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

September 22, 2022

Edward F. Pincar  
Manhattan Borough Commissioner  
Department of Transportation  
59 Maiden Lane, 37th Floor  
New York, NY 10038

**RE: Revocable Consent to Construct, Maintain and use a Fenced in Areaway and Snowmelt System at 34-36 East 70th Street**

Dear Commissioner Pincar,

At the Full Board meeting of Community Board 8 Manhattan held on September 21, 2022, the board approved the following resolution by a vote of 21 in favor, 19 opposed, 0 abstentions and 0 not voting for cause:

**WHEREAS;** a revocable consent is requested by 34-36 East 70<sup>th</sup> Street to construct, maintain and use a fenced in areaway and snowmelt system; and

**WHEREAS;** 34-36 East 70<sup>th</sup> Street obtained prior approvals from CB8M's Landmarks Committee, LPC and DOB for renovation work on this property; and

**WHEREAS;** there will be a sunken areaway that will extend past the property line by 3'8", in line with the stoop and areaway of the neighboring buildings, which will result in 9'8" of public sidewalk remaining; and

**WHEREAS;** the sunken areaway will result in an areaway that in total is 7'7" deep, with a 15½ inch grade change between the sunken areaway and the public sidewalk and a 6-foot clearance from the balcony; and

**WHEREAS;** the fenced-in area will be aligned with neighboring stoops and areaways to provide continuity; and

**WHEREAS;** the applicant will commit to complying with energy code r400-309, and file an application with DOB as a standard application rather than as professional certification;

**THEREFORE BE IT RESOLVED**, that Community Board 8 Manhattan approves, as presented, the request by 34-36 East 70th Street for a revocable consent to construct, maintain and use a fenced in areaway and snowmelt system.

Please advise us of any action taken on this matter.

Sincerely,

*Russell Squire*

Russell Squire  
Chair

*Craig Lader and Charles Warren*

Craig Lader and Charles Warren  
Co-Chairs, Transportation Committee

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