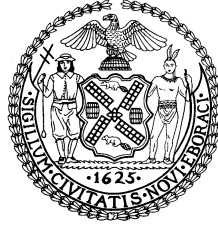


James G. Clynes
Chairman

Latha Thompson
District Manager



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The City of New York
Manhattan Community Board 8

LAND USE MEETING
Wednesday, January 11, 2017
New York Blood Center
310 East 67th Street (First-Second)
Auditorium
6:30PM

Community Board Members Present: Elizabeth Ashby, Michele Birnbaum, Matthew Bondy, Lori Ann Bores, Loraine Brown, Barbara Chocky, Sarah Chu, James Clynes, Daniel Dornbaum, Jeffrey Escobar, Susan Evans, A. Scott Falk, Edward Hartzog, David Helpert, Lorraine Johnson, Craig Lader, Katherine LaGuardia, David Liston, Jacqueline Ludorf, Zoe Markowitz, Michael Mellamphy, David Menegon, Glen Pandolfino, Jane Parshall, Peter Patch, Ellen Polivy, Rita Lee Popper, Margaret Price, Hattie Quarnstrom-Figueroa, David Rosenstein, Barbara Rudder, Abraham Salcedo, William Sanchez, Tricia Shimamura, Cos Spagnoletti, Sara Solomon, Lynne Strong-Shinozaki, Marco Tamayo, Debra Teitelbaum, Carolina Tejo, Elaine Walsh, Charles Warren

Community Board Members (Excused): Gayle Baron, Alida Camp, Sophia James, Sharon Pope, M. Barry Schneider, Nicholas Viest

Community Board Members (Unexcused):

Total Attendance: 42

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

- 1. Public Hearing: ULURP Application C170040ZSM, CEQR No. 17DCP079M, 19 East 70th Street-**
The application pursuant to Sections 197-ac and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the inner courts requirements of Section 23-851, the minimum distance between legally required windows and walls or lot lines requirements of Section 23-861 and the maximum building height requirements of Section 23-692 to facilitate the conversion of an existing 6-story building to residential use, on property located at 19 East 70th Street in a C5-1 District, within the Special Madison Avenue Preservation District within the Upper East Side Historic District.

WHEREAS, the application pursuant to Sections 197-ac and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the inner courts requirements of Section 23-851, the minimum distance between legally required windows and walls or lot lines requirements of Section 23-861 and the maximum building height requirements of Section 23-692 to facilitate the conversion of an existing 6-story building to residential use, on property located at 19 East 70th Street in a C5-1 District, within the Special Madison Avenue Preservation District within the Upper East Side Historic District, therefore

BE IT RESOLVED that Community Board 8 approves the ULURP application for a special permit pursuant to Section 74-711 of the NYC Zoning Resolution for 19 East 70th Street.
Community Board 8M approved the resolution by a vote of 35 in favor, 1 opposed 1 abstention and 1 not voting for cause.

2. **Public Hearing: BSA Calendar No. 2016-4468-BZ, 27 East 61st Street**-The application for proposed conversion and enlargement of existing six story building into a six-story commercial (Use Group 6) building with 6.0 FAR.

Whereas, the application for proposed conversion and enlargement of existing six story building into a six-story commercial (Use Group 6) building with 6.0 FAR, therefore

Be It Resolved that Community Board 8 **approves** the application for the proposed conversion and enlargement of the existing six story building into a six-story commercial building at 27 East 61st Street.

Community Board 8 adopted (to approve the application) by a vote of 28 in favor, 5 opposed, and 3 abstentions.

3. Street Life Committee

- 1a. **1268 2nd Ave LLC., dba Serena's, 1268 2nd Ave (66th/67th) – Renewal application for an unenclosed sidewalk café with 7 tables and 14 chairs. DCA # 2015483-DCA. Due Date January 15th.**

WHEREAS this is a renewal application for a sidewalk cafe; and

WHEREAS there are no changes to the application; 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 stipulations above.

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

- 1b. **Salumaio Italian Deli, LTD, dba Salumaio Wine Bar, 1731 2nd Ave (89th/90th) – Renewal application for an unenclosed sidewalk café with 4 tables and 8 chairs. DCA # 2010826-DCA. Due Date January 20th.**

WHEREAS this is a renewal application for a sidewalk cafe; and

WHEREAS there are no changes to the application; 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 stipulations above.

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

- 3a. **Upper East Side Café, Inc., dba Bluestone Lane, 2 East 90th Street (5th / Madison Ave) – Corporation change for Wine, Beer & Cider**

WHEREAS this is an application due to a corporate change; and

WHEREAS there are no other changes to the application; 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 stipulations above.

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

- 3b. **215 E 64th St Co Licensee & DHG MGMT Co as Mgr, dba Gardens NYC, 215 E 64th St (2nd/3rd) – Corporate change for Liquor, Wine, Beer & Cider**

WHEREAS this is an application due to a corporate change; and

WHEREAS there are no changes to the application; 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 stipulations above.

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

3c. AMBI New York LLC, dba Bohemian Spirit Restaurant, 321 East 73rd Street (1st/2nd) – Corporate Change for Liquor, Wine, Beer & Cider

WHEREAS this is an application due to a corporate change; and

WHEREAS there are no changes to the application; 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 stipulations above.**

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

3d. 1291 Pub Inc, dba JG Melon Restaurant, 1291 3rd Avenue (74th/75th) – Corporate Change for Liquor, Wine, Beer & Cider

WHEREAS this is an application due to a corporate change; and

WHEREAS there are no changes to the application; 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 stipulations above.**

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

4a. La Goulue 61, LLC., dba La Goulue, 29 East 61st Street (Madison/Park) - New application for Liquor, Wine, Beer & Cider

WHEREAS this is a new application; 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 stipulations above.**

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

4b. Forever Sweet, LLC, dba UES, 1707 2nd Avenue (88th/89th) - New application for Liquor, Wine, Beer & Cider

WHEREAS this is a new application; and

WHEREAS no one from the public objected; and

WHEREAS there was concern voiced by a committee member regarding the limited menu of the establishment; and

WHEREAS there was concern expressed by the committee regarding the applicants initial desire to utilize the rear yard for extended hours; and

WHEREAS the applicant agreed to stipulate to amend the hours for which it would serve alcohol under the SLA liquor license to 12pm to 2am on Monday-Wednesday; to 12pm to 2am on Thursday-Saturday and 12pm to 1am on Sundays; and

WHEREAS the applicant agreed to stipulate not to utilize the rear yard at all; and

WHEREAS the applicant agreed to stipulate to provide the Community Board with a valid Certificate of Occupancy for the premises; 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 stipulations above.**

Manhattan Community Board 8 adopted the recommendation by a vote of 32 in favor, 3 opposed, 1 abstention and 0 not voting for cause.

4c. Entity to be formed by Lior Dishi, dba TBD, 1032 Lexington Avenue (73rd/74th) - New application for Liquor, Wine, Beer & Cider

WHEREAS this is a new application; and

WHEREAS no one from the public objected; and

WHEREAS the existing business at this location is The Arlington Club; and

WHEREAS the applicant intends to purchase the establishment and stipulated to the intention to continue to run the business as The Arlington Club; and

WHEREAS the applicant agree to stipulate to providing the Community Board with a valid Certificate of Occupancy for the premises; 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 stipulations above.

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

4d. Gerardo Soglia or a business entity to be formed by him, dba TBD, 205 East 81st Street (2nd/3rd) – New application for Liquor, Wine, Beer & Cider

WHEREAS this is a new application; 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 stipulations above.

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

4e. Casa Antonucci, LLC, dba Al Vaporreto, 168 East 81st Street (Lexington/3rd) – New application for Liquor, Wine, Beer & Cider

WHEREAS this is a new application; and

WHEREAS no one from the public objected; and

WHEREAS the applicant agreed to stipulate to provide the Community Board with a valid Certificate of Occupancy or Letter of No Objection from the Department of Buildings for the premises; 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 stipulations above.

Manhattan Community Board 8 adopted the recommendation by a vote of 35 in favor, 1 opposed, 0 abstentions and 0 not voting for cause.

4f. 1395 2nd Avenue Restaurant LLC, 1395/97 2nd Avenue (72nd/73rd) – New Application for Liquor, Wine, Beer & Cider

WHEREAS this is a new application; 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 stipulations above.

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

4g. 61st & Park Ave. Corp. and SA 61st Management LLC, dba Sant Ambroeus Café, 540 Park Avenue (61st/62nd) – New Application for Liquor, Wine, Beer & Cider

WHEREAS this is a new application; 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 stipulations above.

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

4h. Loews Regency NY Hotel LLC, dba Regency Hotel, 540 Park Avenue (61st/62nd) – New Application for Liquor, Wine, Beer & Cider

WHEREAS this is a new application; 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 stipulations above.

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

4i. DH and Sons Inc., dba Sushi Ishikawa, 417-419 East 74th Street, Store East (1st/York) – New Application for Wine, Beer & Cider.

WHEREAS this is a new application; 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 stipulations above.

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

6a. N/E/C 2 Avenue & East 62 Street - Application for a newsstand. Application # 28274-2016-ANWS. Due Date February 13th, 2017

WHEREAS this is a new application for a newsstand; and

WHEREAS several individuals from the public objected; and

WHEREAS the public express concerns about the location of the proposed newsstand due to it being on a heavily congested corner which experiences heavy traffic from 2nd Avenue, from the 59th Street Bridge and from traffic heading to the FDR Drive across 62nd Street; and

WHEREAS the public expressed concerns about the proposed newsstand block sightlines on the corner and thus causing safety concerns for pedestrians; and

WHEREAS the public expressed concern that that corner is a residential area with many families and were fearful that the proposed newsstand would limit the accessibility of the sidewalk;

WHEREAS several members of the committee echoed those concerns; therefore

BE IT RESOLVED that the application is **DISAPPROVED**, subject to the stipulations above.

Manhattan Community Board 8 adopted to disapprove the recommendation by a vote of 30 in favor, 3 opposed, and 3 abstentions.

6b. N/E/C 2 Avenue & East 86 Street - Application for a newsstand. Application # 28626-2016-ANWS. Due Date February 20th, 2017

WHEREAS this is a new application for a newsstand; and

WHEREAS no one from the public objected; and

WHEREAS several committee members expressed concern about the location of this proposed newsstand due to the recent addition of the new 2nd Avenue Subway station at 86th Street; and

WHEREAS several committee members believed it was preferable to not approve a newsstand at this location until the Community Board has a better understanding of the pedestrian traffic at that location due to the new 2nd Avenue Subway station; therefore

BE IT RESOLVED that the application is **DISAPPROVED**, subject to the stipulations above.

Manhattan Community Board 8 adopted to disapprove the recommendation by a vote of 34 in favor, 1 opposed, and 1 abstention.

4. Old Business

No old business.

5. New Business

No new business.

The meeting was adjourned at 7:50PM.

James G. Clynes, Chairman