

Russell Squire
Chair

Will Brightbill
District Manager



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**The City of New York
Community Board 8 Manhattan
Land Use Committee Meeting
PUBLIC HEARING
Wednesday, July 13, 2022 - 6:30 PM
*This meeting was conducted via Zoom***

MINUTES

Community Board Members Present: Mohit Agrawal, Bill Angelos, Elizabeth Ashby, Baron P. Gayle, Michele Birnbaum, Lori Ann Bores, Taina Borrero, Loraine Brown, Alida Camp, Sarah Chu, Saundra I. Coleman, Rebecca Dangoor, Felice Farber, Bill Freeland, Edward Hartzog, David Helpern, Sahar Husain, Craig Lader, Rebecca Lamorte, Addeson Lehv, Valerie Mason, John McClement, Jane Parshall, Sharon Pope-Marshall, Rita Popper, Margaret Price, Elizabeth Rose, Barbara Rudder, Abraham Salcedo, William Sanchez, Judy Schneider, Rami Sigal, Cos Spagnoletti, Russell Squire, Marco Tamayo, Carolina Tejo, Charles Warren, and Sharon Weiner.

Community Board Members Absent: Vanessa Aronson, Anthony Cohn, Lindsey Cormack, Wilma Johnson*, Paul Kriker, Evan Meyerson, John Philips, Yma Rodriguez-Thoma, Lynne Strong-Shinozaki, Anju Suresh, and Adam Wald.

*Excused

Total Attendance: 38

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

1. Public Hearing: The Browning School, 337 East 64th Street, Manhattan (Block 1439, Lot 19):

Application for a variance pursuant to Section 72-21 of the Zoning Resolution to modify height and rear yard requirements to facilitate the conversion and enlargement of an existing building with transient garage use to Use Group 3 school use to be occupied primarily by the Browning School's Upper School students.

LU-1: Item 1 Approval

WHEREAS: this is an application for a variance pursuant to Section 72-21 of the Zoning Resolution to modify height and rear yard requirements to facilitate the conversion and enlargement of an existing building with transient garage use to Use Group 3 school use to be occupied primarily by the Browning School's Upper School students; and

WHEREAS: the building will contain space for new cafeteria, library, 13 new classrooms, a music/multi-purpose room, art room, physics, biology and chemistry labs, and regulation-sized gym and athletic facilities; and

WHEREAS: the applicant plans to convert the existing 5-story building with transient parking garage use to Use Group 3 School; and

WHEREAS: the applicant proposed to enlarge building height from 64 feet to 83 feet to accommodate regulation-sized basketball court and gymnasium; and

WHEREAS: the fire escape in rear yard will be replaced with NYC Building Code-required egress stairs; and

WHEREAS: the applicant's presentation included renderings of what the renovated building would look like; and

WHEREAS: the Browning School is a longtime and valued institution in Community District 8; and therefore,

BE IT RESOLVED that Community Board 8 Manhattan **APPROVES** this application 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

2. Committee Reports and Action Items

A) Street Life Committee – Abraham Salcedo, Chair

SL-1 Items 1a-e, 2a-b Unanimous Approval

SL-2 Item 2c Approval

Item 1a: Double Shot TB Upper West Side LLC, 1243 Second Avenue (Between 65th and 66th Streets) - New Application for Wine, Beer & Cider

WHEREAS this is a New Application, and

WHEREAS no one from the public objected; and

WHEREAS the food/drink ratio is 95% / 5% and

BE IT RESOLVED that the application is **APPROVED**, subject to:

The stipulations above

All relevant permits will be applied for

No sidewalk structures be built

Item 1b: Sazzak Inc, dba tbd, 1448 First Avenue (Between 75th and 76th Streets) – New Application and Temporary Retail Permit for Wine, Beer, & Cider

WHEREAS this is a New Application, and

WHEREAS no one from the public objected; and

WHEREAS the food/drink ratio is 80 % / 20 % and

BE IT RESOLVED that the application is **APPROVED**, subject to:

The stipulations above

All relevant permits will be applied for

No sidewalk structures will be built

No back yard usage

Item 1c: 785 Associate Inc, 785 Lexington Avenue (Between 61st and 62nd Streets) - New Application for Wine, Beer & Cider

WHEREAS this is a New Application, and

WHEREAS no one from the public objected; and

WHEREAS the food/drink ratio is 90 % / 10 % and

BE IT RESOLVED that the application is **APPROVED**, subject to:

The stipulations above

All relevant permits will be applied for

No sidewalk structures will be built

Item 1d: DAHAN 976A LLC, 976A Lexington Avenue (Between 71st and 72nd Streets) – New Application and Temporary Retail Permit for Wine, Beer, & Cider

WHEREAS this is a New Application, and

WHEREAS no one from the public objected; and

WHEREAS the food/drink ratio is 30 % / 70% and

BE IT RESOLVED that the application is **APPROVED**, subject to:

The stipulations above

All relevant permits will be applied for

No sidewalk structures will be built

Item 1e: Applicant Name TBD, dba TBD, 151 East 82nd (Between Lexington and Third Avenues) - New Application and Temporary Retail Permit for Liquor, Wine, Beer & Cider

WHEREAS this is a New Application, and

WHEREAS no one from the public objected; and

WHEREAS the food/drink ratio is 70% / 30 % and

BE IT RESOLVED that the application is **APPROVED**, subject to:

The stipulations above

All relevant permits will be applied for

No sidewalk structures will be built

Documents were sent to CB8 prior to the Land Use Committee meeting

Item 2a: Casa Cruz 61 LLC, dba Casa Cruz, 36 East 61st Street (Between Madison and Park Avenues) - Method of Operation Change for Liquor, Wine, Beer & Cider License

WHEREAS this is a Change Application, and

WHEREAS no one from the public objected; and

WHEREAS the food/drink ratio is 60% / 40 % and

BE IT RESOLVED that the application is **APPROVED**, subject to:

The stipulations above

All relevant permits will be applied for

No sidewalk structures will be built

Rooftop terrace to be fully enclosed AND NO music

Hours of operations for serving alcohol:

Monday – Tuesday: 7 AM – 1 AM

Wednesday – Saturday: 7 AM – 2 AM

Sunday: 9 AM – 12 AM

Documents were sent to CB8 prior to the Land Use Committee meeting

Public Assembly permit to be supplied to CB8

Item 2b: Wonderful Restaurant LLC, dba IL Mulino New York Uptown, 37 East 60th Street (Between Second and Third Avenues) - Corporate Change for Liquor, Wine, Beer & Cider License

WHEREAS this is a Change Application, and

WHEREAS no one from the public objected; and

WHEREAS the food/drink ratio is 60% / 40% and

WHEREAS this is only a corporate change with no changes to the method of operation

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 38 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Item 2c: ESM Group 1415 LLC, dba Bread and Wine, 1415 Lexington Avenue (Between 92nd and 93rd Streets)- Corporate Change for Wine, Beer & Cider License

WHEREAS this is a Change Application, and

WHEREAS no one from the public objected; and

WHEREAS the food/drink ratio is 90% / 10% and

WHEREAS there was a question of ownership and

WHEREAS this is only a corporate change with no changes to method of operation

BE IT RESOLVED that the application is **APPROVED**, subject to:

The stipulations above

Documents were sent to CB8 prior to the Land Use Committee meeting

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

B) Youth, Education and Libraries Committee – Vanessa Aronson, Taina Borrero and Rami Sigal, Co-Chairs

YEL-1: Item 1 Approval

Item 1: Supporting the recommendations made by CEC2 in Resolution 199 and asking the NYC DOE to adopt the recommendations made.

WHEREAS: there have been a spike in gun violence across new york and the country in the past month

WHEREAS: Numerous schools in Community School District 2 and Manhattan's Community Board 8 have had threats, lockdowns, evacuations, and disruptions to learning due to violence, weapons, or the threat of violence.

WHEREAS: District 2 Community Education Council's [Resolution 199 to Improve School Safety](#) provides recommendations to the NYC Department of Education, Chancellor, and Mayor to improve school safety.

THEREFORE, BE IT RESOLVED: Community Board 8 supports the recommendations made by CEC2 in Resolution 199 and asks that the NYC DOE adopt the recommendations made.

Community Board 8 Manhattan approved this resolution by a vote of 35 in favor, 0 opposed, 1 abstention, and 1 not voting for cause.

3. Old Business – No Old Business was brought up.

4. New Business – No New Business was brought up.

The meeting was adjourned.

Russell Squire, Chair

Name	Attendance	LU-1 Item 1	SL-1 Items 1a-e, 2a-b	SL-2 Item 2c	YL-1 Item 1
AGRAWAL, MOHIT	Present	Yes	Yes	Yes	Yes
ANGELOS, BILL	Present	Yes	Yes	Yes	Yes
ARONSON, VANESSA	Excused				
ASHBY, ELIZABETH	Present	Yes	Yes	Yes	Yes
BARON, P. GAYLE	Present	Yes	Yes	Yes	Yes
BIRNBAUM, MICHELE	Present	Yes	Yes	Yes	Yes
BORES, LORI ANN	Present	Yes	Yes	Yes	Yes
BORRERO, TAINA	Present	Yes	Yes	Yes	
BROWN, LORAINÉ	Present		Yes	Yes	Yes
CAMP, ALIDA	Present	Yes	Yes	Yes	Yes
CHU, SARAH	Present		Yes	Yes	Abst
COHN, ANTHONY	Absent				
COLEMAN, SAUNDREA	Present	Yes	Yes	Yes	Yes
CORMACK, LINDSEY	Absent				
DANGOOR, REBECCA	Present	Yes	Yes	Yes	Yes
FARBER, FELICE	Present	Yes	Yes	Yes	Yes
FREELAND, BILL	Present	Yes	Yes	Yes	Yes
HARTZOG, EDWARD	Present	Yes	Yes	Yes	Yes
HELPERN, DAVID P.	Present	Yes	Yes	Yes	Yes
HUSAIN, SAHAR	Present	Yes	Yes	Yes	Yes
JOHNSON, WILMA	Excused				
KRIKER, PAUL	Absent				
LADER, CRAIG	Present	Yes	Yes	Yes	Yes
LAMORTE, REBECCA	Present	Yes	Yes	Yes	Yes
LEHV. ADDESON	Present	Yes	Yes	Yes	Yes
MASON, VALERIE	Present	Yes	Yes	Yes	Yes
MCCLEMENT, JOHN	Present	Yes	Yes	Yes	Yes
MEYERSON, EVAN	Absent				
MORRIS, GREGORY	Absent				
PARSHALL, JANE	Present	Yes	Yes	Yes	NVFC
PHILIPS, JOHN	Absent				
POPE-MARSHALL, SHARON	Present	No	Yes	Yes	Yes
POPPER, RITA	Present	Yes	Yes	Yes	Yes
PRICE, MARGARET	Present	Yes	Yes	Yes	Yes
RODRIGUEZ-THOMA, YMA	Absent				
ROSE, ELIZABETH	Present	Yes	Yes	Yes	Yes
RUDDER, BARBARA	Present	Yes	Yes	Yes	Yes
SALCEDO, ABRAHAM	Present	Yes	Yes	Yes	Yes
SANCHEZ, WILLIAM	Present	Yes	Yes	Yes	Yes
SCHNEIDER, JUDY	Present	Yes	Yes	Yes	Yes
SIGAL, RAMI	Present	Yes	Yes	Yes	Yes
SPAGNOLETTI, COS	Present	Yes	Yes	NVFC	Yes
SQUIRE, RUSSELL	Present	Yes	Yes	Yes	Yes
STRONG-SHINOZAKI, LYNNE	Absent				
SURESH, ANJU	Absent				
TAMAYO, MARCO	Present	Yes	Yes	Yes	Yes
TEJO, CAROLINA	Present	Yes	Yes	Yes	Yes
WALD, ADAM	Absent				
WARREN, CHARLES	Present	Yes	Yes	Yes	Yes
WEINER, SHARON	Present	Yes	Yes	Yes	Yes
Total Yes	38	35	38	37	35
Total No		1	0	0	0
Total Abstain		0	0	0	1
Total Not Vote For Cause		0	0	1	1
Total Votes		36	38	38	37