewalk café with 6 tables and 12 chairs, DCA# 1184384-DCA. Due Date March 15, 2015**

WHEREAS there are no changes to the café, and  
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 32 in favor, 0 opposed, and 0 abstentions.**

1c. **St. Group LLC, dba Vero, 1483 Second Avenue (77th/78th)-Renewal application for an Unenclosed sidewalk café with 7 tables and 14 chairs, DCA 2006003-DCA. Due Date March 16, 2015**

WHEREAS there are no changes to the café, and  
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 32 in favor, 0 opposed, and 0 abstentions.**

1d. **1236 Second Avenue Restaurant Corp., dba Silver Star Restaurant, 1236 Second Avenue (@ 65th Street)-Renewal application for an enclosed sidewalk café with 23 tables and 56 chairs, DCA # 1028755. Due Date March 27, 2015**

WHEREAS there are no changes to the café, and  
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 32 in favor, 0 opposed, and 0 abstentions.**

2a. **1629 2nd Restaurant LLC, dba East Side Cantina, 1629 Second Avenue (84th/ 85th) -New application for an Unenclosed sidewalk café with 8 tables and 16 chairs, DCA # 1708-2015-ASWC. Due Date April 4, 2015**

WHEREAS no one from the public objected, and  
WHEREAS the applicant agreed to close their windows and doors at 10pm,  
**BE IT RESOLVED THAT** the application is **approved**.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 32 in favor, 0 opposed, and 0 abstentions.**

2b. **GJD Restaurant LLC, 1471 Second Avenue (76th/77th)-New application for an Unenclosed sidewalk café with 12 tables and 24 chairs, DCA # 1885-2015-ASWC. Due Date April 6, 2015**

WHEREAS no one from the public objected, and  
WHEREAS the applicant agreed to close their windows and doors at 10pm,  
**BE IT RESOLVED THAT** the application is **approved**.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 32 in favor, 0 opposed, and 0 abstentions.**

2c. **Samson Grey LLC, dba The Writing Room, 1703 Second Avenue (88th/89th)-New application for an Unenclosed sidewalk café with 4 tables and 10 chairs, DCA 896-2015-ASWC. Due Date March 28, 2015**

WHEREAS no one from the public objected, and  
**BE IT RESOLVED THAT** the application is **approved**.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 32 in favor, 0 opposed, and 0 abstentions.**

3a. **1702 Rathbones Inc., dba Rathbones Pub, 1702 Second Avenue (88th/89th)-Corporate Change for Liquor, Wine and Beer.**

WHEREAS this is solely to accommodate an existing owner buying out a partner, and  
WHEREAS no one from the public objected, and  
**BE IT RESOLVED THAT** the application is **approved**.  
**Manhattan Community Board 8 adopted the recommendation by a vote of 33 in favor, 0 opposed, and 0 abstentions.**

3b. **Eat Madison 91 LLC, 26 East 91st Street (@Madison Avenue)-Alteration of Wine and Beer. Adding Sidewalk Café**

WHEREAS this is solely to add the sidewalk cafe space to an existing license

**WHEREAS** no one from the public objected, and

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

**Manhattan Community Board 8 adopted the recommendation by a vote of 31 in favor, 1 opposed, and 1 abstention.**

**3c. Stratos Bakery Corp., dba Bacado Bakery Café, 1297 Lexington Avenue (87th/88th)-Alteration of Wine and Beer.**

**WHEREAS** this is solely to accommodate a modification of the interior seating, and

**WHEREAS** no one from the public objected, and

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

**Manhattan Community Board 8 adopted the recommendation by a vote of 33 in favor, 0 opposed, and 0 abstentions.**

**3d. Eat Lexington 87 LLC, dba Eli's Essentials, 1291 Lexington Avenue (@87th Street)-Alternation of Wine and Beer**

**WHEREAS** this is solely to add the sidewalk cafe space to an existing license, and

**WHEREAS** on November 20, 2013, Community Board DISAPPROVED the issuance of a sidewalk café license for this location by a vote of 39 in favor, 2 opposed and 5 abstentions, and

**WHEREAS** the applicant has not been operating the sidewalk café and all our previous concerns regarding the high volume of foot traffic and potential noise issues at this corner remain,

**THEREFORE BE IT RESOLVED** that the application is **DISAPPROVED**

**Manhattan Community Board 8 adopted the recommendation by a vote of 24 in favor, 4 opposed, and 4 abstentions.**

**4a. Upper East Side Café, Inc., dba Bluestone Lane, 2 East 90th Street (@Fifth Avenue)-New application for Wine and Beer.**

**WHEREAS** this is solely to accommodate a new operator for an existing establishment, and

**WHEREAS** no one from the public objected, and

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

**Manhattan Community Board 8 adopted the recommendation by a vote of 28 in favor, 2 opposed, and 4 abstentions.**

**4c. Steven Kay, on behalf of entity to be determined, 1448 Second Avenue (75th/76th)-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 Wednesday– 11:00am to 2:00am**  
    **Thursday to Saturday – 11:00am to 4:00am**  
    **Sunday– 10:00am to 2:00am**

**Manhattan Community Board 8 adopted the recommendation by a vote of 33 in favor, 0 opposed, and 0 abstentions.**

**5. Old Business**

**6. New Business**

The meeting was adjourned at 7:42PM.

**James G. Clynes, Chairman**