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

February 17, 2023

Honorable Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9<sup>th</sup> Floor  
New York, New York 10007

**RE: 980 Fifth Avenue (Metropolitan Museum Historic District)** *Osvaldo Bertolini, Architect* - A multi-family building designed by Paul Resnick and Harry F. Green and constructed in 1965-68. Application is to construct an accessory-use gym in the rear yard.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on February 15, 2023, the board approved the following resolution by a vote of 28 in favor, 13 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 980 Fifth Avenue is an apartment building designed by Paul Resnick and Harry F. Green and constructed in 1965-1968;

**WHEREAS** the applicant is proposing the construction of a 600 sq. ft. fitness center in the rear yard area of 980 Fifth Avenue; the gym will go to the property line at the north and at the east;

**WHEREAS** the fitness center will present as a U-shape; the western most part of the “U” will be a narrow hallway to access to the 15’ x 15’ workout room which is located on the eastern side of the site; there is an existing garden seating area in the middle of the “U” shaped site;

**WHEREAS** there is now an existing grade change to access the rear yard; the rear yard is approximately 5’ below grade and is now reached by a short flight of steps;

**WHEREAS** the applicant proposes to dig down so that the gym area will be about 6’ below grade and at its tallest point be 12 feet high from the floor slab for the gym;

**WHEREAS** there will a slanted glass roof over the roof — the applicant referred to this as a sky floor; the proposed sky floor at its lowest point will be 9 1/2’ from the floor slab of the gym and at its tallest point 12’ from the floor slab of the gym;

**WHEREAS** the gym will be completely shrouded by 2 East 80<sup>th</sup> Street, 4 East 80<sup>th</sup> Street and 9 East 79<sup>th</sup> Street, all apartment buildings;

**WHEREAS** the walls of the actual gym space will be concrete with the sky wall/skylight above; the walkway to the gym will have a normal roofing material;

**WHEREAS** there will be an 8' to 9' wall of solid concrete — framing the gym — that will be above grade;

**WHEREAS** the applicant does not propose any kind of shading material/covering for the interior of the skylight to protect the neighbors from potential light pools;

**WHEREAS** there is handicapped access to the gym by means of an elevator in the interior of the building and then through the building's parking garage;

**WHEREAS** although the rear yards of the surrounding buildings are not planted, the rear yards of the 4 buildings, taken together, provide a feeling of openness; the proposed 9' high concrete wall of the above grade portion of the gym will completely diminish this;

**WHEREAS** as a courtesy to the neighbors, the applicant should consider some form of light control for the sky roof/skylight;

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

Sincerely,

*Russell Squire*

Russell Squire  
Chair

*David Helpern and Jane Parshall*

David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc:      Honorable Eric Adams, Mayor of the City of New York  
            Honorable Mark Levine, Manhattan Borough President  
            Honorable Jerry Nadler, 12th Congressional District Representative  
            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 Alex Bores, 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