

Russell Squire
Chair

Will Brightbill
District Manager



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**The City of New York
Community Board 8 Manhattan
Full Board & Land Use Committee Meeting
PUBLIC HEARING
Wednesday, December 15, 2021 - 6:30 PM
Conducted Remotely via Zoom**

MINUTES:

Community Board Members Present: Rohit Aggarwala, Vanessa Aronson, Elizabeth Ashby, P. Gayle Baron, Lowell Barton, Michele Birnbaum, Lori Ann Bores, Taina Borrero, Lorraine Brown, Alida Camp, Sarah Chu, Saundra Coleman, Rebecca Dangoor, Felice Farber, Billy Freeland, Edward Hartzog, David Helpern, Wilma Johnson, Craig Lader, Rebecca Lamorte, May Malik, Valerie Mason, Evan Meyerson, Gregory Morris, Jane Parshall, Peter Patch, John Philips, Margaret Price, Sharon Pope-Marshall, Rita Popper, Elizabeth Rose, Barbara Rudder, Abraham Salcedo, William Sanchez, M. Barry Schneider, Tricia Shimamura, Rami Sigal, Cos Spagnoletti, Russell Squire, Marco Tamayo, Carolina Tejo, Adam Wald, Elaine Walsh, and Charles Warren.

Community Board Members Absent: Anthony Cohn*, Harrison Pierson-Panes, Yma Rodriguez-Thoma, Lynne Strong-Shinozaki, Sharon Weiner

*Excused Absence

Total Attendance: 44

Chairman Russell Squire called the meeting to order at 6:30 PM.

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

- Alida Camp spoke on the health and safety dangers of propane heaters in enclosed outdoor restaurant spaces and advocated against a NYC Council bill pending to vote allowing the further use of propane heaters.
- Matt Bauer, President of the Madison Ave BID, announced the start of 'Madison Ave NOW' a shopper loyalty program within the BID, beginning with 40 stores participating. Matt thanked the Community Board with their help with starting the loyalty program. Matt then announced the various new businesses that opened within the BID.
- Elizabeth Daly, Community Relations Manager at the Frick Collection, spoke about the Frick's temporary annex, Frick Madison and one of its exhibits, *Living Histories: Queer Views and Old Masters*, which will be on display until the end of January 2022.
- Michele Birnbaum spoke on the NYC Council bill by Keith Powers that proposed changes to cabaret zoning regulations. Michele requested Keith Powers to speak to the Community Board to discuss the specifics of the bill.
- Evelyn David spoke on Congestion Pricing, requesting that the CB8M Congestion Pricing Task Force Resolution from December 1st state that the congestion boundary be below 60th Street due to constant construction and to the 15 parking spots on Park Avenue between 60th Street and 61st Street.
- Maureen Casey commended the Community Board for all their work and was concerned about the development of 2nd Ave and 88th Street, which was the former location of Cafe D'Alsace.
- Andrew Ravaschiere spoke on building coalitions for fighting climate change, and asked CB8M to assist in mobilizing the community in building partnerships.

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 reported on her latest initiatives.

5. Elected Officials’ Reports

Elected officials or their representatives reported on their latest initiatives.

- 1. State Senator Liz Krueger
- 2. Assembly Member Dan Quart
- 3. State Senator Jose Serrano
- 4. Assembly Member Rebecca Seawright
- 5. Public Advocate Jumaane D. Williams.
- 6. Council Member Keith Powers

6. Chair’s Report – Russell Squire

Chair Russell Squire gave his report.

7. District Manager’s Report – Will Brightbill

District Manager Will Brightbill gave his report.

8. Committee Reports and Action Items

1. Landmarks Committee – David Helpen and Jane Parshall, Co-Chairs

LM-1: Item 1 Part A Approval

LM-2: Item 1 Part B Approval

LM-3: Item 2 Approval

Item 1: 980 Park Avenue (Park Avenue Historic District) – Lou Martino, AIA, Acheson Doyle Partners

Architects - A Second Empire/Gothic Revival style church parish hall/rectory building designed by Patrick Charles Keely, built in 1881-1883, and altered in the late 1960s by removing the stoop, and relocating the entrance to the basement. Application is to replace entrance infill and construct an awning at the areaway.

THIS APPLICATION IS DIVIDED INTO TWO PARTS. PART A, the proposed door and sidelights, was approved. PART B, the proposed awning, was disapproved.

DESCRIPTION OF PROPERTY:

WHEREAS the current entrance to the Parish Hall/Rectory Building at 980 Park Avenue is undistinguished;

WHEREAS the existing building is set back from the property line thereby creating a small forecourt that is reached via an accessible ramp from the south and two steps down from the east;

WHEREAS the current entrance has a pair of doors with one active leaf;

WHEREAS the existing wood doors are black, matching the color of the windows;

WHEREAS the lower portions of the existing doors are solid, and the upper portions are glazed;

WHEREAS the observations on the proposed door and awning are not compatible, two resolutions are required;

Part A: Proposed Door and Sidelights

WHEREAS the applicant proposes a new, wood, single door, fully glazed, with sidelights that are set above panels that are about one third the overall height of the proposed door, making the sidelights about two thirds the height of the door;

WHEREAS the proposed door will make accessibility for the disabled easier to negotiate;

WHEREAS the glazing of the proposed door and the sidelights will have a decorative grillage inspired by grillage on the building;

WHEREAS the color of the proposed door is the color of red wine;

WHEREAS the door will have a brass kickplate;

WHEREAS the proposed door and sidelights, with their generous amount of glazing, are transparent and welcoming;

WHEREAS the proposed door and sidelights are contextual and appropriate within the historic district;

THEREFORE, be it resolved that PART A of this application is APPROVED as presented.

Community Board 8 Manhattan approved PART A of this resolution by a vote of 42 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

Part B: Proposed Awning

WHEREAS the applicant proposes an awning over the open area in front of the proposed door;

WHEREAS the awning is approximately eight feet by eight feet square;

WHEREAS the awning will be supported on brass posts;

WHEREAS the color of the awning is gray;

WHEREAS the intent is to make the awning feel like typical canopies on Park Avenue;

WHEREAS the proposed awning appears unrelated to the architecture of the building and out of place;

WHEREAS the proposed awning is not contextual and appropriate within the historic district;

THEREFORE, be it resolved that PART B of this application is DISAPPROVED

Community Board 8 Manhattan approved PART B this resolution by a vote of 39 in favor, 4 opposed, 0 abstentions, and 1 not voting for cause.

Item 2: Delacorte Theater, Central Park (Individual/Interior Landmark) – Ennead Architects LLP - Originally constructed in 1961-62 and altered in 1976 (Giorgio Cavaglieri) and again in 1998-99 (Kapell & Kostow). Application is for the construction of ramps and the reconfiguration of aisles to improve access for the disabled, the replacement of theater seating, the re-cladding and reconfiguration of the theater's exterior wall and canopy, an enhanced signage program, the improvement of existing lighting towers, and the replacement of deteriorated fencing.

WHEREAS the exterior and interior of the Delacorte Theater have deteriorated, the functionality has suffered, access for the handicapped is inadequate, and wayfinding and miscellaneous signage is minimal;

WHEREAS there is a history of renovations that update the original design to improve the appearance and the functionality;

WHEREAS the proposed renovation is in the tradition of previous renovations in that the design improvements are thematic with respect to the original architecture;

WHEREAS the footprint of the theater will remain the same, the lower and upper levels of the façade are canted outwards to provide more interior space and a stronger presence to the structure;

WHEREAS the current façade is sheathed in cedar planks set vertically;

WHEREAS the proposed façade will be sheathed in cedar and redwood, vertically textured to create light and shadow, like the dappling created by trees;

WHEREAS the existing bluestone paving will be extended in the front of the theater to provide a wider pathway to and around the theater;

WHEREAS the existing canopy will be enlarged to provide greater protection;

WHEREAS the top of the canopy will be sheathed in zinc;

WHEREAS the interior seating area will be rebuilt with two new ramps, one either side, to provide for handicapped access to 32 seat locations at the front and at the cross aisle;

WHEREAS the new seats will be multi-colored, like the colors of nature;

WHEREAS permanent signage will be limited to the name of the theater and the gate numbers;

WHEREAS typical permanent signs will be individual letters about 3'-0" high;

WHEREAS signs for the gates will be super graphic numbers, 6'-3" high, recessed into the striated façade;

WHEREAS the temporary, removable signs associated with performances will be in color and have 18" high letters inserted into a painted continuous steel channel;

WHEREAS banners will be hung on the four individual light towers during the performance season;

WHEREAS there are four individual light towers and one double light tower;

WHEREAS the two lower individual light towers will be raised to match the height of the taller light towers;

WHEREAS the height of all the light towers will be 60'-2 1/2"

WHEREAS safe access will be provided for climbing the towers and the platforms at the tops of the individual towers will be enlarged for safe occupancy;

WHEREAS the lighting from the towers is focused on the performance space and not on the surroundings;

WHEREAS lighting fixtures for patrons outside the theater will be flush with the underside of the canopy;

WHEREAS lighting for the patrons will be for the area below the canopy and will not extend into the park;

WHEREAS up-lights will be incorporated at the top of the canopy to light the upper façade;

WHEREAS ticket booths will be recessed with operable windows and roll down shutters.

WHEREAS ticket booths will be fully closed during the off season with large wood panels that fill the openings flush with the façade and match the texture of the façade;

WHEREAS the proposed 7'-6" high fencing to replace the deteriorated fencing will be made of closely spaced posts with a solid lower portion about two thirds of the height of the fence, and with a striated appearance;

WHEREAS the park will be undisturbed, all trees will remain, and an arborist will see to the health of the trees;

WHEREAS the proposed renovation is the kind of renovation that has happened in the past in that each intervention has improved the aesthetics and the functioning of the theater;

WHEREAS the proposed renovation will maintain much of the original character of the theater yet add to the comfort and excitement of attending performances;

WHEREAS the proposed renovation is respectful of the natural surroundings;

WHEREAS the proposed renovation is contextual and appropriate;

THEREFORE, be it resolved that this application is **APPROVED** as presented.

Community Board 8 Manhattan approved this resolution by a vote of 43 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

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

TR-1: Item 1 Motion to Table

TR-2: Item 2 Unanimous Approval

Item 1: 205 East 92nd Street (The Easton) - Request for a No Parking sign in front of the front entrance

A motion to table this item was approved by a vote of 41 in favor, 3 opposed, 0 abstentions, and 0 not voting for cause.

Item 2: 78th Street at Cherokee Place - Request for a Stop Sign on 78th Street

WHEREAS; Community Board 8 Manhattan passed a unanimous resolution in October 2016 calling for east facing stop sign and a north-south crosswalk on the eastern side of the intersection of East 78th Street and Cherokee Place; and

WHEREAS; Community Board 8 Manhattan passed a companion resolution in October 2016 by a vote of 40 yes, 1 no and 1 abstention calling for installation of one or more speed bumps on East 78th Street between York Avenue and the FDR Drive; and;

WHEREAS; the intersection of East 78th Street and Cherokee Place continues to be a dangerous intersection for pedestrians due to the lack of a crosswalk and the frequent occurrence of speeding vehicles on East 78th Street; and

WHEREAS; a pedestrian was killed at this intersection in 2016; and

WHEREAS; a curb-cut that was built at the southeast corner of the intersection of East 78th Street and Cherokee Place was removed in 2021; and

WHEREAS; curb-cuts were built on the northwest and southwest corners where a potential crosswalk may be constructed; and

WHEREAS; NYCDOT is conducting a traffic study that includes assessing the East 78th Street and Cherokee Place intersection for the viability of a stop sign or traffic signal; and

WHEREAS; there continues to be no way to safely and legally cross 78th Street at Cherokee Place, resulting in many people crossing there anyway instead of walking a block west to the intersection of York Avenue; and

WHEREAS; traffic calming measures, school zone signage, and school zone pavement markings should calm traffic and increase safety for all road users;

THEREFORE, BE IT RESOLVED, that Community Board 8 Manhattan reiterates resolutions it passed in October 2016 requesting intersection improvements to East 78th Street and Cherokee Place and the adjacent block to include an east-facing stop sign, a north-south crosswalk, appropriate additional traffic calming measures as necessary including speed bumps, and appropriate signage and pedestrian markings to alert oncoming traffic to the presence of the mid-block intersection and PS 158.

Community Board 8 Manhattan unanimously approved this resolution by a vote of 44 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

3. Congestion Pricing Task Force – Alida Camp and Craig M. Lader, Co-Chairs

CP-1: Item 4 Approval

Item 4: Initial Discussion on Credits/Discounts/Exemptions

Given the extensive amount of information provided in the Replica presentation, the Task Force decided to defer discussion of credits/discounts/exemptions to the next meeting. As the function of Traffic Mobility Review Board was being noted, a member suggested that the Task Force formally support the recommendation of Borough President Gale Brewer to nominate Christine Berthet to the TMRB, and a brief bio of Ms. Berthet was read aloud.

The following resolution was then put forward by CB8M:

WHEREAS; Community Board 8 has resolved that two Manhattan residents, one south of 60 Street and one north of 60 Street be appointed to the Transit Mobility Review Board; and

WHEREAS; the congestion pricing zone is to be located in Manhattan, from 60th Street southward; and

WHEREAS; Manhattan below 60 Street is home to about 685,000 residents; and

WHEREAS; the issues facing Manhattan residents residing north and south of 60 street are unique to Manhattan; and

WHEREAS; the interests of residents below 60 Street and in the districts bordering the Congestion Pricing Zone boundary will not be adequately represented by Traffic Review Mobility Board members who do not reside in Manhattan; and

WHEREAS; inclusion of Manhattan residents on the Traffic Review Mobility Board to represent the interests of Manhattan residents and businesses is essential; and

WHEREAS; Borough President Gale Brewer has nominated Christine Berthet to be appointed to the TMRB; and

WHEREAS; Christine Berthet's bio, attached, states that Ms. Berthet was a former Chair of CB4, is co-chair of CB4's Transportation Committee, among other qualifications for appointment to the Traffic review Mobility Board; and

WHEREAS; Christine Berthet is a resident of Manhattan, below 60 Street; and

WHEREAS; the issues for residents and businesses south of 60 Street are not the same as for residents and businesses north of 60 Street; and

WHEREAS; Community District 8 borders the congestion pricing zone; and

WHEREAS; private cars, taxis, for hire vehicles, commercial trucks pass through CB8 to a destination within the congestion pricing zone; and

WHEREAS; residents and businesses located at or proximate to the boundary of the congestion pricing zone will be impacted in unique ways;

BE IT RESOLVED that Community Board 8 endorses Borough President Gale Brewer's nomination of Christine Berthet to the Traffic Review Mobility Board and recommends Ms. Berthet's appointment to the TRMB;

BE IT FURTHER RESOLVED that Community Board 8 continues to call for the appointment of a resident living north of 60 Street in Manhattan to the TRMB.

Community Board 8 Manhattan approved this resolution by a vote of 33 in favor, 2 opposed, 9 abstentions, and 0 not voting for cause.

4. Street Life Committee – Abraham Salcedo, Chair

SL-1: Items 1a - 1c, Item 2b, Item 3a Unanimous Approval

Item 1a: Beanhouse LLC, dba pending, 318 East 84th Street (Between First and Second Avenues) - New Application for Wine, Beer & Cider

WHEREAS this is a New application for a 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.

Item 1b: Kahvehane LLC, dba pending, 1834 Second Avenue (Between 94th and 95th Streets) - New Application for Wine, Beer & Cider

WHEREAS this is a New application for a 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.

Item 1c: U.E.S. 85 Inc, dba Vanessa's Dumpling House, 1623 Second Avenue (Between 84th and 85th Streets) - New Application for Wine, Beer & Cider

WHEREAS this is a New application for a 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.

Item 2b: Chez Nick LLC, 1737 York Avenue (Between 90th and 91st Streets) - Alteration Application for Liquor, Wine, Beer & Cider

WHEREAS this is an alteration 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.

Item 3a: Vicolina Restaurant Venture LLC, 1302 Madison Avenue (Between 92nd and 93rd Streets) – Expansion onto Municipal Property

WHEREAS this is an application for expansion onto Municipal property; 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.

Community Board 8 Manhattan unanimously approved this resolution by a vote of 44 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

9. Old Business

10. New Business

Russell Squire, Chair

Name	Attendance	LM-1: Item 1 Part A	LM-2: Item 1 Part B	LM-3: Item 2	TR-1: Item 1	TR-2 Item 2	CP-1: Item 4	SL-1: Items 1a-c, 2b, 3a
AGGARWALA, ROHIT	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ARONSON, VANESSA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ASHBY, ELIZABETH	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BARON, P. GAYLE	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BARTON, LOWELL	Present	Yes	Yes	Yes	Yes	Yes	Abst	Yes
BIRNBAUM, MICHELE	Present	Yes	Yes	Yes	Yes	Yes	Abst	Yes
BORES, LORI ANN	Present	NVFC	NVFC	Yes	Yes	Yes	Yes	Yes
BORRERO, TAINA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BROWN, LORAINÉ	Present		Yes	Yes	Yes	Yes	Yes	Yes
CAMP, ALIDA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
CHU, SARAH	Present	Yes	Yes	Yes	Yes	Yes	Abst	Yes
COHN, ANTHONY	Excused							
COLEMAN, SAUNDREA	Present	Yes	Yes	Yes	Yes	Yes	Abst	Yes
DANGOOR, REBECCA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FARBER, FELICE	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FREELAND, BILL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
HARTZOG, EDWARD	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
HELPERN, DAVID P.	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
JOHNSON, WILMA	Present	Yes	Yes	Yes	Yes	Yes	Abst	Yes
KRIKER, PAUL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
LADER, CRAIG	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
LAMORTE, REBECCA	Present	Yes	Yes	Yes	Yes	Yes	Abst	Yes
MALIK, MAY	Present	Yes	No	Yes	Yes	Yes	Abst	Yes
MASON, VALERIE	Present	Yes	Yes	Yes	Yes	Yes	No	Yes
MEYERSON, EVAN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MORRIS, GREGORY	Present	Yes	Yes	Yes	Yes	Yes	Abst	Yes
PARSHALL, JANE	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
PATCH, PETER	Present	Yes	No	Yes	Yes	Yes	Yes	Yes
PHILIPS, JOHN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
PIERSON-PANES, HARRISON	Absent							
POPE-MARSHALL, SHARON	Present	Yes	No	Yes	No	Yes	Yes	Yes
POPPER, RITA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
PRICE, MARGARET	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
RODRIGUEZ-THOMA, YMA	Absent							
ROSE, ELIZABETH	Present	Yes	No	Yes	Yes	Yes	Yes	Yes
RUDDER, BARBARA	Present	Yes	Yes	Yes	No	Yes	Yes	Yes
SALCEDO, ABRAHAM	Present	Yes	Yes	Yes	Yes	Yes	Abst	Yes
SANCHEZ, WILLIAM	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SCHNEIDER, M. BARRY	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SHIMAMURA, TRICIA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SIGAL, RAMI	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SPAGNOLETTI, COS	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SQUIRE, RUSSELL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
STRONG-SHINOZAKI, LYNNE	Absent							
TAMAYO, MARCO	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
TEJO, CAROLINA	Present	Yes	Yes	Yes	No	Yes	No	Yes
WALD, ADAM	Absent							
WALSH, ELAINE	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
WARREN, CHARLES	Present	Yes	Yes	NVFC	Yes	Yes	Yes	Yes
WEINER, SHARON	Absent							
Total Yes	44	42	39	43	41	44	33	44
Total No		0	4	0	3	0	2	0
Total Abstain		0	0	0	0	0	9	0
Total Not Vote For Cause		1	1	1	0	0	0	0
Total Votes		43	44	44	44	44	44	44