

**Alida Camp**  
**Chair**

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



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**The City of New York**  
**Community Board 8 Manhattan**  
**Land Use Meeting**  
**Wednesday, March 11, 2020 - 6:30PM**  
**New York Blood Center**  
**310 East 67th Street**

**Community Board Members Present:** Vanessa Aronson, Elizabeth Ashby, Lowell Barton, Michele Birnbaum, Lori Ann Bores, Loraine Brown, Alida Camp, Barbara Chocky, Anthony Cohn, Rebecca Dangoor, Billy Freeland, Edward Hartzog, David Helpern, Paul Higgins, Wilma Johnson, Greg Kirschenbaum, Rebecca Lamorte, 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, Tricia Shimamura, Cos Spagnoletti, Russell Squire, Marco Tamayo, Carolina Tejo, Adam Wald, Elaine Walsh, and Charles Warren.

**Community Board Members Absent (Excused):** Alexandria Abenson, P. Gayle Baron, Sarah Chu, Sophia James, Craig Lader, Michael Mellamphy, Lynne Strong-Shinozaki, Debra Teitelbaum, Meena Thever, Sharon Weiner, and Jack Zimmerman.

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

**Total Attendance: 39**

**Chairwoman Alida Camp called the meeting to order at 6:40PM.**

**1. Public Hearing: Application for a Zoning Text Amendment (N 200078ZRM) for Mansion Restaurant (1634 York Avenue) to operate an unenclosed outdoor sidewalk cafe on East 86th Street from York Avenue to 125 feet east of York**

**Public Session**

- Andrew Fine from the East 86th Street Association spoke in favor of the application
- Charlie P. a neighbor spoke in support of the application
- John Winkleman spoke in support of the application

- Sandra Fisher spoke in opposition of the application
- Charles Levine spoke in support of the application
- Michele Friano from 1636 York spoke in support of the application
- Alby Salcedo from 1636 York spoke in support of the application
- Larry Candleman from East 84th Street spoke in support of the application
- Brian O'Neal spoke in support of the application
- Kabir Maad from 86th Street spoke in support of the application
- Maggy Abraham from the LES spoke in favor of the application
- Brendan Ryan spoke in support of the application
- Howard Teach spoke in support of the application
- Jefferson Reilly from 530 East 89th Street spoke in support of the application
- Erol Rappaport spoke on behalf of Ray Olson in support of the application
- Jeane Miller from East 86th Street spoke in support of the application
- Joyce Frinero spoke on behalf of the St. Francis School in support of the application
- Tilda Selby from 518 East 87th Street spoke in support of the application
- Bridgitte Brief spoke in support of the application
- Meridith Newman from York Avenue spoke in support of the application
- George Velaco spoke in support of the application
- Nicole from East 65th Street spoke in support of the application
- Heath Sherman spoke in support of the application
- Debbe Fedula from 1680 York spoke in support of the application
- Sandra Fisher asked about deliveries
- Courtney Bond spoke in support of the application
- Judy Schneider from the ESNA spoke in support of the application

## **2. Zoning and Development Committee Report**

**Item 1: Application for a Zoning Text Amendment (N 200078ZRM) for Mansion Restaurant (1634 York Avenue) to operate an unenclosed outdoor sidewalk cafe on East 86th Street from York Avenue to 125 feet east of York**

**WHEREAS**, this an application for a text amendment to amend the provisions of Sections 14-41 and 14-42 of Article I, Chapter 4 (Sidewalk Café Regulations) of the New York City Zoning Resolution; and

**WHEREAS**, the proposed text amendment would enable unenclosed outdoor café use on the northern sidewalk on East 86th Street, for the length of 125 east of York Avenue;

**THEREFORE, BE IT RESOLVED THAT** Community Board 8 approves the application for a text amendment as presented.

**Community Board 8 Manhattan approved this resolution by a vote of 20 in favor, 12 opposed, 2 abstentions, and 0 not voting for cause.**

### **3. Street Life Committee Report**

#### **SL-1: Unanimous Approvals**

##### **1. Renewal Applications to the Department of Consumer Affairs and/or Department of City Planning for a Sidewalk Café:**

###### **a. 75th & 3rd Corp., dba Bistro Le Steak, 1309 Third Avenue (Between 74<sup>th</sup> and 75<sup>th</sup> Street) – Renewal Application for a Sidewalk Café – Enclosed – 13 Tables and 41 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. Biltmore Garage Restaurant Associates LLC, dba Mel's Burger Bar, 1450 Second Avenue (Between 75<sup>th</sup> and 76<sup>th</sup> Street) - Renewal Application for a Sidewalk Café – Unenclosed – 9 Tables and 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 Café:**

###### **a. Dyliam Corp, dba Siena Cafe, 1580 Third Avenue (Between 74<sup>th</sup> and 75<sup>th</sup> Street) - New Application for a Sidewalk Café – Unenclosed – 4 Tables and 10 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 and the applicant agreed to flatten the tree pit adjacent to the sidewalk cafe; therefore

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

**b. Lefkada LLC, dba Pending, 1662 Third Avenue (Between 93<sup>rd</sup> and 94<sup>th</sup> Street) - New Application for a Sidewalk Café – Unenclosed – 5 Tables and 12 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 and the applicant agreed to remove the bicycle rack in front of the venue and ensure any storm enclosure is in compliance; therefore

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

**c. 85th & 3rd LLC, dba Emmy Squared, 1426 Third Avenue (Between 80<sup>th</sup> and 81<sup>st</sup> Street) - New Application for Sidewalk Café - Unenclosed - 15 Tables and 30 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. E & A Bagel Corp., dba Bagel Express II, 1228 Second Avenue (Between 64<sup>th</sup> and 65<sup>th</sup> 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.

**e. JGL Restaurant Corp., dba Italian Village Pizza, 1494 First Avenue (Between 77<sup>th</sup> and 78<sup>th</sup> Street) – New Application for a Sidewalk Café – Unenclosed – 16 Tables and 32 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.

**f. Valentino Milano UES, LLC, dba IL DIVO, 1347 Second Avenue (Between 70<sup>th</sup> and 71<sup>st</sup> Street) – New Application for a Sidewalk Café – Unenclosed – 11 Tables and 22 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. Ashhill Inc., 1303 Third Avenue (Between 74<sup>th</sup> and 75<sup>th</sup> Street) - New Application for Liquor, Wine, Beer, & Cider**

**WHEREAS** this is a New application for a Liquor, Wine, Beer, and Cider License; 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. By The Glass Inc., 1484 Second Avenue (Between 77<sup>th</sup> and 78<sup>th</sup> Street) – New Application for Liquor, Wine, Beer, and Cider**

**WHEREAS** this is a New application for a Liquor, Wine, Beer, and Cider License; 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. ABG Freds LLC and Coffee & Tea bar Hospitality LLC, dba Freds, 660 Madison Avenue, 9th Floor (Between 60<sup>th</sup> and 61th Street) – New Application for Liquor, Wine, Beer, and Cider**

**WHEREAS** this is a New application for a Liquor, Wine, Beer, and Cider License; 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. 30 East 60th Street Members Club Inc., dba Oswald's NYC, 30 East 60th Street (Between 59<sup>th</sup> and 60<sup>th</sup> Street) - New Application for Liquor, Wine, Beer, & Cider**

**WHEREAS** this is a New application for a Liquor, Wine, Beer, and Cider License; 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 and the applicant agreed to bring its certificate of occupancy into compliance; therefore

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

**e. Fasano Fifth Avenue LLC, dba TBD, 815 Fifth Avenue (Between 62<sup>nd</sup> and 63<sup>rd</sup> Street) – New Application for Liquor, Wine, Beer, and Cider**

**WHEREAS** this is a New application for a Liquor, Wine, Beer, and Cider License; 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 and applicant agreed to all the stipulations from this committee's prior approval; 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 35 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**4. Old Business** – No items of old business were discussed.

**5. New Business** – No items of new business were discussed

**The meeting was adjourned at 9:10 PM.**

**Alida Camp, Chair**

Name	LU-1	SL-1	Name (Continued...)	LU-1	SL-1
ABENSHON, ALEXANDRIA			MORRIS, GREGORY		
ARONSON, VANESSA			NEWMAN, DOROTHEA	Y	Y
ASHBY, ELIZABETH	N	Y	PARSHALL, JANE	N	Y
BARON, P. GAYLE	N	Y	PATCH, PETER	Y	Y
BARTON, LOWELL	Y	Y	POPE-MARSHALL, SHARON	Y	Y
BIRNBAUM, MICHELE	N	Y	POPPER, RITA	N	Y
BORES, LORI ANN	Y	Y	PRICE, MARGARET	N	Y
BROWN, LORAIN			RUDDER, BARBARA	Y	
CAMP, ALIDA	Abst	Y	SALCEDO, ABRAHAM	Abst	Y
CHOCKY, BARBARA	N	Y	SANCHEZ, WILLIAM	Y	Y
CHU, SARAH			SCHNEIDER, M. BARRY	Y	Y
COHN, ANTHONY	N	Y	SHIMAMURA, TRICIA	Y	
DANGOOR, REBECCA	N	Y	SPAGNOLETTI, COS	Y	Y
FREELAND, BILL			SQUIRE, RUSSELL	Y	Y
HARTZOG, EDWARD	Y	Y	STRONG-SHINOZAKI, LYNNE		
HELPERN, DAVID P.	N	Y	TAMAYO, MARCO	N	Y
HIGGINS, PAUL	Y		TEITELBAUM, DEBRA		
JAMES, SOPHIA	Y		TEJO, CAROLINA		
JOHNSON, WILMA	Y		THEVER, MEENA		
KIRSCHENBAUM, GREGORY			WALD, ADAM	Y	Y
LADER, CRAIG	Y	Y	WALSH, ELAINE	N	Y
LAMORTE, REBECCA	Y	Y	WARREN, CHARLES	Y	Y
MASON, VALERIE			ZIMMERMAN, JACK		
MELLAMPHY, MICHAEL	Y	Y			