

Russell Squire
Chair

Will Brightbill
District Manager



**The City of New York
Community Board 8 Manhattan**

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February 16, 2022

Daniel R. Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: 3 East 89th Street - ULURP Number: 220174ZSM

Dear Chair Garodnick,

At the Land Use Committee meeting of Community Board 8 Manhattan held on February 10, 2022, the board **APPROVED** the following resolution by a vote of 27 in favor, 11 opposed, 0 abstentions, and 0 not voting for cause:

WHEREAS, this is a private application by 3 East 89th Street Holding LLC requesting a special permit pursuant to ZR section 74-711 to allow the use of the premises as a Use Group 6 commercial art gallery and construction of rear and side enlargements and a partial one-story penthouse addition within the Expanded Carnegie Hill Historic District of Community District 8, Manhattan.

WHEREAS, at the Land Use Committee of Community Board 8 held on February 10, 2022, Carnegie Hill Neighbors presented two possible changes to reconfigure the penthouse floor and open up a 5-foot space at floors 3 and 4 in the rear of the building (attached), therefore;

BE IT RESOLVED that Community Board 8 Manhattan approves this application and urges the applicant to implement the changes suggested by Carnegie Hill Neighbors, if possible.

Please advise our office of any action taken on this matter.

Sincerely,

Russell Squire

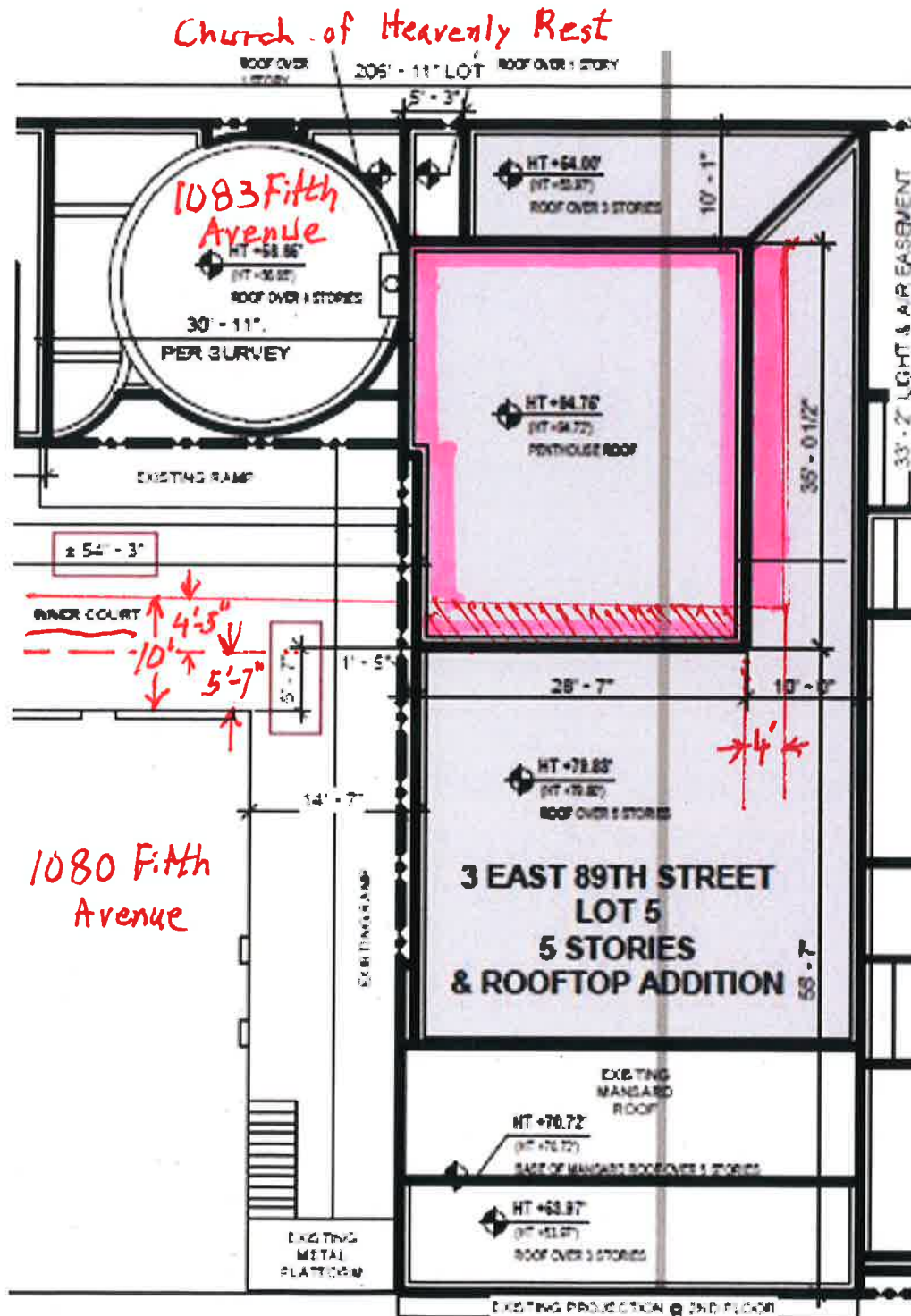
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cc: Honorable Eric Adams, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Mark Levine, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District

3 East 89th – Two changes proposed by Carnegie Hill Neighbors

Proposed Change #1:

Reconfigure the PH (6th Floor, Glass Box) without change of floor area.



Pushout:

Move PH east by 4 Ft.

Pullback:

Move PH north (up) by 4 Ft – 5 inches

Result:

- “Gap” between PH south wall and 1080 Fifth north wall will widen from 5'-7" to 10'. This will allow more light and air into 1080's inner court benefitting lower apartments.
- The floor area of the PH will remain unchanged.

For CB8: Feb. 9, 2022

East 89th Street

North

North