

**Alida Camp**  
**Chair**

**Will Brightbill**  
**District Manager**

**505 Park Avenue**  
**New York, NY 10022**  
**(212) 758-4340**  
**(212) 758-4616 (Fax)**  
[info@cb8m.com](mailto:info@cb8m.com) – Email  
[www.cb8m.com](http://www.cb8m.com) – Website

**The City of New York**  
**Community Board 8 Manhattan**  
**LAND USE & FULL BOARD MEETING**  
**NY Blood Center - Auditorium**  
**310 East 67th Street**  
**Tuesday, December 18, 2018**  
**6:30PM**

**Community Board Members Present:** Elizabeth Ashby, Michele Birnbaum, Lori Ann Bores, Loraine Brown, Alida Camp, Barbara Chocky, Anthony Cohn, Matthew Feather, Bill Freeland, Alexandra Harrington, Edward Hartzog, David Helpern, Gregory Kirschenbaum, Craig Lader, Rebecca Lamorte, Dorothea Newman, Jane Parshall, Peter Patch, Sharon Pope-Marshall, Rita Popper, Margaret Price, Abraham Salcedo, William Sanchez, M. Barry Schneider, Cos Spagnoletti, Russell Squire, Lynne Strong-Shinozaki, Marco Tamayo, Debra Teitelbaum, Meena Thever, Nicholas Viest, Adam Wald, Elaine Walsh, Sharon Weiner.

**Community Board Members Absent (Excused):** P Gayle Baron, Sarah Chu, Christopher Deluzio, Sophia James, Cecelia King, David Liston, Valerie Mason, Michael Mellamphy, David Menegon, David Rosenstein, Barbara Rudder, Tricia Shimamura, Carolina Tejo, Charles Warren.

**Community Board Members Absent (Unexcused):**

**Total Attendance: 34**

**Chairwoman Alida Camp called the meeting to order at 6:33PM.**

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

- Omar Toro-Vaca: Spoke on behalf of Northwell/Lenox Hill Hospital about their LPC application
  - Mike Edison: Spoke about construction on on 80th and Second
  - Elizabeth Rose Daly: Spoke about programing at the Frick
- A. Public Hearing: Applications submitted by Knickerbocker Plaza LLC and Yorkville Towers Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for Additional Parking Spaces) and

Section 13-455 (Additional parking spaces for existing accessory off-street parking facilities) of the Zoning Resolution to allow an attended accessory parking facility with a maximum capacity of 202, 370, and 506 spaces on property located at 1749-1763 Third Avenue, 1601-1619 Third Avenue, and 1623-1641 Third Avenue, respectively, in a C2-8 District.

A motion was made to table this item until January. That motion was approved by a vote of 16 in favor, 13 opposed, 1 abstention, and 1 not voting for cause.

- B. Public Hearing: BSA Calendar No. 2018-174-BZ. 305 Fitness Studio 3rd Avenue LLC, 1440 Third Avenue, Block 1510, Lot 38 – Application to the Board of Standards and Appeals for a special permit to establish a 305 Fitness Physical Culture Establishment within an existing commercial building located in a C1-9 zoning district.

The board voted to approve the application by a vote of 31 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

- C. Public Presentation: 92nd Street Y presentation on current and potential programming.

**2. Adoption of the Agenda – Agenda adopted**

**3. Adoption of the Minutes – Minutes adopted**

**4. Manhattan Borough President’s Report**

Manhattan Borough President Gale Brewer’s office reported on her latest initiatives.

**5. Elected Officials’ Reports**

Elected officials or their representatives reported on their latest initiatives.

1. Council Member Ben Kallos
2. State Senator Liz Krueger
3. Council Member Keith Powers
4. Assembly Member Dan Quart
5. State Senator Jose Serrano
6. Assembly Member Rebecca Seawright

**6. Chair’s Report – Alida Camp**

Chair Alida Camp gave her report.

**7. District Manager’s Report -- Will Brightbill**

District Manager Will Brightbill gave his report

**8. Committee Reports and Action Items:**

**A. Housing Committee, joint with the Committees on Zoning and Development and Health, Seniors, and Social Services** – Barbara Chocky and Edward Hartzog, Housing Co-Chairs; Elizabeth Ashby and Elaine Walsh, Zoning and Development Co-Chairs; Alexandra Harrington, David Liston, Barbara Rudder, Health, Seniors, and Social Services Co-Chairs

**WHEREAS** the Housing Committee passed a resolution at its February 28 meeting resolving that, all new planned infill development in any and all NYCHA developments be 100% affordable and inclusive of households in the 30-60% AMI range; and,

**WHEREAS** the current infill project for Holmes Towers is still subject to review of Fetner Properties' Brownfield Cleanup Program application before the New York State Department of Environmental Conservation – Division of Environmental Remediation; and,

**WHEREAS** it appears that Fetner Properties' Brownfield application does not disclose the fact that the proposed building does not comply with the requirements of an R8 zoning district, specifically, that the proposed building at Holmes Towers will violate the sky exposure plane for the lot; and,

**WHEREAS** to construct the building described Fetner Properties' application the applicant will need to seek what is known as a mayoral zoning override and, such overrides are normally reserved for public projects and zoning waivers that are much smaller than what this project needs; and,

**WHEREAS** the proposed project at Holmes Towers appears to run counter to those outlined in the Mayor's *NextGen NYCHA* plan of 2015, specifically, treating the project at Holmes Towers as a real estate deal as opposed to a redesigned community like that proposed for East River Houses in East Harlem;

**THEREFORE BE IT RESOLVED THAT** Community Board 8 calls upon the Mayor to refrain from issuing a zoning override for this project; and,

**BE IT FURTHER RESOLVED THAT** Community Board 8 calls upon the City to follow its own land use process – i.e., ULURP – if it feels that a zoning change is necessary to effectuate the infill development of this site; and,

**BE IT FURTHER RESOLVED THAT** Community Board 8 calls upon the City to employ a complete redesign of the project – like that for the East River Houses – if it submits this project to the ULURP process.

**Community Board 8 Manhattan approved this resolution by a vote of 31 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.**

**B. Street Life Committee - Abraham Salcedo, Chair**

**SL-1 Unanimous**

**1. Alterations/Renewals to the Department of Consumer Affairs and/or Department of City Planning for a Sidewalk Café:**

- a) **By The Glass, Inc., dba UVA, 1486 Second Avenue (between East 77<sup>th</sup> and East 78<sup>th</sup> Street)**  
– Renewal Application for a Sidewalk Café – unenclosed – 8 tables, 16 chairs

**WHEREAS** this is a renewal application for a sidewalk cafe; 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.**

- b) **T&S Restaurant LLC, Gracie’s on 2<sup>nd</sup> Diner, 300 E 86<sup>th</sup> Street** – Renewal for a Sidewalk Café  
– small enclosed – 8 tables, 14 chairs

**WHEREAS** this is a renewal application for a sidewalk cafe; 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.**

- c) **KK&D of 79<sup>th</sup> Restaurant Corp, Nectar Café, 1022 Madison Avenue** – Renewal for a Sidewalk Café – small unenclosed – 3 tables, 12 chairs

**WHEREAS** this is a renewal application for a sidewalk cafe; 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.**

- d) **1621 Restaurants, Inc., dba Elio's Restaurant, 1621 Second Avenue** – Renewal Application for a Sidewalk Café – Unenclosed – 9 tables, 18 chairs

**WHEREAS** this is a renewal application for a sidewalk cafe; 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.**

**2. New Applications to the Department of Consumer Affairs and/or Department of City Planning for a Sidewalk Cafe:**

- a) **Baltimore Restaurant, Inc. dba Enginar, 1606 First Avenue** – Renewal Application for a Sidewalk Café – Unenclosed – 4 tables, 8 chairs

**WHEREAS** this is a renewal application for a sidewalk cafe; 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.**

**3. Transfer/Alterations/Corporate Changes/Upgrade Applications to the New York State Liquor Authority for Liquor Licenses:**

- a) **Hôtel Plaza Athénée, 37 East 64<sup>th</sup> Street**– Corporate Change for a Liquor, Wine, Beer and Cider License

**WHEREAS** this is an application for a corporate change; and

**WHEREAS** there were no other changes to the 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, subject to the stipulations above.**

**Community Board 8 Manhattan approved this resolution by a vote of 32 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**4. New Applications to the New York State Liquor Authority for Liquor Licenses:**

- a) **Moise Safra Community Center Inc. and Foremost Glatt Kosher Caterers Inc., 130 East 82<sup>nd</sup> Street – 8<sup>th</sup>-12<sup>th</sup> Floors** – New Application for a Liquor, Wine, Beer and Cider License

**WHEREAS** this is a new application for Liquor, Wine, beer and cider; and

**WHEREAS** there were over 100 people from the community to voice concerns and to encourage the applicant to withdraw or modify their application to incorporate/address community concerns; and

**WHEREAS** upon seeing the broad public turnout, the committee chair inquired of the applicant whether they would be amenable to layover the application for a month so that a more suitable venue could obtain; and

**WHEREAS** the applicant indicated that given the large turnout they wanted to proceed with the agenda item and hear the input; and

**WHEREAS** after that choice by the applicant, there was a long discussion where each member of the public was able to offer their questions and concerns and the applicant attempted to address them; followed by questions by committee members; and

**WHEREAS** after the discussion and question, a committee member made a motion to disapprove the application; and

**WHEREAS** the motion to disapprove the application was not successful by a vote of three (3) against (Abraham Salcedo, Barry Schneider, Cos Spagnoletti) and two (2) in favor (Michele Birnbaum, Marco Tamayo); and

**WHEREAS** at this point, the applicant agreed to layover the application, not take any action with the SLA and schedule a meeting with the members of the community to take their input; and

**WHEREAS** the members of the public were agreeable to such proposal; and

**WHEREAS** the committee chair there after laid over the application until after the applicant and representatives of the community can have a meeting, with a representative of CB8; therefore

**THE APPLICATION IS LAID OVER**

**C. Transportation Committee - Charles S. Warren and Craig M. Lader, Co-Chairs**

**TR-1: Item 1**

**TR-2: Item 4**

**Item 1: Application for Revocable Consent at 40 East End Avenue**

**WHEREAS**, 40 East End Avenue seeks a revocable consent to install planted areas and uplighting; and

**WHEREAS**, the plantings will be 3 feet wide with 18 inch steel tree pit guards, and maintain required sidewalk clearances,

**THEREFORE BE IT RESOLVED** that Community Board 8 supports the application, as presented, for a revocable consent to construct, maintain and use proposed planted areas including uplightings and conduits to be located on and under the west sidewalk of East End Avenue and south sidewalk of East 81<sup>st</sup> Street, at 40 East End Ave.

**Community Board 8 Manhattan approved this resolution by a vote of 30 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.**

**Item 4: Mitigation of Congestion in the Central Business District**

**WHEREAS**, traffic congestion in the central business district of Manhattan continues to increase, and has led to deteriorating air quality with an adverse impact on health and the environment, and

**WHEREAS**, traffic congestion in the central business district of Manhattan has led to traffic congestion on the Upper East Side, and

**WHEREAS**, funding shortfalls have contributed to the New York City Transit System's aging infrastructure and steep declines in on-time performance and reliability for Subway and Buses that have resulted in declining ridership; and

**WHEREAS**, the long-term economic health of New York City is inextricably linked to a safe, reliable, comfortable and well-functioning transit system accessible to all users; and

**WHEREAS**, New York City Transit has issued "Fast Forward" – a 10-year plan to repair and modernize the transit system that requires approximately \$40 billion be fully funded,

**THEREFORE BE IT RESOLVED** that Community Board 8 Manhattan urges the New York State Legislature and Governor to formulate a comprehensive and detailed legislative proposal that will result in reductions in traffic congestion in Manhattan's Central Business District AND generate stable revenue streams dedicated to fixing and improving MTA New York City Transit Subways and Buses.

**A motion to table this item was approved by a vote of 28 in favor, 5 opposed, 0 abstentions, and 0 not voting for cause.**

**D. Parks and Waterfront Committee - M. Barry Schneider and Tricia Shimamura, Co-Chairs  
PW-1: Item 2--Installation and ownership of the 529-599 East 72<sup>nd</sup> Street Plaza/Cul-de-sac.**

**BE IT RESOLVED** that the Parks Committee of CB8 recommends the Parks Department evaluate the trees and benches located at the East 72<sup>nd</sup> Street cul-de-sac and report back to the CB8 Parks Committee with the understanding that the Committee will continue to research who is responsible for this property.

**Community Board 8 Manhattan approved these resolution by a vote of 31 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.**

**E. Charter Revision Task Force - Alida Camp and Billy Freeland, Co-Chairs  
CRT - Item 1**

**WHEREAS** Community Board 8 Manhattan has a number of topics that it asks the Charter Commission of 2019 to consider in determining which Charter provisions merit revision;

**WHEREAS** the Charter Review Commission of 2019 asked Community Boards to comment on the City Charter;

**WHEREAS** CB8M is concerned about the balance of power in New York City and the land use process;

**WHEREAS** CB8M is concerned about the lack of deference given to Community Board decisions;

**THEREFORE BE IT RESOLVED** that Community Board 8 Manhattan asks that the Charter Commission consider the following recommendations for modifications of and revisions to the NYC Charter:

That Community Boards be transitioned from being advisory in nature to having actual power in City decision-making, including developing and implementing land use decisions.

That Community Boards have access to urban planners with a degree in urban planning, architecture, real estate development, public policy or similar discipline, and that such urban planner have no ties to either the City administration or the real estate industry.

That New York City adopt a long-term plan that shall be examined, and modified where necessary, on a regular, determined basis and that any such plan be ratified by the City Council with public input.

That the Charter Commission codify the process for future charter revisions to allow for two years, a sufficient time for review of, suggested revisions for, and public input into the process, and allow advocacy in favor of and opposed to specific charter revision proposals.

That the Charter Commission examine the power balance between the Mayor, Borough Presidents, and City Council for certain commissions and departments, such as the Landmarks



Preservation Commission, Board of Standards and Appeals, and Department of City Planning. Appointments to these Commissions and Board should be made by the Public Advocate, Council, and Borough Presidents, as well as by the Mayor.

That the Charter Commission review the charges and missions of all City Departments, including stakeholder identification.

That transparency into the RFP process be increased and that Community Boards participate in RFP development.

That the Charter Commission review budget protocols, including mandates to integrate Community Board priorities into budget decisions.

That the Charter Commission review contract bidding protocols to mandate competitive bidding and require transparency, among other issues.

That payment to city vendors on a timely basis be mandated.

That the Civic Engagement Commission and community board term limits be re-examined.

That regulatory changes to departments that reduce the input of Borough Presidents be prohibited.

With respect to land use, that the ULURP process be expanded and strengthened, including requirements that all development must go before community boards, all sales of air rights and that all City development, changes to the zoning text, and changes to deed restrictions each be subject to ULURP review.

That communities have a broader role in land use planning and decision-making.

That where any Community Board has disapproved an application, a supermajority of the City Planning Commission be required to approve the application,

That the reasons for the use of a Mayoral Zoning Override be codified and limited further.

That the Community Board, City Council, and Borough President for the relevant district agree on land use decisions.

That loopholes in the Zoning Resolution be closed.

That the Charter include provision for a City agency to supervise, regulate and respond to matters relating to street vendors. The agency would include representatives from all other City agencies that have specific responsibilities with various aspects of street vending and the ability to establish vendor enforcement officers.

That the Commercial Rent Tax be eliminated.

That regulations and taxes throughout New York City be uniform.

That the Commission review and define the mandate for the office of the Public Advocate.

That the Charter require City agencies to provide responses within a specified time frame to Community Board resolutions and recommendations.

**Community Board 8 Manhattan approved these resolution by a vote of 32 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**F. Street Fairs Committee - Barbara Chocky and Lorraine Johnson, Co-Chairs**

**SF-1: Unanimous Approval**

1. Hunter College Elementary School Spring Carnival – Full Street Closure at East 95 Street between Madison and Park Avenues, Sunday, May 19, 2019 from 10am-4pm.
2. The Episcopal School in the City of New York’s Family Day – Full Street Closure at East 69 Street between Madison Avenue and Park Avenues, Thursday, May 16, 2019 from 9:30am-6:30pm.
3. The Dalton School Spring Fair – Full Street Closure at East 91 Street between Madison and Park Avenues, Friday, May 24 2019 from 11:30am-2:30pm.
4. GrowNYC’s 82<sup>nd</sup> and 92<sup>nd</sup> Street Greenmarkets – Sidewalk and Curb Lane Closure at East 82 Street between First and York Avenues, and at First Avenue between East 92 and East 93 Streets. On Saturdays and Sundays throughout 2019, from 8am-5pm.
5. Manhattan Chamber of Commerce – Multi Block Street Fair at 2nd Avenue 66<sup>th</sup> and 86<sup>th</sup> Streets, Saturday, May 11, 2019 from 8am-8pm
6. Manhattan Chamber of Commerce – Multi Block Street Closure – Third Avenue from 66<sup>th</sup> to 86<sup>th</sup> Streets, Sunday, September 8, 2019 from 8am-8pm.
7. German American Committee of Greater New York – Single Block Closure at East 60th Street, between 5<sup>th</sup> and Madison Avenues, Saturday, June 22, 2019 from 8am-8pm
8. French Institute Alliance Francaise – Multi Block Street Closure – East 60th Street from 5<sup>th</sup> to Lexington Avenues, Sunday, July 14, 2019 from 8am-8pm.

9. 92Y – Multi Block Street Closure – Lexington Avenue from 79<sup>th</sup> to 96<sup>th</sup> Streets – Sunday, September 22, 2019, from 8am-8pm.

10. PS 183 PTA/East 67<sup>th</sup> Street Market – Partial Sidewalk Closure – East 67<sup>th</sup> Street between First and York Avenues – Every Saturday in 2019, from 6am-5pm

**Community Board 8 Manhattan approved this resolution by a vote of 31 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**G. Landmarks Committee - David Helpern and Jane Parshall, Co-Chairs**

**LM-1: Items 1, 3, 4**

**LM-2.1: Item 2 Approval (failed by a vote of 15 in favor, 17 opposed, 0 abstentions, and 0 not voting for cause).**

**LM-2.2: Item 2 Disapproval**

**LM-3: Item 5**

**Item 1: 950 Park Avenue (between East 81st and East 82nd Streets) – Park Avenue Historic District Michael Robarge, Panorama Windows LTD. A Renaissance Revival apartment building designed by J.E.R. Carpenter and constructed in 1919-1920. Application is for a Master Plan for window replacement. (LM-1)**

**WHEREAS** 950 Park Avenue is a Renaissance Revival-style apartment building designed by J.E.R. Carpenter and constructed in 1919-1920;

**WHEREAS** the proposed Master Plan would apply to the windows along Park Avenue, the 82nd Street elevation and the west facing elevation plus a small section of the windows on south and west elevations within the inner courtyard;

**WHEREAS** the Master Plan would not apply the lot line windows on the south elevation;

**WHEREAS** the original historic window design is a 6 over 6 wooden window with double hung one over ones on the non-primary elevations — the west elevation and part of the south elevation;

**WHEREAS** in general, on the two primary elevations, the windows have all been replaced with “tilt and turn” windows except at the ground level where they remain 6 over 6 (the original historic design);

**WHEREAS** the applicant’s Master Plan proposes metal “tilt and turn” windows as the official replacement window on the primary elevations, except at the ground where the historic 6 over 6 windows would remain;

**WHEREAS** 950 Park Avenue was designed by one of the giants of early twentieth century apartment house architects, J. E. R. Carpenter, and is in a prominent location on the Upper East Side;

**WHEREAS** on the secondary elevations, one over one double hung windows are acceptable;

**WHEREAS** on the primary elevations, the building should return to the original historic wooden 6 over 6 window for its Master Plan;

**WHEREAS** the texture of the 6 over 6 historic windows is important to the architectural integrity of the building;

**WHEREAS** metal framed “tilt and turn” windows are inappropriate and out of context within the historic district;

**THEREFORE BE IT RESOLVED** that this application is **disapproved** as presented.

**Community Board 8 Manhattan disapproved this resolution by a vote of 30 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**Item 2: 4 East 79th Street (between Madison and 5th Avenues) – Metropolitan Museum Historic District Theodore H.M. Prudon FAIA, Prudon and Partners. A Beaux-Arts style building originally designed by C.P.H. Gilbert and constructed in 1899-1900. Application is for a new temporary ornamental fence and gate. (LM-2)**

**WHEREAS** the bus stop has been extended from the corner of Fifth Avenue to the front of 4 West 79<sup>th</sup> Street due to the use of articulated buses;

**WHEREAS** the paved area in front of the house is used as an extension of the sidewalk for people waiting for buses;

**WHEREAS** the house is set back from the property line;

**WHEREAS** the main entrance door to the house is in the center of the façade;

**WHEREAS** the house currently has a fence on either side of the main entrance;

**WHEREAS** the houses on either side of 4 East 79<sup>th</sup> Street have fences;

**WHEREAS** a temporary fence with a centrally located gate would limit access to the open area in front of the house;

**WHEREAS** the proposed temporary fence and gate would be removed when the bus stop is relocated from the front of the house;

**WHEREAS** the open area in front of the house is defined by a wrought iron fence that is set, in part, on granite curbs;

**WHEREAS** the existing fence is eight feet high;

**WHEREAS** the proposed fence and gate are set in line with the east-west portions of the existing fence;

**WHEREAS** the temporary fence and gate is made of the same wrought iron as the existing fence;

**WHEREAS** the temporary fence and gate would be 4'-6" high and would be set on a granite curb to match the granite curbs at the existing fence;

**WHEREAS** the lower height of the temporary fence is meant to create a sense of welcome while also precluding access to people waiting for the buses;

**WHEREAS** the temporary fence and gate would be independent of the existing fence in that it would have short returns on the ends and would not touch the rounded corners of the existing fence;

**WHEREAS** the temporary fence would have the same decorative motif at the base of the fence as the existing fence;

**WHEREAS** the tops of the verticals of the temporary fence would be simple arrowheads matching the arrowheads on the tops of the verticals of the existing fence but without the decorative motif at the top of the existing fence;

**THEREFORE, BE IT RESOLVED** that the temporary fence is **disapproved** as presented.

**Community Board 8 Manhattan approved this resolution by a vote of 17 in favor, 15 opposed, 0 abstentions, and 0 not voting for cause.**

**Item 3: 33 East 93rd Street (between Madison and 5th Avenues) – Expanded Carnegie Hill Historic District Arpad Baksa, Arpad Baksa Architect, P.C. A Renaissance Revival style building designed by Gilbert A. Schellenger and constructed in 1889-1890. Application for a new, retractable canvas awning above the entrance door. (LM-1)**

**WHEREAS** 33 East 93rd Street is a Renaissance revival-style apartment building designed by Gilbert Schellenger and constructed in 1889-1890;

**WHEREAS** 33 East 93rd Street is a corner building and is part of a group of row houses that turns the corner and designed by the well-respected architect, Gilbert Schellenger. (No's. 25, 27, 29, 31 are on 93rd Street; 33 is the corner house; 1318 and 1320 are on Madison.);

**WHEREAS** row houses turning a corner are unusual in Carnegie Hill;

**WHEREAS** the proposed canopy is for the East 93rd Street basement entrance to a retail establishment;

**WHEREAS** the applicant proposes a retractable canvas awning 5'6" deep x 6'4" with a 6" skirt;

**WHEREAS** the proposed awning is angled down and would be a bright orange color;

**WHEREAS** the awning would flank the beveled corner of the building and would look awkward and out of place;

**WHEREAS** there are no other awnings along 93rd Street;

**WHEREAS** the proposed awning is inappropriate and out of context within the historic district;

**THEREFORE BE IT RESOLVED THAT** this application is **disapproved** as presented.

**Community Board 8 Manhattan approved this resolution by a vote of 30 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**Item 4: Kaye Playhouse Entrance at Loewe’s Plaza, North Building, Hunter College (East 68th Street, between Lexington and Park Avenues) – Upper East Side Historic District Pat Giacalone and Tom Abraham, Elemental Architecture LLC. An International Modern college building designed by Shreve, Lamb & Harmon and constructed in 1938-1941. Application is for limited exterior renovations and door modifications. (LM-1)**

**WHEREAS** Kaye Playhouse is an International Modern-style building designed by Shreve, Lamb & Harmon and constructed in 1938-1941;

**WHEREAS** in general there are 6 major components to the application: 1. New doors and portal; 2. New display board; 3. Repairing and cleaning stone cladding panels; 4. Refurbishing canopy and signage; 5. Replacing the west vestibule doors; and 6. Replacing southeast auditorium doors;

**WHEREAS** the applicant proposes to move the Kaye Playhouse entrance outer door 1’5” outward to improve ADA compliance; there will be a new automatic door actuator;

**WHEREAS** the replacement outer doors will replicate historic inner stainless steel and glass doors; the stainless steel column enclosure jointing (between the doors) will be changed from vertical to horizontal;

**WHEREAS** there will be new stainless steel signage on the newly refurbished canopy; the existing 10’ stainless steel signage will now be 10 1/2’ and will be mounted to a discontinuous steel L whereas before the steel L was continuous;

**WHEREAS** there will be a new smaller digital LED display board (3’ wide x 4’3” high) that will replace the existing display case for printed posters;

**WHEREAS** a new lead coated copper metal seam roof will replace the existing metal seam roof.

**WHEREAS** new stainless steel panels with flush mounted recessed light fixtures will replace the existing white painted metal soffit panels;

**WHEREAS** the canopy signage and the canopy edge will contain LED strip lighting; the new canopy soffit will contain 3” recessed LED downlights;

**WHEREAS** at the west vestibule entrance the existing anodized aluminum and glazed doors will be replaced; the new doors will match exactly the proposed new outer doors for the adjacent Kaye Playhouse;

**WHEREAS** at the East 68th Street auditorium entrance, the existing deteriorated doors, frames and portals will be replaced in kind;

**WHEREAS** the applicant is to be commended for his thoughtful and subtle blending of the old with the new for the dark and somewhat dreary existing condition of the Kaye Playhouse entrance and the two auxiliary entrances (the west vestibule entrance and the East 68th Street auditorium entrance);

**WHEREAS** the applicant's proposed changes honor and improve the space and make the entrance to the Kaye Playhouse, with its improved lighting, much more readable from the street;

**WHEREAS** the applicant's proposed changes are appropriate and contextual within the historic district;

**THEREFORE BE IT RESOLVED** that this application is **approved** as presented.

**Community Board 8 Manhattan approved this resolution by a vote of 30 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**Item 5: 115 East 75th Street (between Lexington and Park Avenues) – Upper East Side Historic District David Tepper, Ennead Architects . Parking garage located at the ground level. Application is to rehabilitate heavily modified ground floor to accommodate new entrances, restore historic window openings and brick detailings, and other installations and replacements. (LM-3)**

#### **Part A: Restoration and Reconstruction**

**WHEREAS** the building has been painted grey;

**WHEREAS** the paint will be removed, and the original brick and terracotta revealed and repaired;

**WHEREAS** the masonry openings in the base of the building have been substantially changed except for the central opening;

**WHEREAS** the central portal will be restored and will be the main entry to the building;

**WHEREAS** the original openings flanking the central entry portal will be reconstructed;

**WHEREAS** new aluminum windows with insulated glazing will simulate original wood windows;

**WHEREAS** the base of the building was originally designed with an areaway that no longer exists;

**WHEREAS** the watercourse at the base of the building will be reconstructed to meet the current condition;

**WHEREAS** the watercourse will be reconstructed with a brownstone coping, a portion of which will be a restoration of the original coping, and new gray granite below in lieu of brick;

**WHEREAS** four brick window arches on the second and third floors on the north façade will be reconstructed to match existing;

**WHEREAS** one new arched window opening will be created on the third floor on the north façade to achieve symmetry and alignment of openings;

**WHEREAS** existing window openings on the first floor and fourth floor of the north façade will be retained;

**WHEREAS** the westerly window on the second floor of the north façade will be replaced with an opening to a new bridge that will connect 115 East 75<sup>th</sup> Street to 122 East 76<sup>th</sup> Street;

**WHEREAS** the new connector bridge will be brown painted metal at the top and bottom with full height glazing on either side of the bridge;

**WHEREAS** one partially obstructed window opening on the East façade will be removed and infilled with brick to match existing;

**WHEREAS** partially obstructed openings on the West façade will be removed and infilled with brick to match existing;

**WHEREAS** the connector bridge is not visible from Park Avenue or Lexington Avenue

**WHEREAS** the front portion of the building is four stories high plus the cellar and the larger, rear portion of the building is three stories high plus the cellar;

**WHEREAS** new mechanical equipment will be placed on the rooftop of the three-story portion of the building;

**WHEREAS** a new guardrail will be placed behind the parapet of the north façade;

**WHEREAS** the mechanical equipment is minimally visible from 76<sup>th</sup> Street and Lexington Avenue – and not visible from 75<sup>th</sup> Street and Park Avenue;

**THEREFORE BE IT RESOLVED**, the restoration and reconstruction described herein is contextual within the historic district and is **approved** as presented.

**Community Board 8 Manhattan approved this resolution by a vote of 32 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

#### **Part B: Banners and Signage**

**WHEREAS** the entry at the restored portal has a pair of glass doors with glass panels on either side with a glass transom with signage above;



**WHEREAS** the new marquee will be set in front of the transom and extend over the sidewalk from within the restored portal;

**WHEREAS** the new marquee will be steel and glass with the steel painted brown;

**WHEREAS** two vertical white banner signs will be projected from the second floor on either side of the entrance;

**WHEREAS** the rear windows will be fire rated single lites of insulated glass;

**WHEREAS** these elements are not contextual within the historic district;

**THEREFORE BE IT RESOLVED**, the elements described herein are **disapproved**.

**Community Board 8 Manhattan disapproved this resolution by a vote of 32 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**9. Old Business** – No old business was discussed

**10. New Business** – No items of new business were brought up.

**The meeting was adjourned at 9:00PM.**

**Alida Camp, Chair**

















Community Board 8 Manhattan Vote Sheet  
 Full Board Meeting  
 Tuesday, December 18, 2018

Committee: CHARTER REVISION Item:

Name	Yes	No	Abst	NVFC	Name	Yes	No	Abst	NVFC
ASHBY, ELIZABETH	✓				PATCH, PETER	✓			
<del>██████████</del>					POPE-MARSHALL, SHARON	✓			
BIRNBAUM, MICHELE	✓				POPPER, RITA	✓			
BORES, LORI ANN	✓				PRICE, MARGARET	✓			
BROWN, LORAINE	✓				<del>ROSENBERG, DANA</del>				
CAMP, ALIDA	✓				<del>RUPPER, BARBARA</del>				
CHOCKY, BARBARA	✓				SALCEDO, ABRAHAM	✓			
<del>██████████</del>					SANCHEZ, WILLIAM	✓			
COHN, ANTHONY	✓				SCHNEIDER, M. BARRY	✓			
<del>██████████</del>					<del>SHELDON, FRANK</del>				
<del>██████████</del>					SPAGNOLETTI, COS	✓			
FEATHER, MATTHEW	✓				STRONG-SHINOZAKI, LYNNE	✓			
<del>██████████</del>					SQUIRE, RUSSELL	✓			
HARRINGTON, ALEXANDRA	✓				TAMAYO, MARCO	✓			
HARTZOG, EDWARD					TEITELBAUM, DEBRA	✓			
HELPERN, DAVID P.	✓				<del>TEJO, CAROLINA</del>				
<del>██████████</del>					THEVER, MEENA	✓			
JOHNSON, LORRAINE	✓				VIEST, NICHOLAS	✓			
<del>██████████</del>					WALD, ADAM	✓			
KIRSCHENBAUM, GREGORY	✓				WALSH, ELAINE	✓			
LADER, CRAIG	✓				<del>██████████</del>				
LAMORTE, REBECCA	✓				<del>██████████</del>				
<del>██████████</del>					WEINER, SHARON	✓			
<del>██████████</del>									
<del>██████████</del>									
<del>██████████</del>									
NEWMAN, DOROTHEA									
PARSHALL, JANE	✓								

yes: 32 (unan.)







LM-2.2

Community Board 8 Manhattan Vote Sheet  
Full Board Meeting

17 yes 15 no

Committee: Landmarks

Tuesday, December 18, 2018

Item: disapproval Item 2 4 E 79<sup>th</sup>

Name	Yes	No	Abst	NVFC	Name	Yes	No	Abst	NVFC
ASHBY, ELIZABETH	✓				PATCH, PETER	✓			
[REDACTED]					POPE-MARSHALL, SHARON		✓		
BIRNBAUM, MICHELE	✓				POPPER, RITA	✓	<del>✓</del>		
BORES, LORI ANN		✓			PRICE, MARGARET	✓			
BROWN, LORAINÉ		✓			[REDACTED]				
CAMP, ALIDA	✓				[REDACTED]				
CHOCKY, BARBARA	✓				SALCEDO, ABRAHAM	✓			
[REDACTED]					SANCHEZ, WILLIAM		✓		
COHN, ANTHONY	✓				SCHNEIDER, M. BARRY		✓		
[REDACTED]					[REDACTED]				
[REDACTED]	✓				SPAGNOLETTI, COS	✓			
FREELAND, BILL					STRONG-SHINOZAKI, LYNNE	✓			
HARRINGTON, ALEXANDRA		✓			SQUIRE, RUSSELL		✓		
HARTZOG, EDWARD					TAMAYO, MARCO	✓			
HELPERN, DAVID P.	<del>✓</del>	✓			TEITELBAUM, DEBRA		✓		
[REDACTED]					[REDACTED]				
JOHNSON, LORRAINE	✓				THEVER, MEENA		✓		
KING, CECELIA					VIEST, NICHOLAS		✓		
KIRSCHENBAUM, GREGORY		✓			WALD, ADAM	✓			
LADER, CRAIG		✓			WALSH, ELAINE	✓			
LAMORTE, REBECCA		✓			[REDACTED]				
LISTON, DAVID					WEINER, SHARON	✓			
MASON, VALERIE									
[REDACTED]									
[REDACTED]									
NEWMAN, DOROTHEA									
PARSHALL, JANE		✓							

LM=3

Community Board 8 Manhattan Vote Sheet  
 Full Board Meeting  
 Tuesday, December 18, 2018

Committee: *Landmarks* Item: *51966*

Name	Yes	No	Abst	NVFC	Name	Yes	No	Abst	NVFC
ASHBY, ELIZABETH	✓				PATCH, PETER	✓			
[REDACTED]					POPE-MARSHALL, SHARON	✓			
BIRNBAUM, MICHELE	✓				POPPER, RITA	✓			
BORES, LORI ANN	✓				PRICE, MARGARET	✓			
BROWN, LORRAINE	✓				[REDACTED]				
CAMP, ALIDA	✓				[REDACTED]				
CHOCKY, BARBARA	✓				SALCEDO, ABRAHAM	✓			
[REDACTED]					SANCHEZ, WILLIAM	✓			
COHN, ANTHONY	✓				SCHNEIDER, M. BARRY	✓			
[REDACTED]					[REDACTED]				
[REDACTED]					SPAGNOLETTI, COS	✓			
Feather, Matthew	✓				STRONG-SHINOZAKI, LYNNE	✓			
[REDACTED]					SQUIRE, RUSSELL	✓			
HARRINGTON, ALEXANDRA	✓				TAMAYO, MARCO	✓			
[REDACTED]					TEITELBAUM, DEBRA	✓			
HELPERN, DAVID P.	✓				[REDACTED]				
[REDACTED]					THEVER, MEENA	✓			
JOHNSON, LORRAINE	✓				VIEST, NICHOLAS	✓			
[REDACTED]					WALD, ADAM	✓			
KIRSCHENBAUM, GREGORY	✓				WALSH, ELAINE	✓			
LADER, CRAIG	✓				[REDACTED]				
LAMORTE, REBECCA	✓				WEINER, SHARON	✓			
LITTON, DAVID									
[REDACTED]									
[REDACTED]									
[REDACTED]									
NEWMAN, DOROTHEA									
PARSHALL, JANE	✓								

unan 32 yes