

Russell Squire  
Chair

Will Brightbill  
District Manager



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

505 Park Avenue, Suite 620  
New York, N.Y. 10022-1106  
(212) 758-4340  
(212) 758-4616 (Fax)  
www.cb8m.com – Website  
info@cb8m.com – E-Mail

July 18, 2022

Margery Perlmutter, Chair  
NYC Board of Standards and Appeals  
250 Broadway  
New York, New York 10007

**RE: BSA Cal. No. 2022-31-BZ - 337 East 64th Street.**

Dear Chair Perlmutter,

At the Land Use meeting of Community Board 8 Manhattan held on Wednesday, July 13, 2022, the following resolution was approved by a vote of 35 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause:

**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.

Please advise us of any action taken on this matter.

Sincerely,

*Russell Squire*

Russell Squire  
Chair

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 Edward Gibbs, NYS Assembly Member, 68th Assembly District  
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District  
Honorable Keith Powers, NYC Council Member, 4th Council District  
Honorable Julie Menin, NYC Council Member, 5th Council District