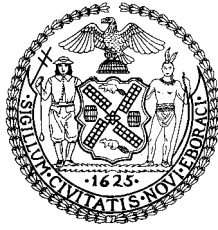


Alida Camp
Chair

Will Brightbill
District Manager



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**The City of New York
Community Board 8 Manhattan
LAND USE & FULL BOARD MEETING
New York Blood Center
310 East 67th Street
Wednesday, May 15, 2019 - 6:30PM**

Community Board Members Present: Alexandria Abenshon, Vanessa Aronson, Elizabeth Ashby, P. Gayle Baron, Lowell Barton, Lori Ann Bores, Loraine Brown, Alida Camp, Barbara Chocky, Rebecca Dangoor, Billy Freeland, Edward Hartzog, Paul Higgins, David Helpern, Lorraine Johnson, Cecelia King, Craig Lader, Valerie Mason, Gregory Morris, Dorothea Newman, Jane Parshall, Peter Patch, Sharon Pope-Marshall, Rita Popper, Margaret Price, Barbara Rudder, Abraham Salcedo, William Sanchez, M. Barry Schneider, Lynne Strong-Shinozaki, Cos Spagnoletti, Marco Tamayo, Debra Teitelbaum, Carolina Tejo, Meena Thever, Sharon Weiner, Jack Zimmerman, Adam Wald, Elaine Walsh, Charles Warren.

Community Board Members Absent (Excused): Michele Birnbaum, Sarah Chu, Anthony Cohn, Sophia James, Greg Kirschenbaum, Rebecca Lamorte, Michael Mellamphy, David Rosenstein, Tricia Shimamura, Russell Squire

Community Board Members Absent (Unexcused): None

Total Attendance: 41

Chairwoman Alida Camp called the meeting to order at 6:34PM.

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

- Marsha Henry from Old Astoria Neighborhood Association spoke in favor of connecting Astoria to the 90th Street Ferry Stops
- Daniel Grace from Hutch and Waldo spoke about their Sidewalk Cafe Application
- John Weiss spoke about the LPC application for 146 East 65th Street
- Eamen Hanifin from Asphalt Green spoke in favor of connecting Astoria to the 90th Street Ferry Stops
- Derek Walsh and Shane Whelan spoke about Hatcoy LLC's SLA application
- Elizabeth Rose Daly from the Frick spoke about programming at the Frick Collection
- Ellen Polivy spoke in favor of the New York Health Act
- Lanore Passavanti spoke against the curb cut at 211 East 79th Street
- Contanha Guarducci from Felice 83 Restaurant spoke about their Street Life Application
- Aldo Ceno spoke about Thrive NYC Mental Health Trainings
- Brenda Levin read a statement on behalf of Gary Barnett from Extell
- Rosalinda Barber from the Public Theater spoke about programming in the Delacorte Theater
- Jeremy Posner spoke about traffic enforcement against drivers for the protection for cyclists
- Clifford Brikam spoke about the LPC application for 146 East 65th Street
- Michael Ferrari spoke on behalf of Hatcoy LLP regarding their liquor license application
- Wendy Ravraschiere spoke about climate change and overdevelopment

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

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. Street Life Committee – Abraham Salcedo, Chair

SL-1: All Unanimous (SL-1a-4g)

1) Renewal Applications to the Department of Consumer Affairs and/or Department of City Planning for a Sidewalk Cafe:

a) Esquina NYC 1402 Second LLC, dba La Esquina, 1402 Second Avenue (Between 72nd and 73rd Street) - Renewal Application for a Sidewalk Café – unenclosed – 6 tables and 22 chairs

WHEREAS this is a renewal application for a sidewalk cafe; and
WHEREAS no one from the public objected; and
WHEREAS the applicant agreed to store all tables and chairs inside the establishments and not outside on the sidewalk; 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) PLJ Rest Corp, dba Nick’s Pizza, 1814 Second Avenue (Between 93rd and 94th Street)
– Renewal for a Sidewalk Café - unenclosed – 19 tables, 40 chairs

WHEREAS this is a renewal application for a sidewalk cafe; and
WHEREAS no one from the public objected; and
WHEREAS the applicant agreed to store all tables and chairs inside the establishments and not outside on the sidewalk; 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) Tumma Khakuen, dba Thep Thai Restaurant, 1439 Second Avenue (Between 74th and 75th Street) – Renewal for a Sidewalk Café – unenclosed – 19 tables, 38 chairs

WHEREAS this is a renewal application for a sidewalk cafe; and
WHEREAS no one from the public objected; and
WHEREAS the applicant agreed to store all tables and chairs inside the establishments and not outside on the sidewalk; 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) 92nd and 3rd Rest Corp., dba 3rd Ave Ale House, 1644 Third Avenue (Between 92nd and 93rd) - Renewal Application for a Sidewalk Café – unenclosed – 35 tables and 70 chairs

WHEREAS this is a renewal application for a sidewalk cafe; and
WHEREAS no one from the public objected; and
WHEREAS the applicant agreed to store all tables and chairs inside the establishments and not outside on the sidewalk; 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.

e) Eighty Third and First LLC, dba Felice 83, 1593 First Avenue (Between 82nd and 83rd Street) - Renewal Application for a Sidewalk Café – unenclosed – 22 tables and 44 chairs

WHEREAS this is a renewal application for a sidewalk cafe; and
WHEREAS no one from the public objected; and
WHEREAS the applicant agreed to store all tables and chairs inside the establishments and not outside on the sidewalk; 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.

f) 804 Lexington Avenue Restaurant Inc, dba Burger Heaven, 804 Lexington Avenue (Between 62nd and 63rd Street) - Renewal Application for a Sidewalk Café – unenclosed – 7 tables and 28 chairs

WHEREAS this is a renewal application for a sidewalk cafe; and
WHEREAS no one from the public objected; and
WHEREAS the applicant agreed to store all tables and chairs inside the establishments and not outside on the sidewalk; 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.

g) 768 Mad Restaurant, LLC, dba Bar Italia, 768 Madison Avenue (Between 65th and 66th Street) – Renewal Application for a Sidewalk Café – small unenclosed – 2 tables and 8 chairs

WHEREAS this is a renewal application for a sidewalk cafe; and
WHEREAS no one from the public objected; and
WHEREAS the applicant agreed to store all tables and chairs inside the establishments and not outside on the sidewalk; 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.

h) 1679 Third Avenue Restaurant Corp, dba The District, 1679 Third Avenue (Between 94th and 95th) - Renewal Application for a Sidewalk Café – unenclosed – 19 tables and 35 chairs

WHEREAS this is a renewal application for a sidewalk cafe; and
WHEREAS no one from the public objected; and
WHEREAS the applicant agreed to store all tables and chairs inside the establishments and not outside on the sidewalk; 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) RBO on 2nd Avenue Corp., dba Cheech and Peppe's, 1484 Second Avenue (Between 77th and 78th Street) - New Application for a Sidewalk Café – unenclosed – 8 tables and 16 chairs

WHEREAS this is a new 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) Sirichai Inc, dba Bua Thai Ramen & Robata Grill, 1611 Second Avenue (Between 83rd and 84th Street) - New Application for a Sidewalk Café – unenclosed – 12 tables, 24 chairs

WHEREAS this is a new 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) Noglu New York LLC, dba Noglu, 1266 Madison Avenue (Between 90th and 91st) - New Application for a Sidewalk Café – unenclosed – 2 tables and 4 chairs

WHEREAS this is a new 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) Valentino Milano UES LLC, dba IL DIVO, 1347 Second Avenue (Between 70th and 71st Street) - New Application for a Sidewalk Café – unenclosed – 7 tables and 14 chairs

WHEREAS this is a new 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) New Applications to the New York State Liquor Authority for Liquor Licenses:

a) Quatorze LLC, 1578 First Avenue (Between 82nd and 83rd Street) - New Application for a Liquor, Wine, Beer and Cider License

WHEREAS this is a new application for Liquor, wine, beer and cider; 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) RBO on 2nd Avenue Corp., dba Cheech and Peppe's, 1484 Second Avenue (Between 77th and 78th Street) - New Application for a Wine, Beer and Cider License

WHEREAS this is a new application for Liquor, wine, beer and cider; 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) 4 Earth Tacos LLC, dba Otto's Tacos, 1598 Third Avenue (Between 88th and 89th Street) – New Application for Beer and Cider License

WHEREAS this is a new application for Liquor, wine, beer and cider; 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) Hatcoy LLC, dba Pending, 406 East 64th Street (Between First and York Avenue) – New Application for Liquor, Wine, Beer, and Cider License

WHEREAS this is a new application for liquor, wine, beer and cider; and

WHEREAS no one from the public objected; and

WHEREAS the applicant agreed to: i) make a ramp available for ADA accessibility, ii) provide proof of being able to legally use the rear yard, in the form of a letter of no objection from the DOB or an amended CO which includes the rear yard and to not use the rear yard until such evidence is provided to CB8; iii) not play any music in the rear yard

after 10pm daily; iv) not use the rear yard after 11pm daily; and v) not have any live music played in the rear yard; 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.

4) Requests for 30 Day Notice Waiver:

a) PQ Bakery LLC, dba Le Pain Quotidien, 1131 Madison Avenue (Between 84th and 85th Street) – Corporate Change

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.

b) PQ Lexington Inc, dba Botaniste, 833 Lexington Avenue (Between 63rd and 64th Street) – Corporate Change

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.

c) PQ East 83rd St Inc, dba Le Pain Quotidien, 1592 First Avenue (Between 82nd and 83rd Street) – Corporate Change

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.

d) PQ First Inc, dba Le Pain Quotidien, 1270-1272 First Avenue (Between 68th and 69th Street) – Corporate Change

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.

e) PQ Carnegie Hill Inc, dba Le Pain Quotidien, 1309 Lexington Avenue (Between 87th and 88th Street) – Corporate Change

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.

f) PQ East 77th Inc, dba Le Pain Quotidien, 252 East 77th Street (Between 76th and 77th Street) – Corporate Change

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.

g) PQ Sailboat Pond Inc, dba Le Pain Quotidien, Central Park at 74th Street and Fifth Avenue – Corporate Change

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 these resolutions by a vote of 39 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

SL-2: Hutch and Waldo

a) International Kitchen LLC, Hutch & Waldo, 247 East 81st Street (Between Second and Third Avenue) - New Application for a Sidewalk Café – unenclosed – 12 tables and 26 chairs

WHEREAS this is a new application for a sidewalk cafe; and
WHEREAS concerns were raised about the operations of an unlicensed cafe since 2018:
and
WHEREAS there were concerns raised about a Department of Consumer Affairs violation that has been issued to the establishment and not outside on the sidewalk; and
WHEREAS the applicant has agreed to follow all guidelines set forth by the Department of Consumer Affairs, and
WHEREAS the applicant agreed to store all tables and chairs inside the establishments and not outside on the sidewalk; 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 26 in favor, 10 opposed, 3 abstentions, and 0 not voting for cause.

SL-3: Item 3d

a) Eighty Third and First LLC, dba Felice, 1593 First Avenue (Between 89th and 90th Street) -
Renewal Application for a Sidewalk Café – unenclosed – 22 tables and 44 chairs

WHEREAS this is a renewal application for a sidewalk cafe; and
WHEREAS no one from the public objected; and
WHEREAS the applicant agreed to store all tables and chairs inside the establishments and not outside on the sidewalk; 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 38 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.

B. Voting Reform Task Force - Anthony Cohn and Sharon Weiner, Co-Chairs VR-1

Item 1

WHEREAS, the New York Legislature has mandated 9 days of “early voting” at either the Borough Office of the Board of Elections in which the voter resides or at a designated polling place within the council district in which the municipal voter resides; and

WHEREAS, early voting will now be held for every election beginning in November, 2019; For the November 2019 election: Saturday October 26th and Sunday October 27th 10AM – 4PM; Saturday November 2nd and Sunday November 3rd 10AM – 4PM; Monday October 28th -Wednesday October 30th 9Am – 5PM; Thursday October 31st and Friday November 1st 7AM – 8PM; and

WHEREAS, the City Board of Election has only identified 38 early voting sites with only one site within CB8 District (Park Avenue Armory); and

WHEREAS, millions of people could be anticipated to take advantage of early voting;

THEREFORE, BE IT RESOLVED, Community Board 8 Manhattan requests that the following actions be taken:

1. The number of early voting sites be increased to 100 across New York City.
2. The Board of Election issue public service announcements informing the public of the early voting dates and directing them to a website or a phone number to call to locate early polling locations.
3. LinkNYC kiosks advertise the early voting dates and locations in each neighborhood where to vote early, and the NYC Board of Elections work with DoITT to ensure compliance with this request.

Item 2

WHEREAS, signage in and outside polling sites is not clear and is confusing; and

WHEREAS, improved signage and wayfinding will make the voting process more efficient and less time consuming for voters.

THEREFORE, BE IT RESOLVED, Community Board 8 Manhattan recommends that the New York City Board of Elections be required that the following signage be visibly posted at voting locations:

1. Signs outside the polling site that clearly indicate the entrance(s) to the polling site, including accessible points of entry.
2. Signs inside the polling site that instruct individuals to bypass the information table if they know their election district, thus shortening lines.

Item 3

WHEREAS, scanning machines are an essential part of the voting process in New York City; and

WHEREAS, scanning machines are constantly breaking down or malfunctioning when in use on election day causing long delays which contribute to voter apathy and potential disenfranchisement; and

WHEREAS, getting technical support to the voting site is very cumbersome and time consuming; and

WHEREAS, it would be more efficient to have technical support personnel stationed throughout the voting district.

THEREFORE, BE IT RESOLVED, Community Board 8 Manhattan requests that the New York City Council allocate additional resources to the Board of Election so that additional technical support be employed and stationed within each voting district to reduce response times to machine malfunctions and breakdowns.

Community Board 8 Manhattan approved these resolutions by a vote of 37 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.

C. Transportation Committee – Charles Warren and Craig Lader, Co-Chairs

TR-1: Item 1 Ferry Service

WHEREAS, the Durst Organization has proposed that NYC Ferry's Astoria Route of NYC Ferry be extended to terminate at East 90th Street;

WHEREAS, the East 90th Street Ferry Landing and Astoria Ferry Landing are separated by about ½ mile by water; and

WHEREAS, Roosevelt Island's ferry stop is served by the Astoria Route, which requires passengers traveling between Roosevelt Island and East 90th Street by ferry to transfer between routes at East 34th Street; and

WHEREAS, extending the Astoria Ferry route to East 90th Street would reduce the travel time between East 90th Street and Roosevelt Island via ferry from a minimum of 33 minutes to about 18 minutes and result in a 5 minute trip between Astoria and the Upper East Side; and

WHEREAS, extending the Astoria Ferry route to East 90th Street would support economic and recreational activities on both sides of the East River; and

WHEREAS, there is a history of a lack of capacity on some ferry trips operating out of Astoria and East 90th Street, which have resulted in passengers being unable to board vessels that are full;

WHEREAS, the Durst Organization, as developer of Hallets Point, will be a direct beneficiary of a ferry connection between Astoria and East 90th Street; and

WHEREAS, NYC Ferry is subsidized by the taxpayers of New York City to provide fare parity between NYC Ferry and NYC Transit; and

WHEREAS, NYC Ferry is a form of public transportation, and should not add service solely due to a request by a company or private entity that would directly benefit from that service without something in return being provided to support the public good;

THEREFORE, BE IT RESOLVED, that Community Board 8 Manhattan supports an extension of the Astoria Ferry route to terminate at East 90th Street, thereby providing a one-seat ferry ride between East 90th Street and Roosevelt Island; and

BE IT FURTHER RESOLVED, that Community Board 8 Manhattan strongly urges NYCEDC to require the Durst Organization to provide monetary contributions to support upgrades to ferry infrastructure at the East 90th Street landing in anticipation of increased passenger activity and capacity requirements resulting from the expanded ferry service;

BE IT FURTHER RESOLVED, that Community Board 8 Manhattan strongly urges NYCEDC to require the Durst Organization to fully subsidize NYC ferry trips for NYCHA residents of the Stanley Isaacs Houses, Holmes Towers and Astoria Houses.

Community Board 8 Manhattan approved this resolution by a vote of 38 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.

TR-2: Item 2 Planters and Tree Bed Improvements

WHEREAS, the office of Council Member Ben Kallos has partnered with the NYC Horticultural Society to install planters on pedestrian islands at various intersections between 89th and 96th Streets; and

WHEREAS, planters beautify streetscapes that are otherwise barren where utilities prevent flowers and trees from being otherwise planted directly; and

WHEREAS, the proposed planters are approved for use by NYCDOT; and

WHEREAS, the proposed planters are not permanent features and can be removed at any time if necessary, including if visibility for pedestrians and vehicles is adversely impacted and causes safety concerns;

THEREFORE, BE IT RESOLVED, that Community Board 8 Manhattan supports the installation of temporary planters in the pedestrian islands located at 91st, 92nd, 93rd and 95th Streets as presented by the NYC Horticultural Society.

Community Board 8 Manhattan approved this resolution by a vote of 39 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

TR-2: Item 3

BE IT RESOLVED that Community Board 8 Manhattan supports the NY State Assembly Bill A3264, which will not only provide important protection for parks and other open spaces by codifying case law regarding the alienation of municipal parkland, but will also ensure that the taking of parkland requires a replacement of parkland of equal or greater value.

Community Board 8 Manhattan approved this resolution by a vote of 39 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

D. Housing Committee - Barbara Chocky and Edward Hartzog

H-1: Item 2

WHEREAS, Community District 8 Manhattan currently faces severe trends of tenant harassment, escalating rents, and decreasing housing affordability under current rent regulations; and

WHEREAS, The Association for Housing and Neighborhood Development (AHND) put together a chart in 2019 entitled, “How is Affordable Housing threatened in your neighborhood?” (Chart) that assessed several “vulnerable” and “risk” factors for every neighborhood in New York City; and

WHEREAS, according to ANHD’s 2019 Chart, Community District 8 ranks among the top 10 neighborhoods in the City for income stratification and the number of DRIE or SCRIE recipients (1,716) – and is in the top 20 for the number of rent-stabilized apartments (20,146) and at-risk HUD subsidized units (353), for the years 2019-23 – giving the neighborhood an overall “threats to affordable housing” score of 8, which puts Community District 8 among the top 35 most threatened in the City; and

WHEREAS, Community Board 8 Manhattan believes that a housing emergency exists in Manhattan Community District 8 and in New York City requiring extraordinary measures be taken to protect tenants and ensure the right of all New Yorkers to safe and Affordable housing; and

WHEREAS, the laws governing rent stabilized leases set forth in the Emergency Tenant Protection Act (hereafter “the rent regulations”) are set to expire in June of this year; and

WHEREAS, many provisions currently in the rent regulations create loopholes that incentivize landlords in Manhattan Community District 8 and throughout the City to harass tenants through illegal construction, baseless eviction proceedings, and other means in order to eventually remove housing units from rent stabilization and lease them at market rents significantly higher than those permitted by rent stabilization;

THEREFORE, BE IT RESOLVED THAT, Community Board 8 Manhattan urges the State Assembly Members and State Senators to support the following bills:

1. End vacancy decontrol, removing the incentive for landlords to harass rout tenants with the goal of removing the unit from rent stabilization entirely (S259/A1198)
2. Make preferential rents permanent, so that a tenant that signs a lease on a rent stabilized apartment with a rent below the legal maximum will only see their rent increase in line with the rate approved by the Rent Guidelines Board (S2845/A4349)

3. Eliminate the vacancy bonus that allows landlords to increase rents in rent stabilized units by 20% every time a tenant moves out – which currently incentivizes landlords to harass out tenants (S185/A2351)
4. Eliminate rent hikes caused by major capital improvements and roll back permanent rent hikes caused by major capital improvements within the last 7 years (S3693/A4401)
5. Eliminate rent hikes caused by individual apartment improvements (S3770/A6465)
6. Rent control relief to bring increases in rent controlled apartment rents in-line with those set by the Rent Guidelines Board for rent stabilized apartments (S299/A167)
7. Pass new “good cause” eviction legislation to bring renters rights to tenants in smaller buildings and in manufactured home communities by guaranteeing that good tenants have a right to lease renewals (S2892/A5030)
8. Expand the statute of limitations allowing a tenant to sue for rent overcharges from 4 years to 6 years: S0280
9. Initiate a 5-year moratorium on the dissolution of a Mitchell-Lama rental: A05130
10. Expand the Emergency Tenant Protection Act to areas outside of New York City and the three suburban counties, allowing localities to opt-in to rent regulations
11. Give Tenant Associations of Mitchell-Lama co-ops federally-subsidized housing, or limited dividend corporations the right of first refusal to purchase their buildings in the event of a sale: S01922

Community Board 8 Manhattan approved this resolution by a vote of 39 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.

E. Health, Seniors, and Social Services Committee - Lori Bores and Barbara Rudder, Co-Chairs
HS-1: Item was tabled

F. Parks and Waterfront Committee - M. Barry Schneider and Tricia Shimamura, Co-Chairs
PW: Item 5

Community Board 8 Manhattan approved this resolution by a vote of 39 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

G. Youth, Education, and Libraries - Peter Patch and Debra Teitelbaum, Co-Chairs
YEL-1: Item 1 excluding B

WHEREAS civics education is important for all citizens, and

WHEREAS Mayor de Blasio has proposed a program, ‘Civics for All,’ for the city,

BE IT RESOLVED that we propose that, in the City of New York, all schools, public and private, teach civics at every level - primary, middle and high school.

Community Board 8 Manhattan approved this resolution by a vote of 35 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.

H. Landmarks Committee - David Helpen and Jane Parshall, Co-Chairs
LM-1: Item 1a -- 146 East 65th Street (between 3rd and Lexington Avenues) – Expanded Upper East Side Historic District *John Woell, Steven Harris Architects LLP*. Application is for the

addition of a rear-yard greenhouse at the rear lot line. [NOTE: At our November Landmarks Committee meeting, we approved the applicant's proposal for work at the front and rear elevations; the application was subsequently approved at the Landmarks Preservation Commission.]

PART A - The Proposed Greenhouse

WHEREAS 146 East 65th Street is a Colonial revival-style single house designed by Treanor & Fatio and built in 1924;

WHEREAS the applicant proposes a greenhouse for the garden to be built 10'8" from the rear lot line;

WHEREAS the proposed greenhouse will measure 9' wide by 32' long x 12'6" high; the cladding will match the cladding of the house — red brick;

WHEREAS the wood cornice for the greenhouse will match exactly the cornice at the street elevation at the first floor and will be the same height as the top of the garden wall at 12'6";

WHEREAS the proposed greenhouse will have a set of steel and glass greenhouse doors that will face the five 5' wide set of steel and glass doors at the basement level of the rear elevation of the house. There are 5 doors in each set;

WHEREAS the 10'8" space between the rear lot line and the proposed greenhouse will allow for the construction of a planter along the length of the greenhouse;

WHEREAS the planter will not sit on the ground but will present as a planting well that will have the same exact height as the rear garden wall and will sit 9' above the ground and be approximately 3 feet deep;

WHEREAS the top of the planter will be the same height as the existing height of the garden wall at 12'6" high;

WHEREAS there is a void between the ground level of the rear yard and the planter 9' above the ground;

WHEREAS the design and the materials to be used for the greenhouse match and compliment the Treanor and Fatio design for the Colonial-revival style house;

WHEREAS the proposed greenhouse is contextual and appropriate within the historic district.

THEREFORE BE IT RESOLVED THAT Part A of this application, the proposed greenhouse, be **approved** as presented.

Community Board 8 Manhattan approved this resolution by a vote of 38 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

LM-2: Item 1b

PART B - The Proposed Planter containing American holly trees

WHEREAS the applicant proposes a planter to be placed in the space between the rear lot line and the greenhouse;

WHEREAS the top of the planter will be the same height as the greenhouse and garden wall at 12'6" high and will extend along the 27' length of the greenhouse;

WHEREAS the planter will be planted with 15' high American holly trees; the American holly trees will present as if planted at the rear wall of the greenhouse off the roof;

WHEREAS the overall height of the planter plus the planted American holly trees will be 27'9": 15' (trees) plus the approximately 3' in depth planter which will be constructed 9' from the ground level;

WHEREAS the proposed planted trees will present as a high 15' wall at the top of the 12'6" garden wall at the rear lot line;

WHEREAS the height from the ground level to the top of the American holly trees is almost 30' — with the 15' densely planted American holly trees, the very high screen that is created at the rear lot line, while an imaginative solution to screen out the surrounding properties, is out-of-context and inappropriate within the historic district;

WHEREAS to clarify, the garden wall is 12'6" high, the greenhouse is 12'6" high, the top of the horizontal planter is positioned so that the top line of the planter is at the exact same height of both the greenhouse and the garden wall; the depth of the planter which will be set along the rear roof of the greenhouse is approximately 3'. This is where the line of American holly trees will be planted — they will be planted in the 3' high planter. The planter itself sits 9' off the ground so that there is a 9' void between the bottom of the planter and the rear yard.

THEREFORE BE IT RESOLVED that Part B, the proposed planter containing American holly trees, be **disapproved** as presented.

Community Board 8 Manhattan approved this resolution by a vote of 38 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

LM-3: Items 2 and 3

Item 2: 910 Fifth Avenue (between East 72nd and East 73rd Streets) – Upper East Side Historic District *Stewart Ackerman, Panorama Windows LTD.* Application is for the replacement of windows.

WHEREAS 910 Fifth Avenue is an undistinguished building with a modernist façade that dates from 1958-59;

WHEREAS 910 Fifth Avenue has a master plan for windows that has been approved by the Landmarks Preservation Commission;

WHEREAS the applicant seeks to replace the windows for apartment 11C on the west and south facades;

WHEREAS the proposed windows will be of grey colored aluminum and will be consistent with the building's approved master plan for windows;

WHEREAS the windows will be replaced in three masonry openings in the west façade and one masonry opening at the corner in the south façade;

WHEREAS the northernmost masonry opening in the west facade has a masonry pier that will be removed;

WHEREAS the existing windows in the west façade will be replaced with the following numbers of evenly spaced combinations of casement and fixed windows: five in the northern masonry opening, four in the middle masonry opening, and five in the southern masonry opening at the corner;

WHEREAS the existing windows in the south façade in the western masonry opening at the corner will be replaced with five equally spaced combinations of casement and fixed windows;

WHEREAS the proposed windows will match the numbers and proportions of windows in the masonry openings of the apartment above;

WHEREAS the proposed windows contribute to bringing visual order to the building in accordance with the master plan for windows;

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

Community Board 8 Manhattan approved this resolution by a vote of 37 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.

Item 3: 1045 Fifth Avenue (between East 85th and East 86th Streets) – Metropolitan Museum Historic District *Juergen Riehm, 1100 Architect.* Application is for work at the penthouse, including installing new doors and windows.

WHEREAS 1045 Fifth Avenue is a “no-style, non-contributing” building in the historic district;
WHEREAS the front façade has white brick masonry walls on the sides with horizontal bands of floors set between the masonry walls;

WHEREAS the primary materials of each floor on the front façade are bronze colored aluminum and bronze tinted glazing;

WHEREAS the applicant seeks to enlarge the penthouse apartment by 644 square feet;

WHEREAS the 14th floor will remain unchanged in area;

WHEREAS the 15th floor will be enlarged by 104 square feet in areas at the perimeter to match the floor plate size of the 14th floor;

WHEREAS the Penthouse will be enlarged to the east and south by 540 square feet;

WHEREAS there is existing white brick masonry on all facades;

WHEREAS there is existing dark brown brick masonry on the west façade of the bulkhead;

WHEREAS new masonry will match existing masonry in color;

WHEREAS the frames for windows and glass doors will have a statuary bronze finish to match the existing;

WHEREAS the glazing for the windows and the glass door system will have a bronze tint to match the existing;

WHEREAS the changes in the massing are minimal and the proposed enlargement replicates the materials and character of the existing building;

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

Community Board 8 Manhattan approved this resolution by a vote of 36 in favor, 0 opposed, 1 abstention, and 1 not voting for cause.

LM-4: Item 4 -- National Society of Colonial Dames in the State of New York, 215-217 East 71st Street (between Second and Third Avenues) – Proposed Individual Landmark. *Sarah Kalimatos presenting for Friends of the Upper East Side Historic Districts; Sarah Hewitt presenting as a member of the Colonial Dames in the State of New York Board of Governors. Clint Allen, Property Manager for 215-217 East 71st Street.* [NOTE: The Friends of the Upper East Side Historic Districts initiated the Request for Evaluation for the house. They were supported by the Colonial Dames at every step in the process. The RFE requested

Landmarks Designation for the interior; however, this part of the RFE has been withdrawn at the request of the Colonial Dames.]

WHEREAS 215-217 East 71st Street is a neo-classical house designed by Richard Henry Dana, Jr. and completed in 1930;

WHEREAS the architect based his design, meant to reflect the National Society of Colonial Dames in the State of New York's colonial ties, on the Colonel John McCever house, a 1750 structure that once stood on Wall Street;

WHEREAS the design was also influenced by the architect's extensive knowledge of English and Dutch colonial architecture;

WHEREAS the resulting house resulted in a "Georgian reproduction so perfect that only its date of construction demands the 'neo' prefix to the style". (Quote from "Daytonian in Manhattan," Friday, August 4, 2017);

WHEREAS Richard Henry Dana, Jr. was a member of a distinguished American family: his mother was the former Edith Longfellow, daughter of the famous New England piper and a grandson of Richard Harry Dana, Jr., the author of Two Years Before the Mast;

WHEREAS Richard Henry Dana, Jr. is identified with a number of notable public buildings including the Dalton School on East 89th Street;

WHEREAS 215-217 East 71st Street is adjacent to John Russell Pope's Junior League Club of New York (now Marymount Manhattan College); the Colonial Dames site was purchased the year after the Junior League purchase;

WHEREAS 215-217 East 71st Street deserves an INDIVIDUAL LANDMARK designation.

WHEREAS its contribution to our streetscape is especially noteworthy because of its architectural significance and because it provides a glimpse into the evolution of early 20th century architecture in our great city;

THEREFORE BE IT RESOLVED that the Landmarks Committee of Community Board 8 Manhattan supports INDIVIDUAL LANDMARK designation for the Headquarters of the Society of Colonial Dames in the State of New York.

Community Board 8 Manhattan approved this resolution by a vote of 39 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

I. Census Task Force - Loraine Brown and Rebecca Lamorte Co-Chairs
The Task Force presented information about their work.

9. Old Business – No old business was discussed.

10. New Business –

NB-1: Community Board 8 Manhattan approved this resolution by a vote of 37 in favor, 0 opposed, 1 abstention, and 1 not voting for cause.

11. Executive Session – Approval of the hiring of a Part-Time Community Assistant.
Please note the Executive Session is closed to the Public.

The meeting was adjourned at 9:38PM.

Alida Camp, Chair

[illegible]

[illegible]