

Russell Squire  
Chair

Will Brightbill  
District Manager



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**The City of New York  
Community Board 8 Manhattan  
Full Board Meeting  
PUBLIC HEARING  
Wednesday, May 18, 2022 - 6:30 PM  
Conducted Remotely via Zoom**

**MINUTES:**

**Community Board Members Present:** Mohit Agrawa, Bill Angelos, Elizabeth Ashby, Gayle P. Baron, Michele Birnbaum, Lori Bores, Taina Borrero, Loraine Brown, Alida Camp, Anthony Cohn, Saundra I. Coleman, Lindsey Cormack, Rebecca Dangoor, Felice Farber, Bill Freeland, Edward Hartzog, David P. Helpern, Sahar Husain, Paul Krikler, Craig Lader, Rebecca Lamorte, Addeson Lehv, Valerie Mason, John McClement, Evan Meyerson, Gregory Morris, Jane Parshall, John Philips, Sharon Pope-Marshall, Rita Popper, Margaret Price, Barbara Rudder, Abraham Salcedo, William Sanchez, Judy Schneider, Rami Sigal, Cos Spagnoletti, Russell Squire, Lynne-Strong-Shinozaki, Anju Suresh, Marco Tamayo, Carolina Tejo, Adam Wald, Chuck Warren, and Sharon Weiner

**Community Board Members Absent:** Vanessa Aronson (Excused), Sarah Chu (Excused), Wilma Johnson, Yma Thoma-Rodriguez, Elizabeth Rose (Excused)

**Total Attendance: 45**

**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.

- Zach Borodkin spoke in favor of bills A3103/S1826.
- Adrienne Rogatnick spoke in favor of the Knickerbocker Greys.
- David Menegon spoke in favor for Knickerbocker Greys.
- Sonja Pike spoke in favor for Knickerbocker Greys.
- Oscar A. spoke in favor of the Knickerbocker Greys.
- Niamh Hoban spoke in favor of the Knickerbocker Greys.
- Tessa Jean spoke in favor of Knickerbocker Greys.
- Fiona Foley spoke in favor of Knickerbocker Greys.
- Anna Pike & Tom Pike spoke in favor of the Knickerbocker Greys.
- Stephanie Tomlin spoke in favor of the Knickerbocker Greys.
- Max Philips spoke in favor of the Knickerbocker Greys.
- Andre Altherr spoke in favor of the Knickerbocker Greys.
- Elaine Walsh spoke on her tenure as a Community Board member.

- Daniel Eckman spoke in favor of the Knickerbocker Greys.
- Andrew Fine thanked Elaine Walsh for her service as a CB member.
- Andrew Ravaschiere spoke in favor of height caps on all new buildings.
- Valerie Mason thanked the Community Board for providing support and comfort during an emotional time.

2. **PUBLIC HEARING** – 300 East 83rd St Transit Easement Certification (N 220425 ZCM). A transit easement certification via zoning resolution section 95-041 is being sought by E83 Properties LLC, a private applicant, at 300 East 83rd Street to facilitate an as-of-right development.

**The following resolution was proposed to the board:**

**WHEREAS**, a transit easement certification via zoning resolution section 95-041 is being sought by E83 Properties LLC, a private applicant, at 300 East 83<sup>rd</sup> Street to facilitate an as-of-right development, therefore;

**BE IT RESOLVED** that Community Board 8 Manhattan concurs with the MTA that an easement is not required for the proposed development at 300 East 83<sup>rd</sup> Street, and requests that the CPC certify the MTA’s finding due to the location not providing opportunities to provide improved connectivity or accessibility to the 86th Street Q Train Station, and;

**BE IT FURTHER RESOLVED** that Community Board 8 Manhattan considers the need for expanded and improved transit accessibility to be paramount, and requests any proposed development in the Special Transit Land Use District along Second Avenue prioritize and incorporate into their design any accessibility upgrades necessary to achieve the addition of elevators connecting street and station mezzanine levels on the southern ends of the 72nd, 86th and 96th Street Q Train stations to supplement the existing elevators on the northern ends of each station.

**Community Board 8 Manhattan approved this resolution by a vote of 25 in favor, 15 opposed, 0 abstentions and 1 not voting for cause**

3. **Adoption of the Minutes** – Minutes Adopted
4. **Manhattan Borough President’s Report**  
Manhattan Borough President Mark Levine reported on his latest initiatives.
5. **Elected Officials’ Reports**
  - US House Representative Carolyn Maloney
  - Manhattan Borough President Mark Levine
  - State Senator Liz Krueger
  - State Assembly Member Rebecca Seawright
  - Council Member Keith Powers
  - State Assembly Member Dan Quart
  - Council Member Julie Menin

- State Senator José M. Serrano
- Manhattan DA Alvin Bragg

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

**A. Youth, Education and Libraries Committee – Vanessa Aronson, Taina Borrero and Rami Sigal, Co-Chairs**

**YEL-1 Item 1 Approval**

**Item 1: The Knickerbocker Greys at Park Avenue Armory**

**WHEREAS** the Park Avenue Armory located at 643 Park Ave, New York, NY 10065 is a New York State owned building on New York City Property;

**WHEREAS** the Park Avenue Armory is 143 years old and hosts four tenants: the Park Avenue Armory Conservancy also known as the 7th Regiment Armory Conservancy, also known as The Conservancy; the Women's Mental Health Shelter at the Park Avenue Armory; the National Guard 53<sup>rd</sup> Army Digital Liaison Division, and the Knickerbocker Greys;

**WHEREAS** the Knickerbocker Greys, founded in 1881, are a historic community institution with ties to both the Upper East Side and the Armory for 120 years, and have been headquartered in the Armory since 1902;

**WHEREAS** the Conservancy has had a lease agreement with the Empire State Development Corporation since 2006;

**WHEREAS** the Conservancy has invested millions of dollars into the renovation of the building and seeks to renovate the basement where the Greys store archives, uniforms, and equipment and seeks to remove the Greys from the building;

**WHEREAS** the overwhelming majority of members of the public were in support of the Greys remaining in the Armory at the April Youth, Education & Libraries Committee meeting;

**THEREFORE, BE IT RESOLVED** that Community Board 8 Manhattan urges the State of New York to work with the Conservancy to reach a resolution that allows the Greys to remain in the historic Armory by providing official documentation supporting the Greys' use of space in the Armory immediately; as well as engaging in a conversation about a longer-term solution, including the possibility of allowing the Greys to enter a long-term lease directly with the State;

**BE IT FURTHER RESOLVED** that the Conservancy should be denied funding from New York City and New York State if the Greys are not permitted to use the Armory for their headquarters, classes, and events.

**Community Board 8 Manhattan approved this resolution by a vote of 38 in favor, 0 opposed, 3 abstentions and 1 not voting for cause**

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

**TR-1 Item 1 Unanimous Approval**

**TR-2 Item 2 Approval**

**TR-3 Items 3-7 Approval**

**Item 1: General Permanent Open Restaurant Recommended Policies**

**WHEREAS;** New York City Department of Transportation has proposed a Permanent Open Restaurants Program to replace the emergency program enacted in 2020 as a pandemic response; and

**WHEREAS;** it is recognized that the emergency open restaurants program played a pivotal role in the survival of New York City’s restaurant industry; and

**WHEREAS;** there are quality of life concerns that have arisen as a result of the emergency open restaurants program that are intended to be addressed in the Permanent Open Restaurants Program; and

**WHEREAS;** presentations provided to Community Boards in association with a related zoning text amendment included general information regarding the vision of the Permanent Open Restaurants Program and how it addresses quality of life concerns that have arisen in the emergency program; and

**WHEREAS;** the Environmental Assessment Statement developed for the related zoning text amendment included many specific policies and rules proposed for the Permanent Open Restaurants Program; and

**WHEREAS;** It is through the Citywide Administrative Procedure Act (CAPA) that the City will finalize and adopt formal rules relating to the permanent Open Restaurants program, including rules for outdoor dining structures in the roadway; and

**WHEREAS;** Community Board 8 passed a resolution in April 2022 requesting the ability to provide meaningful input in the rulemaking process; and

**WHEREAS;** Community Board 8 is concerned about ensuring that a Permanent Open Restaurants Program is sensitive to concerns regarding ADA accessibility, noise, sanitation, design standards, safety; and

**WHEREAS;** Enforcement of the emergency open restaurants program was inconsistent and needs to be improved under a permanent program; and

**WHEREAS;** Certain New York City Department of Transportation infrastructure, such as bikeshare docking stations, are movable and can be sited with sensitivity towards potential open restaurants;

**THEREFORE, BE IT RESOLVED,** that Community Board 8 urges that New York City adopt the following overarching rules for permanent outdoor dining:

- Limitations to the times of day in which open restaurants can operate, subject to Community Board input for each individual establishment;
- Adherence to all local, state, and federal requirements relating to accessibility for people with disabilities, including path of travel, minimum table heights, and clearance requirements;
- At least 8 feet of sidewalk clearance be provided to ensure pedestrian flow is not impeded;

- Prohibiting the use of propane heaters;
- Prohibiting fully enclosed structures;
- As a baseline, noise mitigation requirements for open restaurants should be no less restrictive than those applied to sidewalk cafes prior to the pandemic;
- Implementing additional appropriate noise mitigation measures, with community board input on such measures and requirements for each establishment;
- Promulgation of rules in accordance with the City Administrative Act that incorporate and enhance the existing DCWP sidewalk café controls;
- Referral of community noise disputes to alternative dispute resolution through the Mediating Establishment and Neighbor Disputes NYC program (MEND NYC);
- Highlighting for the restaurant community the license requirements that control noise (including the potential for termination of a license for non-compliance) through education and outreach such as an explicit “Code of Conduct” for potential licensees;
- NYCDOT to provide a dedicated full enforcement unit to enforce roadway structures, ADA Compliance, clear path compliance, and illegal use of amplified noise devices, with NYPD also providing enforcement of noise violations;
- Enforcement to be conducted in a uniform and consistent manner that allow units to investigate specific complaints but also broader geographic areas or corridors.

**BE IT FURTHER RESOLVED** that Community Board 8 requests that NYCDOT be required to be flexible and take the needs of restaurants into account in the siting of new and existing bike racks and other transportation infrastructure.

**Community Board 8 Manhattan unanimously approved this resolution by a vote of 41 in favor, 0 opposed, 0 abstentions and 0 not voting for cause**

**Item 2: Permanent Open Restaurant Frontage Policies**

**WHEREAS;** the Permanent Open Restaurants Environmental Assessment Statement included proposed policies limiting the extent to which sidewalk cafes can operate to the frontage of their business; and

**WHEREAS;** the emergency Open Restaurants Program permitted restaurants to use sidewalk and roadway space of adjacent businesses with permission; and

**WHEREAS;** limiting restaurants to their frontage would put some businesses at a competitive disadvantage if they had a narrow storefront; and

**WHEREAS;** the Permanent Open Restaurant program would be more restrictive than the emergency program in regards to proximity to conflicting street/sidewalk uses or infrastructure; and

**THEREFORE, BE IT RESOLVED,** that Community Board 8 urges NYCDOT to establish Permanent Open Restaurant Rules that allow program participants to use their frontage and the frontage of one adjacent business (with the permission of the adjacent business) for both the sidewalk cafes program and roadway dining program if enacted.

**Community Board 8 Manhattan approved this resolution by a vote of 30 in favor, 9 opposed, 2 abstentions and 0 not voting for cause**

**Item 3: Additional General Permanent Open Restaurant Policies**

**WHEREAS;** the Permanent Open Restaurants Environmental Assessment Statement included proposed administrative policies regarding health, safety and landmarks; and

**WHEREAS;** Community Board 8 supports such rules, as long as Community Board input is incorporated into the review process for open restaurants;

**THEREFORE, BE IT RESOLVED**, that Community Board 8 urges NYCDOT to establish the following proposed Permanent Open Restaurant Rules:

- Eligibility would be limited to restaurants with an active Department of Health and Mental Hygiene (DOHMH) food service establishment license and ground floor frontage;
- Participating restaurants shall adhere to all applicable guidance issued by NYCDOT, DOHMH, the New York State Department of Health, and the State Liquor Authority; and
- Seating within a Historical District would continue to be subject to LPC review and Community Board Input through LPC's FasTrack Service or a similar program, and LPC would issue guidance on what kinds of sidewalk or roadway restaurant seating perimeters would be approved for installation;
- The installation of sidewalk and roadway restaurant seating adjacent to an individual architectural resource or within a S/NR-listed or S/NR-eligible historic district would not be subject to LPC review (except in the unusual case where the Landmark site of an individual NYCL includes the sidewalk) but should require Community Board input.

#### **Item 4: Sidewalk Café Permanent Open Restaurant Policies**

**WHEREAS;** New York City Department of Transportation has proposed changes to the sidewalk café program under the Permanent Open Restaurants Program; and

**WHEREAS;** Community Board 8 has long established policies regarding sidewalk cafes that have worked well for Community District 8; and

**WHEREAS;** Community Board 8 seeks to ensure that restaurants that had legal sidewalk cafes prior to the Covid-19 pandemic are able to continue their sidewalk operations to the same degree as at they did pre-pandemic; and

**WHEREAS;** There have been concerns raised regarding the sidewalk café element of the emergency Open Restaurants program regarding overbuilt structures and encroachment of structures on pedestrian flow resulting from narrow sidewalks; and

**WHEREAS;** the Environmental Assessment Statement developed for the related zoning text amendment included many specific policies and rules proposed for the Permanent Open Restaurants Program regarding sidewalk cafes that are reasonable and appropriate;

**THEREFORE, BE IT RESOLVED**, that Community Board 8 urges NYCDOT to establish the following additional proposed Permanent Open Restaurant Rules specific to sidewalk cafes:

- Sidewalk cafes should be subject to Community Board input in the same way they were pre-pandemic;
- Establishment of clear path guidelines should be determined in the same manner as they were pre-pandemic;
- Clear path measurements should be based off of occupied sidewalk café seating;
- Sidewalk cafes should be situated up against the wall (or as close as possible) of the business;
- Seating must be kept clear of the amenity zone (the portion of the public right-of-way between the curb and the sidewalk that is outside of the pedestrian walking area);
- A minimum established clear path of at least 8 feet for pedestrians shall be maintained, except that restaurants in certain locations with low pedestrian volumes shall be able to apply for a waiver to achieve a minimum clear path width of 6 feet, so long as the applicant can demonstrate that pedestrian flow and accessibility needs can be met and are considered fully ADA accessible, and with eligibility for a 6-foot clear path no less restrictive than the rules that applied pre-pandemic;

- A 50 percent clear path rule would apply that would require wider than 8-foot or 12-foot clear paths on sidewalks where 50 percent of the sidewalk width is greater than these respective minimum clear path widths; so as long as the policies are no more restrictive than pre-pandemic;
- Any restaurant located in a central business district (CBD) location should be subject to clear path requirements that are no more restrictive than pre-pandemic;
- While food establishments may install outdoor comfort heating equipment to serve new sidewalk seating locations, these would be limited to radiant heaters fueled by electricity or natural gas;
- Seating would be generally unenclosed and not designed for winterization.

#### **Item 5: Roadway Dining Permanent Open Restaurant Policies**

**WHEREAS;** New York City Department of Transportation has proposed roadway dining be permitted under the Permanent Open Restaurants Program; and

**WHEREAS;** There have been concerns raised regarding the roadway dining program in the emergency Open Restaurants program regarding overbuilt structures, insufficient upkeep, patron safety, safety of heating elements, siting of roadway dining areas and impacts on quality of life;

**WHEREAS;** the Environmental Assessment Statement developed for the related zoning text amendment included many specific policies and rules proposed for the Permanent Open Restaurants Program regarding roadway dining that are reasonable and appropriate;

**THEREFORE, BE IT RESOLVED,** that Community Board 8 urges NYCDOT to establish the following additional proposed Permanent Open Restaurant Rules specific to roadway dining if a roadway dining program is enacted:

- Roadway dining should be limited to no farther than 8 feet from the curb line;
- All roadway seating and any protection must be fully contained within the parking lane and be prohibited from encroaching on any bike lane, vehicle travel lane, or painted buffer;
- A minimum 18-inch wide and 30 to 36-inch high protective barrier, such as planters or objects of similar size and weight, should be required on all three sides of the seating perimeter that are in the roadway in order to separate the seating from the travel lane;
- Any established offset distances from obstructions and infrastructure should be maintained;
- Roadway dining shall be prohibited from No Standing Anytime and No Stopping Anytime zones, as well as bus lanes or stops, taxi stands, or designated car share parking spaces;
- Roadway seating shall only be permitted for months when roadway snow plowing activities are generally not required, and comfort heating equipment shall not be allowed in roadway seating areas, to conform with policies limiting the Permanent Open Restaurants program to operate seasonally and not during the coldest months on the year;
- Roadway seating areas shall only be used to serve restaurant patrons during restaurant hours of operations and not be publicly accessible outside of restaurant hours;
- Restaurants that are permitted to set up roadway seating shall be required to keep the interior of their roadway dining areas clean, and also be responsible for cleaning up to 18 inches along the outside of their roadway dining setouts to prevent the accumulation of litter around the exterior of these areas;
- Restaurants that are permitted to set up roadway seating would also be required to clean along the curblines for 8 feet in either direction from the edges of their roadway dining set out to prevent litter accumulation in areas made inaccessible by DSNY mechanical brooms due to minimum turning radius;
- Roadway seating shall be set up on the roadbed, with platforms not permitted and ADA compliant accessibility to be provided via ramps;
- Roadway seating siting shall account for the turning radius of buses and associated visibility to protect the safety of diners;

- Roadway seating applications shall be subject to Community Board review just as Sidewalk Cafes are vetted;

#### **Item 6: Additional Recommended Noise Mitigation Policies**

**WHEREAS;** amplified sound is not permitted for use under the emergency Open Restaurants program, and was not permitted for use at sidewalk cafes pre-pandemic; and

**WHEREAS;** Community Board 8 Manhattan is concerned about quality of life impacts of the proposed Permanent Open Restaurants Program caused by excessive noise, especially at night; and

**WHEREAS;** Community Board 8 Manhattan has established policies in place for sidewalk cafes regarding noise control; and

**WHEREAS;** the Permanent Open Restaurant Zoning Text Amendment Environmental Assessment Statement identified a series of reasonable proposed noise control measures;

**THEREFORE, BE IT RESOLVED,** that Community Board 8 urges NYCDOT to prohibit any amplified sound from being permitted for use under the Permanent Open Restaurant Program;

**BE IT FURTHER RESOLVED,** that Community Board 8 Manhattan requests the Permanent Open Restaurants Program rules require windows to be closed no later than currently permitted, and that determination of closure times be consistent with existing procedures and with input from Community Boards;

**BE IT FURTHER RESOLVED,** that Community Board 8 Manhattan supports noise control and mitigation measures identified in the Permanent Open Restaurant Zoning Text Amendment Environmental Assessment Statement to be implemented through the promulgation of rules in accordance with the City Administrative Procedure Act that incorporate the existing DCWP sidewalk café controls, including:

- Prohibition on amplified sound within roadway, sidewalk, and interior Open Restaurant spaces per 6 RCNY 2-53(f) and 57(b);
- Prohibition on excessive congregation within or immediately adjacent to Open Restaurant setups per 6 RCNY 2-51(a) and (b);
- Prohibition of exceedance of maximum occupancy within Open Restaurants areas pursuant to license requirements for seating and table limits per 6 RCNY 2-51(a) and (b); and
- Prohibition on party noise and disorderly conduct per 6 RCNY 2-57 (b), (e) and (f).

#### **Item 7: Other Additional Siting Policies**

**WHEREAS;** the Permanent Open Restaurant Zoning Text Amendment Environmental Assessment Statement identified a series of proposed specific siting rules for sidewalk cafes and roadway dining; and

**WHEREAS;** the expertise of stakeholder city agencies with jurisdiction over assets and infrastructure should guide any specific siting rules regarding outdoor dining;

**THEREFORE, BE IT RESOLVED,** that Community Board 8 urges NYCDOT request the appropriate agencies with jurisdiction over specific siting matters develop siting rules.

**Community Board 8 Manhattan approved these resolutions by a vote of 39 in favor, 0 opposed, 2 abstentions and 0 not voting for cause**



**C. Social Justice Committee – Sarah Chu and Saundra I. Coleman, Co-Chairs**

**SJ-1 Item 1 Approval**

**Item 1: Supporting the Elimination of A Subminimum Wage For People Living With Disabilities and Bills A3103 and S1826**

**WHEREAS**, New York State labor law contains exceptions that permit certain institutions to pay people living with disabilities a subminimum wage,

**WHEREAS**, the law was codified in 1938 and has the impact of preventing New York State businesses and organizations from realizing the full contribution and richness of perspectives from an entire community of people in the workplace,

**WHEREAS**, nine states — including Alaska, Maine, Maryland, New Hampshire, Oregon, Washington, Hawaii, Colorado, California, and Delaware — have passed laws eliminating subminimum wage for people living with disabilities,

**WHEREAS**, the New York State Assembly and Senate are currently contemplating bill A3103/S1826 to end subminimum wage for people living with disabilities,

**THEREFORE BE IT RESOLVED**, that Community Board 8 Manhattan urges the chairs of the Labor Committees of both houses to move these bills out of committee, for the Assembly and Senate to pass the bill, and for the Governor to sign it into law.

**Community Board 8 Manhattan approved these resolutions by a vote of 39 in favor, 0 opposed, 1 abstention and 0 not voting for cause**

**D. Landmarks Committee – David Helpern and Jane Parshall, Co-Chairs**

**LM-1 Item 1 Approval**

**LM-2 Item 2 Approval**

**Item 1: 895 Park Avenue aka 893-899 Park Avenue and 100-114 East 79th Street (Upper East Side Historic District) - Haffey Architects & Engineers - A Classicizing Art-Deco style apartment building designed by Sloan & Robertson and built in 1929. Application is for a master plan to govern the replacement of terra cotta pieces set within the cladding at 13th floor.**

**WHEREAS** 895 Park Avenue is a 19-story building plus penthouse;

**WHEREAS** the major materials are brick masonry, limestone, and terracotta;

**WHEREAS** terracotta is the primary ornamental material;

**WHEREAS** there is a terracotta cornice on the 13<sup>th</sup> floor;

**WHEREAS** there are a variety of terracotta elements above the 13<sup>th</sup> floor including medallion stones, fluted stones, ashlar stones, and decorative special stones;

**WHEREAS** some of the terracotta pieces have cracks and are failing;

**WHEREAS** the building requires a master plan to replace the terracotta;

**WHEREAS** the terracotta has an unglazed finish;

**WHEREAS** cast stone, which is stronger and more durable than terracotta, has been selected as the replacement material;

**WHEREAS** some terracotta pieces have already been replaced successfully with cast stone;

**WHEREAS** the terracotta is hollow, and the attachments rely on filling voids with mortar and or supporting with brick masonry, installation techniques that cannot be verified as the supporting materials cannot be inspected after installation;

**WHEREAS** the cast stone cornice pieces can be attached with steel rods welded to steel within the building or cast stone ornamental elements can be cast with steel frames that can be welded to steel within the building;

**WHEREAS** the steel connections are stronger than the mortar and/or masonry connections and the connections can be viewed, and the welds inspected;

**WHEREAS** installing cast stone enables a simpler flashing detail than installing terracotta;

**WHEREAS** the shapes and three-dimensional designs of the terracotta pieces can be replicated in cast stone;

**WHEREAS** the architectural character and the weather tightness of the building will be better protected with cast stone than terracotta;

**WHEREAS** the cast stone material as proposed for 895 Park Avenue is appropriate and contextual within the historic district;

**THEREFORE**, this application is approved as presented.

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

**Item 2: 18 East 74th Street (Upper East Side Historic District) - Michael Zenreich, Architect** - An Italianate neo-Italian Renaissance four-story residence designed by an unknown architect and constructed in 1871 and altered in 1921. Application is for reconstruction of penthouse, construction of elevator bulkhead, reconstruction of rear elevation.

**WHEREAS** 18 East 74th Street is a neo-Italian Renaissance 4-story residence constructed in 1871 (architect unknown) and altered in 1921;

**WHEREAS** the penthouse will be relocated/pushed back 12'6" from front elevation;

**WHEREAS** the 540 sq. ft. volume of the penthouse will not change;

**WHEREAS** the stair bulkhead at the roof will be removed and replaced with a new elevator bulkhead;

**WHEREAS** the new elevator bulkhead will be constructed in the former location of the penthouse (now pushed back);

**WHEREAS** the new elevator bulkhead will rise 4' above the roof of the reconstructed penthouse;

**WHEREAS** the height of the penthouse will remain unchanged at 9'; the height of the elevator bulkhead is 13' — the elevator bulkhead will extend 4' above the penthouse roof;

**WHEREAS** the penthouse level roof will be finished with a deck;

**WHEREAS** at the roof, there will be the added volume of the elevator extension — very minimally visible from the public way;

**WHEREAS** at the rear, there is an existing extension into the rear yard that presents as a “dog leg”; this “dog leg” provides a west facing elevation for 18 East 74th Street;

**WHEREAS** the applicant proposes to pull back the southern face of the “dog leg” to enlarge the area of the rear yard;

**WHEREAS** the distance from the “dog leg” to the property line will increase from 20' to 22'10”; the rest of the backyard remains at 30' from the rear elevation to the property line;

**WHEREAS** the applicant plans a complete restoration of the front elevation including new, in-kind wooden windows; at the rear, the existing bay will be removed and steel casement windows will replace the existing windows;

**WHEREAS** all window replacement and restoration features have been approved at the staff level at the Landmarks Preservation Commission;

**WHEREAS** the application is contextual and appropriate within the historic district; the applicant is especially commended for bringing a sense of unity and character to the rear elevation by reducing the “dog leg” and a more symmetrical placement of the windows;

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

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

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

**PW-1 Item 1 Unanimous Approval**

**Item 1: Adult Fitness Area on The East River Esplanade in the Area Underneath the Ramp to the Esplanade Between 77th And 78th Streets**

**WHEREAS** the Community Board has requested on numerous occasions that exercise equipment be installed on the East River Esplanade, and

**WHEREAS** the Hospital for Special Surgery (HSS) has committed to improving the East River Esplanade from 72<sup>nd</sup> to 78<sup>th</sup> Streets, and

**WHEREAS** the NYC Parks Department has proposed installing an Adult Fitness area on the Esplanade in the area underneath the ramp to the Esplanade between 77<sup>th</sup> and 78<sup>th</sup> Streets, the area HSS has committed to improving, and

**WHEREAS** the design of the exercise area will match the color palate approved by the Parks Department, and

**WHEREAS** the Adult Fitness Area will include signage on the safe and proper use of the equipment, and will include a No Dogs Allowed sign in the Adult Fitness Area, and

**WEHREAS** the proposed design of the Adult Fitness Area will include equipment manufactured by KOMPAN, and

**WHEREAS** HSS and the Parks Department committed to installing Adult Fitness Equipment that can be used by Seniors, persons with disabilities, and people of different heights,

**BE IT RESOLVED** that Community Board 8 Manhattan approves the proposed installation of an Adult Fitness Area underneath the ramp between 77<sup>th</sup> and 78<sup>th</sup> Streets, and

**BE IT FURTHER RERSOLVED** that Community Board 8 Manhattan strongly urges that increased lighting be installed in the area to ensure a safe environment, and

**BE IT FURTHER RERSOLVED** that Community Board 8 Manhattan strongly urges that a security camera be installed as part of the construction of the Adult Fitness Area.

**Community Board 8 Manhattan unanimously approved this resolution by a vote of 40 in favor, 0 opposed, 0 abstentions and 0 not voting for cause**

9. Old Business

10. New Business

*Russell Squire, Chair*

Name	Attendance	300 East 83rd St Transit Easement	YEL -1 Item 1	TR-1 Item 1	TR-2 Item 2	TR-3 Items 3-7	SJ-1 Item 1	LM-1 Item 1	LM-2 Item 2	PW-1 Item 1
AGRAWAL, MOHIT	Present	Yes	Yes							
ANGELOS, BILL	Present	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<del>ARONSON, VANESSA</del>	<del>Excused</del>									
ASHBY, ELIZABETH	Present	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BARON, P. GAYLE	Present	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
BIRNBAUM, MICHELE	Present	No	Yes	Yes	No	Yes	Yes	No	Yes	Yes
BORES, LORI ANN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BORRERO, TAINA	Present	Yes	NVFC	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BROWN, LORAINÉ	Present	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
CAMP, ALIDA	Present	No	Yes							
<del>CHU, SARAH</del>	<del>Excused</del>									
COHN, ANTHONY	Present	No	Yes	Yes	No	Yes				
COLEMAN, SAUNDREA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<del>CORMACK, LINDSEY</del>	<del>Present</del>									
DANGOOR, REBECCA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FARBER, FELICE	Present	Yes	Yes	Yes	Yes	Yes	Abst	Yes	Yes	Yes
FREELAND, BILL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
HARTZOG, EDWARD	Present	No	Yes	Yes	Abst	Yes	Yes	Yes	Yes	Yes
HELPERN, DAVID P.	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	NVFC	Yes
HUSAIN, SAHAR	Present	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<del>JOHNSON, WILMA</del>	<del>Absent</del>									
KRIKLER, PAUL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
LADER, CRAIG	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
LAMORTE, REBECCA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
LEHV. ADDESON	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MASON, VALERIE	Present	No	Yes	Yes	Abst	Abst	Yes	Yes	Yes	Yes
MCCLEMENT, JOHN	Present	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MEYERSON, EVAN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MORRIS, GREGORY	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
PARSHALL, JANE	Present	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
PHILIPS, JOHN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
POPE-MARSHALL, SHARON	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
POPPER, RITA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
PRICE, MARGARET	Present	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<del>RODRIGUEZ-THOMA, YMA</del>	<del>Absent</del>									
<del>ROSE, ELIZABETH</del>	<del>Excused</del>									
RUDDER, BARBARA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SALCEDO, ABRAHAM	Present	No	Yes	Yes	No	Abst	Yes	Yes	Yes	Yes
SANCHEZ, WILLIAM	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SCHNEIDER, JUDY	Present	Yes	Abst	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SIGAL, RAMI	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SPAGNOLETTI, COS	Present	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
SQUIRE, RUSSELL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
STRONG-SHINOZAKI, LYNNE	Present	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SURESH, ANJU	Present		Abst	Yes	Yes	Yes	Yes	Yes	Yes	Yes
TAMAYO, MARCO	Present	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
TEJO, CAROLINA	Present	Yes	Abst	Yes	Yes	Yes	Yes	Yes	Yes	Yes
WALD, ADAM	Present	NVFC	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
WARREN, CHARLES	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
WEINER, SHARON	Present	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
<b>Total Yes</b>	45	25	38	41	30	39	39	39	39	40
<b>Total No</b>		15	0	0	9	0	0	1	0	0
<b>Total Abstain</b>		0	3	0	2	2	1	0	0	0
<b>Total Not Vote For Cause</b>		1	1	0	0	0	0	0	1	0
<b>Total Votes</b>		41	42	41	41	41	40	40	40	40