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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 70th Street to construct, maintain and use a fenced in areaway and snowmelt system; and

WHEREAS; 34-36 East 70th 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

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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