

Russell Squire
Chair

Will Brightbill
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**The City of New York
Community Board 8 Manhattan
Full Board Committee Meeting
PUBLIC HEARING**

**Wednesday, February 16, 2022 - 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, Anthony Cohn, Saundra Coleman, Rebecca Dangoor, Felice Farber, Billy Freeland, David Helpern, Wilma Johnson, Craig Lader, May Malik, Gregory Morris, Jane Parshall, Peter Patch, Harrison Pierson-Panes, Sharon Pope-Marshall, Rita Popper, Margaret Price, Barbara Rudder, Abraham Salcedo, William Sanchez, M. Barry Schneider, Rami Sigal, Cos Spagnoletti, Russell Squire, Lynne Strong-Shinozaki, Marco Tamayo, Carolina Tejo, Adam Wald, Elaine Walsh, Charles Warren, and Sharon Weiner.

Community Board Members Absent: Edward Hartzog and Yma-Rodriguez Thoma.

Community Board Members Excused: Sarah Chu, Paul Kriker, Rebecca Lamorte, Evan Meyerson, John Philips, and Elizabeth Rose.

Total Attendance: 38

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

1. **PUBLIC PRESENTATION:** Weill Cornell Medicine will present their plans for a new Student Residence at 1393 York Avenue (b/t East 74th and 75th Streets)
2. **Public Session** – Those who wish to speak during the Public Session must register to do so by 6:45 pm.
 - Aliyana Traison spoke in favor of the Ruppert Park redesign.
 - Samantha Mellone spoke in favor of the Ruppert Park redesign.
 - Stephanie Reckler spoke in opposition to the Ruppert Park redesign.
 - Laurie Davis spoke in favor of the Ruppert Park redesign.
 - Yasha Chittampalli Yashaswini spoke in favor of the Ruppert Park redesign.
 - Elizabeth Sernoff Kapur spoke in favor of the Ruppert Park redesign.
 - Merideth Weber spoke in favor of the Ruppert Park redesign.
 - Tatiana Ridley spoke in favor of the Ruppert Park redesign.
 - Denice Rich spoke in favor of the Ruppert Park redesign.
 - Faith Fraser spoke on Portable Provisions restaurant Street Life application.
 - Bonnie Boyuk spoke on smoking issues occurring in her apartment building.
 - Andrew Fine spoke on East 86th Street vendor issues occurring on the street.
 - Marty Edelman had proposals on improving traffic flow by Queensboro Bridge.
 - Diego Barberena called on the City to improve waste management.
 - Jennifer McBride spoke against the revocable consent application for the ADA Ramp at the Frick Collection.
 - Judith Schneider spoke in favor of the revocable consent application for the ADA Ramp at the Frick Collection.

- Elizabeth Rose Daly spoke in more detail of the revocable consent application for the ADA Ramp at the Frick Collection.
- Babak Yaghmaie spoke against to the revocable consent application for the ADA Ramp at the Frick Collection.
- Joe Shatoff spoke in more detail of the revocable consent application for the ADA Ramp at the Frick Collection.
- Ellen Polivy spoke in favor of the Health, Seniors, and Social Services resolution in supporting the goal of the New York Health Act.
- Alexander Billy spoke in favor of the proposed Weill Cornell student residence at 1393 York Avenue.
- Dylan Jeronimo Kennedy spoke in favor of the proposed Weill Cornell student residence at 1393 York Avenue.
- Jane Bergere spoke in favor of the revocable consent application for the ADA Ramp at the Frick Collection.
- Alida Camp spoke in opposition to legislation allowing propane heaters in open restaurants.
- Matthew Chook spoke on safety concerns in parks in the Upper East Side.
- Andrew Ravaschiere spoke on climate change and building development.

3. **Adoption of the Agenda** – Agenda Adopted

4. **Adoption of the Minutes** – Minutes Adopted

5. **Manhattan Borough President's Report**
Manhattan Borough President Mark Levine reported on his latest initiatives.

6. **Elected Officials' Reports**

- Assembly Member Rebecca Seawright
- State Senator Liz Krueger
- Manhattan District Attorney Alvin Bragg
- Congresswoman Carolyn Maloney
- Council Member Julie Menin
- State Senator Jose Serrano
- Assembly Member Dan Quart

7. **Chair's Report – Russell Squire**
Chair Russell Squire gave his report.

8. **District Manager's Report – Will Brightbill**
District Manager Will Brightbill gave his report.

9. Committee Reports and Action Items

i) **Parks and Waterfront Committee – Felice Farber and M. Barry Schneider, Co-Chairs**

PW-1 Item 1 Approval

Item 1: Ruppert Park Redesign

BE IT RESOLVED Community Board 8M approves the presentation of **OPTION B**, a new design for Ruppert Park by the Department of Parks & Recreation, as long as the Parks Department considers the following recommendations:

1. The exterior fence height be higher than 4 feet.
2. Plumbing, electrical and any utilities needed for the park house to be installed with the construction of the park.
3. Special signage for the planted area and signage for “no pets except in dog run”. Signage must be part of the restoration and be installed when the park reopens.
4. Reconsider “Greener” choices for the paved area.
5. Come back to the Community Board with the final presentation.

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

- ii) **Rules & By-Laws Committee – Taina Borrero, Rebecca Dangoor, and Charles S. Warren, Co-Chairs**

RB-1 Item 1 Motion to Table

RB-2 Item 2 Unanimous Approval

Item 1: Nominating Committee Process

A motion to table this item was approved by a vote of 26 in favor, 10 opposed, 0 abstentions, and 0 not voting for cause.

Item 2: Decorum at Meetings

1. **When meetings are held in person, Members shall, whenever practicable, sit in seats adjacent to each other and apart from the general public so that they are identifiable as board members.**
2. **Members shall not engage in private discourse that is disruptive or commit any other act tending to distract the attention of the Board from the business before it. When speaking or debating, Members shall confine their remarks to the matters under discussion or debate, avoiding negative personal comments. Members should treat each other with courtesy and respect in meetings and in any other interactions outside of meetings. In addition, Members should also treat Community Board staff, all members of the public, and applicants appearing at the Board with similar courtesy and respect. Divergent opinions shall be respected by all Members and Committee Chairs shall be respectful of the public.**

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

- iii) **Health, Seniors, and Social Services Committee – Rebecca Dangoor, Wilma Johnson, and Barbara Rudder, Co-Chairs**

HS-1 Item 1 Approval

Item 1: Supporting the Goals of the New York Health Act

WHEREAS, our current healthcare system is too expensive and does not provide adequate care for most New Yorkers, who are under insured and burdened with high premiums, co-pays, and drug costs; and

WHEREAS, the current insurance system wastes billions of dollars each year; and

WHEREAS, the goal of the New York Health Act is to provide all New Yorkers, regardless of status, wealth, and health conditions, with comprehensive insurance;

WHEREAS, that insurance will have no restrictions on choice of providers and drugs;

WHEREAS, The New York Health Act aims to eliminate premiums, deductibles and copays, and

WHEREAS, it is expected that most New Yorkers' costs will be less than they are today because of the savings from the current insurance costs and the funding being based on ability to pay; and

WHEREAS, the Health Act's goal to ensure that health providers will be paid more than they are currently, which will encourage them to accept the insurance,

THEREFORE, BE IT RESOLVED, Community Board 8 Manhattan approves the goals of the New York Health Act.

Community Board 8 Manhattan approved this resolution by a vote of 23 in favor, 6 opposed, 7 abstentions and 0 not voting for cause

iv) Transportation Committee – Craig Lader and Charles Warren, Co-Chairs

TR-1 Item 2 Approval

Item 2 – ADA Ramp at the Frick Collection (south sidewalk of East 71st Street, east of Fifth Avenue, at 1 East 70th Street)

WHEREAS; a revocable consent is requested by the Frick Collection to construct, maintain and use an ADA Ramp with stairs on the south sidewalk of East 71st Street; and

WHEREAS; the proposed ramp would provide access to the Art Reference Library, which operates separately from the rest of the Frick Collection Institution; and

WHEREAS; the proposed length of the ramp is approximately 26 feet, which is necessary to allow the height of the entrance to the cellar to be increased to meet ADA standards; and

WHEREAS; the ramp will be 3' 10" wide, exceeding the minimum 3' ADA requirement; and

WHEREAS; there will be an additional 5 feet of railing alongside a staircase at the opposite side of the ramp that also leads to the cellar entrance;

WHEREAS; there will be over 5 feet of minimum sidewalk clearance between the ramp railing and existing tree pits, which exceeds City of New York requirements; and

WHEREAS; the issue of ADA accessibility is of extreme importance to Community Board 8;

THEREFORE BE IT RESOLVED, that Community Board 8 approves, as presented, the request by the Frick Collection for a revocable consent to construct, maintain and use an ADA Ramp with stairs on the south sidewalk of East 71st Street to provide access to the Frick's Art Reference Library; and

BE IT FURTHER RESOLVED, that use of such a ramp be limited to hours the Frick's Art Reference Library is open and shall be used only for accessibility purposes.

Community Board 8 Manhattan approved this resolution by a vote of 32 in favor, 2 opposed, 0 abstentions and 2 not voting for cause

v) **Landmarks Committee – David Helpern and Jane Parshall, Co-Chairs**

LM-1 Items 1 & 3 Unanimous Approval

LM-2 Item 2 Approval

Item 1: 112 East 75th Street (Upper East Side Historic District) – Beyer Blinder Belle Architects & Planners LLP – A modern style building designed by Schuman & Lichtenstein and erected 1964-1968. Application is for an addition to enclose an open-air space and for window replacement.

WHEREAS 112 East 75th Street is a modernist building in the brutalist style;

WHEREAS 112 East 75th Street was built for and remains Temple Israel;

WHEREAS the major design element is an elliptical drum oriented on the diagonal on the site, and set back from the property line;

WHEREAS the drum rises through a three-story rectilinear mass that aligns with the property line;

WHEREAS the rectilinear floor above the drum, the building's second floor, is set back from the building line to create a playground terrace;

WHEREAS the drum rises above the second floor for another two floors;

WHEREAS the three-story rectilinear mass, with its limestone facing, hovers over the dark void in front of the drum;

WHEREAS the ground floor of the drum is the main sanctuary;

WHEREAS the Temple had a fence with three gates installed to provide security, but easy access and egress when needed;

WHEREAS the lobby was under-sized for the sanctuary;

WHEREAS the unenclosed space in front of the drum could only be used in warm weather;

WHEREAS the Temple needed a larger lobby and gathering space for events;

WHEREAS the Temple proposed to enclose the outdoor space under the rectilinear mass to provide the needed space;

WHEREAS the new interior space will be enclosed with a ballistic-rated glass wall set 1'-6" back from the property line to create the needed multipurpose lobby/event space;

WHEREAS the glass wall is separated from the limestone mass above with a continuous dark bronze louver;

WHEREAS the setback of the glass wall maintains the shadow line of the original design;

WHEREAS all of the glass is clear except for spandrel glass at the eastern end for the mechanical space and the western end for the security booth;

WHEREAS the glass panels are framed with dark bronze mullions aligning with the joints in the lowest course of limestone above;

WHEREAS there is a new main entrance to the West and a secondary entrance for service and egress to the east;

WHEREAS there is a vertical bulletin board enclosure between the main entrance and security booth;

WHEREAS the color of the spandrel panels is dark bronze with linear graphics that include the Star of David;

WHEREAS the bulletin board will have a surface for pinning and will not have an LED screen;

WHEREAS there will be a dark gray, flamed "Picasso" granite base under the glass wall;

WHEREAS the sidewalk in front of the glass wall will be lit from above with strip LED lighting;

WHEREAS the granite base and transitions within the vestibules navigate the changes in elevation from the sloping sidewalk to the ground floor level within the new enclosure;

WHEREAS the glass in the new wall will have a Low-E coating that will contribute to the feeling of the original void;

WHEREAS the glass will be transparent at night thereby making the interior and events within more visible than during the day;

WHEREAS night lighting when there is no major occupancy will be at a low level of illumination;

WHEREAS the original Temple Israel sign with pinned letters on the limestone face with a serif font will be replaced with a sign with pinned letters with a sans serif font;

WHEREAS there will be a small sign on the full glass panel to the east of the main entrance as the sign on the limestone is not easily seen from oblique angles;

WHEREAS the windows in the upper setback floor and the windows in the drum will be replaced with windows that will appear almost the same as the existing and will follow the pattern of the existing windows;

WHEREAS all new windows will be thermally broken and have insulated glass;

WHEREAS all the windows on the second floor are operable;

WHEREAS the windows on the setback floor are currently a combination of a fixed panel at the top, an awning in the middle, and a hopper at the bottom;

WHEREAS the new windows will have almost the same proportioning of the glass, but the awning and hopper will be combined into one awning window to enable an accessible reach;

WHEREAS the frames and horizontal mullions will be generally slightly larger than the existing, there will be a reduction in glass area of 9.5 % to 12% depending on the width of the window;

WHEREAS there are currently two glass doors to the terrace;

WHEREAS there will be three glass doors to provide access to the terrace from all three classrooms abutting the terrace;

WHEREAS the windows on the third and fourth floors alternate between fixed glazing and operable windows;

WHEREAS the existing and proposed operable windows are essentially the same as the windows on the second floor;

WHEREAS there will be a reduction of glass area of 6% in the new operable windows on the third and fourth floors;

WHEREAS the proposed enclosure of the space at grade meets the program needs of the synagogue while maintaining the spirit and intent of the original design;

WHEREAS the changes in the proportions of the proposed window replacements will be almost imperceptible;

WHEREAS the proposed changes to the building complement the original design;

WHEREAS the proposed improvements to the building are appropriate within the historic district;

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

Item 3: 965 Fifth Avenue (Upper East Side Historic District) – Oliver Cope, Architect – A Classic Modern Style building designed by Irving Margon and constructed in 1937. Application is to replace windows on the rear façade.

WHEREAS the applicant has proposed the combination of two apartments on the 12th floor of a contributing building in the Upper East Side Historic District;

WHEREAS the resulting changes to the floorplan calls for certain changes to window location;

WHEREAS all but two of the openings are only minimally visible from the public way;

WHEREAS all new windows will visually replicate the predominant and historic windows on the Fifth Avenue façade (which will not be altered in any way), and the proposed terrace doors will replicate the material, color and pattern of an existing terrace door adjacent;

WHEREAS 965 Fifth Avenue has no LPC approved Window Replacement Master Plan;

WHEREAS all new windows and terrace doors will fill existing masonry openings except for two new terrace doors near the northeast corner of the building;

WHEREAS one of the two new terrace doors will require moving its masonry opening 12” to the north;

WHEREAS the masonry opening for the remaining terrace door will be moved 15” to the south, taking it out of alignment with the window on the floor above;

WHEREAS all new windows and terrace doors except the aforementioned terrace door whose opening is moving 15” were approved by the LPC at staff level;

WHEREAS the applicant seeks a Certificate of Appropriateness for the location of this terrace door;
WHEREAS window alignment from floor to floor on the building façade in question (east) is nonexistent;
WHEREAS an existing (and to be retained) retractable awning further compromises any continuity of openings in the east façade;
WHEREAS the proposed changes do not substantively alter neither the original design nor its current condition;

THEREFORE BE IT RESOLVED that this application is **APPROVED** as presented;

FURTHER BE IT RESOLVED that this Board urges 965 Fifth Avenue to pursue a Window Replacement Master Plan incorporating a requirement that all new windows adhere to the type, material, color and layout of the original and historic windows of the Fifth Avenue façade.

Community Board 8 Manhattan unanimously approved these resolutions by a vote of 36 in favor, 0 opposed, 0 abstentions and 0 not voting for cause

Item 2: 18 East 68th Street (Upper East Side Historic District) – Steven B. Jacobs Group PC – A Beaux-Arts Style building designed by Cass Gilbert and erected 1904-1905. Application is for installation of two ornamental lion figures at the front entry stoop and installation of a cast iron gate at the front stoop to match the existing wrought iron fencing at the front areaway.

WHEREAS 18 East 68th Street was restored under a different application;
WHEREAS 18 East 68th is a limestone building with limestone plinth blocks set symmetrically either side of the main entry steps;
WHEREAS there is no record of the elements that were on top of the plinth blocks at the time the building was constructed;
WHEREAS the original drawings indicate the possibility of urns having been on top of the plinth blocks;
WHEREAS the applicant would prefer to have a pair of lion sculptures instead of urns framing the entrance steps to the house;
WHEREAS there are precedents for lions in the neighborhood;
WHEREAS the applicant proposes to install two bronze casts of lions made in Thailand;
WHEREAS each bronze lion is 33 inches high by 13.5 inches wide;
WHEREAS the applicant requires a gate at the front steps to make clear that this is a private residence;
WHEREAS the gate will preclude passersby from sitting on the steps of a private residence;
WHEREAS the gate will span across a step as the steps and areaway extend beyond the property line;
WHEREAS the gate will replicate the ornamental design of the areaway fence;
WHEREAS the fence will be made of wrought iron and painted black;
WHEREAS the proposed lions and gate are contextual in 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 35 in favor, 1 opposed, 0 abstentions and 0 not voting for cause

vi) **Street Life Committee – Abraham Salcedo, Chair**

SL-1 Items 1a, 1b, 1d-f **Unanimous Approval**

SL-2 Items 1c **Approval**

Item 1a: KX Hunter Deli Inc, dba Hunter Deli, 966 Lexington Avenue (Between 70th and 71st Streets) - New Application for Beer & Cider

WHEREAS this is a New application for a 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: Chamoun's Way Corp, 1237 First Avenue (Between 66th and 67th 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 1d: TY77 INC, dba Thai Hot Box, 1598 Third Avenue (Between 89th and 90th Streets) - New Application and Temporary Retail Permit for Wine, Beer & Cider

WHEREAS this is a New application and Temporary Retail Permit 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 1e: Irregular Mikes LLC, dba Irregulars, 1152 First Avenue (Between 63rd and 64th Streets) - Temporary Retail Permit Application for Liquor, Wine, Beer & Cider

WHEREAS this is a Temporary Retail Permit 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 1f: Tony Fortune (entity to be formed), dba TBD, 116 East 60th Street (Between Lexington and Park Avenues) - 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;

WHEREAS the applicant agreed to ensure that smoking would not be permitted to occur in front of the driveway of the residential building next door, that the owner would provide CB8 with a contact number in the event of complaints and that all doors and window will be close by 10pm; therefore

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

Community Board 8 Manhattan unanimously approved these resolutions by a vote of 36 in favor, 0 opposed, 0 abstentions and 0 not voting for cause

Item 1c: Portable Provisions LLC, dba Portable Provisions, 220 East 81st Street (Between Second and Third Avenues) - 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;

WHEREAS the applicant agreed that they will not use the rear yard and that they will operate as a restaurant and not a catering facility and only occasionally host private events;

WHEREAS the applicant agreed to provide a ramp for the 2-3-inch front lip; 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 25 in favor, 11 opposed, 0 abstentions and 0 not voting for cause

10. Old Business

11. New Business

Russell Squire, Chair

