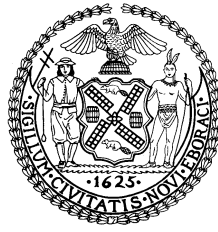


Nicholas D. Viest
Chairman

Latha Thompson
District Manager



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

The City of New York
Manhattan Community Board 8

LAND USE MEETING
September 10, 2014
New York Blood Center
310 East 67th Street
Auditorium
6:30PM

Community Board Members Present: Elizabeth Ashby, Lowell Barton, Michele Birnbaum, Matthew Bondy, Barbara Chocky, Sarah Chu, James Clynes, Christina Davis, Jeffrey Escobar, Susan Evans, A. Scott Falk, David Helpern, Lorance Hockert, Jonathan Horn, Sophia James, Lorraine Johnson, Dave Kleckner, Allison Kopf, Craig Lader, Jacqueline Ludorf, Domenico Minerva, Laurence Parnes, Jane Parshall, Ellen Polivy, Sharon Pope, Margaret Price, Hattie Quarnstrom, David Rosenstein, Barbara Rudder, Abraham Salcedo, William Sanchez, M. Barry Schneider, Teri Slater, Cos Spagnoletti, Jared Stone, Marco Tamayo, Debra Teitelbaum, Nicholas Viest, Elaine Walsh, Charles Warren, Hedi White, Timothy Yeo, Gregory Zaffiro

Community Board Members (Excused): Albert Barrueco, Lori Ann Bores, David Liston, Rita Lee Popper, Judith Schneider

Community Board Members (Unexcused): Edward Hartzog, Rebecca Seawright

Total Attendance: 43

Chair Nicholas Viest called the meeting to order at 6:30PM.

Public Session – Those who wish to speak during the Public Session must register to do so by 6:45 pm

- Member of the public, Norton Belknap, representing 563 Park Avenue, spoke in opposition to Street Life's 583 Park Avenue application.
- Member of the public, Adele Hogan, representing the Preservation Coalition, spoke in opposition to 583 Park/Rose Group.
- Member of the public, Luisa Pagel, spoke in opposition to Street Life's 583 Park Avenue application.
- Member of the public, Phyllis Weisberg, representing the Preservation Coalition, spoke in opposition to 583 Park Avenue and in support of Street Life's resolution.
- Member of the public, John Pyne, representing the Preservation Coalition, spoke in opposition to 583 Park Avenue.
- Member of the public, Susan Fennicke, representing Millan House, spoke in opposition to Christian Science Church.
- Member of the public, Peter C. Krause, representing 580 Park Avenue, spoke in opposition to Street Life's 583 Park Avenue application.
- Member of the public, David Starling, representing 583 Park Avenue, spoke in favor of 583 Park Avenue.
- Member of the public, Mary Davis, representing 570 Park Avenue, spoke in opposition to 583 Park Avenue.
- Member of the public, Catia Z. Chapin, representing 125 East 63rd Street, spoke in opposition to the liquor license for 583 Park Avenue.

- Member of the public, J. Ney, spoke in opposition to 583 Park Avenue.
- Member of the public, A. Mariaca, spoke in opposition to 583 Park Avenue.
- Member of the public, Susan Relyea, representing the Preservation Coalition, spoke in opposition to the background and current situation at Park Avenue and 63rd Street.
- Member of the public, Dana Conroy, representing 116 East 63rd Street, spoke in opposition to 583 Park Avenue.

1. **Public Hearing: BSA Cal. No. 717-28-BZ, 152 East 87th Street, Block 1515, Lots 46 and 46-**
Application for a minor modification to an existing variance to allow for a portion of the public parking garage to be reduced from 515 to 94 spaces and will be located in the cellar, first and second floors of the residential building.

Whereas, An application for a minor modification to an existing variance to allow for a portion of the public parking garage to be reduced from 515 to 150 spaces and will be located in the cellar, first and second floors of the residential building, therefore

Be It Resolved that Community Board 8 **approves** the application for a minor modification to an existing variance to allow for a portion of the public parking garage to be reduced from 515 to 150 spaces and will be located in the cellar, first and second floors of 152 East 87th Street.

Community Board 8M adopted the resolution (to approve the application) by a vote of 28 in favor, 11 opposed, 2 abstentions and 0 not voting for cause.

2. Update by Rockefeller University on the schematic design phase of the project.

3. Street Life Committee

- 1a. **Egg White Inc., dba Blockheads, 1563 Second Ave (@ 81st Street)-Renewal application for an unenclosed sidewalk café with 9 tables and 16 chairs, DCA # 1023023-DCA. Due Date: October 9, 2014**

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 42 in favor, 0 opposed, and 0 abstentions.

- 1b. **Remedy Bar Group LLC., dba Uptown, 1576 Third Ave (88th/89th)-Renewal application for an unenclosed sidewalk café with 9 tables and 20 chairs, DCA # 1161913-DCA. Due Date: October 10, 2014**

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 42 in favor, 0 opposed, and 0 abstentions.

- 1c. **Arkady Inc., dba Al Forno Pizzeria, 1484 Second Ave (77th/78th) - Renewal application for an unenclosed sidewalk café with 9 tables and 19 chairs, DCA # 1103699-DCA. Due Date: October 10, 2014**

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 42 in favor, 0 opposed, and 0 abstentions.

- 2a. **1268 2nd Ave LLC., dba Serena's, 1268 Second Ave (66th/67th)-New application for an unenclosed sidewalk café with 7 tables and 14 chairs, DCA # XXXXXX. Due Date: October 6, 2014**

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 42 in favor, 0 opposed, and 0 abstentions.

- 2b. **IHMS LLC., dba Hotel Pierre, 2 East 61 St (@ Fifth Avenue)-New application for an small unenclosed sidewalk café with 9 tables and 18 chairs, DCA # 11266-2014-ASWC. Due Date September 29, 2014**

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 42 in favor, 0 opposed, and 0 abstentions.

3a. Akami Inc., dba Akita Sushi, 1771 First Avenue (91st/92nd) - Corporation change for a Wine and Beer. Food/Drink: 95/5

WHEREAS this is solely a corporate change of ownership for an established restaurant, and WHEREAS there were no objections from the public

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 Friday – 11:00am to 11:00pm

Saturday to Sunday – Noon to 11:00pm

Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

3c. RJL C NY Upper Eastside Lessee LLC & Highgate Hotel LP., Courtyard NY Manhattan Upper East Side, 410 East 92 Street (York Ave/ First) – Corporate Change for Beer. Food/Drink: 90/10

WHEREAS this is solely a corporate change of ownership for an established restaurant, and

WHEREAS there were no objections from the public

BE IT RESOLVED THAT the application is approved

Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

3d. Philippe NYC I LLC & Merchants Hospitality, Philippe Chow, 33-35 East 60 Street (Park/Madison) - Alteration for a Liquor, Wine and Beer. Food/Drink: 80/20

WHEREAS applicant is adding 4 seats to the bar seating area (going from 8 seats to 12 seats), and

WHEREAS applicant is adding an area in front of the establishment for a planned 4 seat sidewalk café to the licensed area, and

WHEREAS applicant is adding a third floor storage area to the licensed area (for storage use only), and

WHEREAS there were no objections from the public

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 – Noon to Midnight

Thursday to Saturday – Noon to 1:00am

Sunday – 3:00pm to Midnight

Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

4a. Courage Team, Inc., dba Pig Heaven, 1420 Third Avenue (80th/81st) - New application for Liquor, Wine and Beer. Food/Drink: 70/30

WHEREAS this is a new location and corporate name change for a longtime neighborhood restaurant, and

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– Noon to 11:30pm

Friday to Saturday – Noon to 1:00am

Sunday– Noon to 11:00pm

- The front windows and doors will be closed by 10pm every day

Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

4b. Chia Food Corp., dba Rangoli, 1393 A Second Avenue (72nd/ 73rd) - New application for Wine and Beer. Food/Drink: 75/25

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 Sunday– Noon to 10:30pm

Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

4c. William D. Moore, dba TBD, 1754 Second Avenue (91st/ 92nd) - New application for Liquor, Wine and Beer. Food/Drink: 60/40

WHEREAS there were no objections from the public, and

WHEREAS this an applicant who already operates another establishment in our district and is taking over an additional existing location

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 Sunday– 11:00am to 4:00am
- The front windows and doors will be closed by 10pm every day

Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

4d. Eat Third 79 LLC., dba TBD, 1390 Third Avenue (@ E. 79th Street) - New application for liquor, Wine and Beer. Food/Drink: 80/20

WHEREAS there were no objections from the public, and

WHEREAS this an applicant who already operates numerous establishments in our district

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 Sunday– 7:00am to 10:00pm

Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

4e. Equinox SC Upper East Side Inc & 369 Food Corp (as Manager), dba Terrace Grille, 330 East 61 St., Rooftop (First/Second) - New application for Liquor, Wine and Beer. Food/Drink: 99/1

WHEREAS this is solely a corporate change of ownership, and

WHEREAS there were no objections from the public

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 Sunday – 10:00am to 5:00pm

Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

4f. Equinox SC Upper East Side Inc & 369 Food Corp (as Manager), dba Café 61, 330 East 61 St., Lobby (First/Second) - New application for Liquor, Wine and Beer. Food/Drink: 99/1

WHEREAS this is solely a corporate change of ownership, and

WHEREAS there were no objections from the public

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 Sunday – 7:00am to 9:00pm

Manhattan Community Board 8 adopted the recommendation by a vote of 42 in favor, 0 opposed, and 0 abstentions.

RE: Rose Group Park Avenue LLC., dba 583 Park Avenue, 583 Park Avenue (63rd / 64th) - Alteration application for Wine and Beer. Food/Drink: 70/30

WHEREAS on July 25, 2012 Manhattan Community Board 8 voted to disapprove this applicant's original Wine and Beer application, and

WHEREAS the SLA ultimately granted the application subject to a number of stipulations involving the location's method of operation, and

WHEREAS these stipulations have eased, although not eliminated the disturbances in the community created by numerous large events at this location, and

WHEREAS because Community Board 8 does not hold a Full Board meeting in August, the applicant was asked to lay over their presentation to the September 2nd Street Life committee meeting and not submit their application to the SLA until after Community Board 8's Land Use meeting on September 10th, and

WHEREAS despite receiving the same request from a number of local elected officials, the applicant refused, and

WHEREAS the applicant claims that they will continue to abide by a number of the existing stipulations and presented no reason that they should be removed from the existing license, and

WHEREAS the applicant failed to present any reasonable justification for eliminating the existing restrictions on the size and number of events, and

WHEREAS the existing restrictions and stipulations have helped to reduce the negative impact of this catering establishment located in a residential neighborhood and thus should remain in place,

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

Manhattan Community Board 8 adopted the recommendation adopted by a vote of 40 in favor, 2 opposed, and 0 abstentions.

4. Old Business

5. New Business

The meeting was adjourned at 8:30PM.

Nicholas D. Viest, Chair