

Russell Squire
Chair

Will Brightbill
District Manager



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**The City of New York
Community Board 8 Manhattan
Full Board Meeting
PUBLIC HEARING
Wednesday, June 21, 2023 - 6:30 PM
Conducted Remotely via Zoom**

MINUTES:

Community Board Members Present: Bill Angelos, Elizabeth Ashby, Jennifer Bayer Michaels, Lori Ann Bores, Taina Borrero, Loraine Brown, Alida Camp, Juno Chowla-Song, Anthony Cohn, Saundra I. Coleman, Rebecca Dangoor, Felice Farber, Billy Freeland, Edward Hartzog, Bradley Hershenson, David P. Helpern, Sahar Husain, Wilma Johnson, Paul Krikler, Craig M. Lader, Valerie Mason, John McClement, Evan Meyerson, CJ Mossman, Jane Parshall, John Philips, Sharon Pope-Marshall, Rita Popper, Margaret Price, Elizabeth Rose, Barbara Rudder, Abraham Salcedo, William Sanchez, Jack Sasson, Judy Schneider, Robin Seligson, Cos Spagnoletti, Russell Squire, Marco Tamayo, Adam Wald, Charles Warren, and Sharon Weiner.

Community Board Members Absent: Michael Anderson (Excused), P. Gayle Baron (Excused), Michele Birnbaum (Excused), Sarah Chu (Excused), Lindsey Cormack (Excused), Rebecca Lamorte (Absent), Addeson Lehv (Excused), and Anju Suresh (Absent).

Total Attendance: 42

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

1. Public Session

- George Espinal representing Grassroots Grocery spoke about the organization's community fridge on East 92nd Street and First Avenue.
- Liz Daly representing The Frick Collection provided updates on their exhibitions.
- Stephanie Reckler spoke in opposition of roadway dining.
- Sarah Davis representing 51-53 East 73rd Street spoke about design updates to 51-53 East 73rd Street.
- Maggie Barbour representing The New York Public Library spoke in opposition to The New York Public Library's proposed budget cuts.
- Lo van der Valk representing Carnegie Hill Neighbors spoke in opposition to the proposed rooftop rear additions for 1209 Park Avenue.
- Ann Deane representing 1199 Park Avenue spoke in opposition to the proposed rooftop rear additions for 1209 Park Avenue.
- Kate Manning spoke in opposition to the proposed rooftop rear additions for 1209 Park Avenue.
- Wendy McIver spoke in favor of building height limitations.
- John Silberstein spoke in opposition to the proposed rooftop rear additions for 1209 Park Avenue.
- Julia Bradford spoke in opposition to the proposed rooftop rear additions for 1209 Park Avenue.
- John Hirschfeld spoke in opposition to the proposed rooftop rear additions for 1209 Park Avenue.
- Laura Jackson spoke in favor of building height limitations and the praised the recent Spring Art Show.
- Peggy Yannas spoke in favor of enforcing regulations for bicycles and e-bikes.
- Evelyn David spoke in opposition of congestion pricing.
- Alida Camp member of CB8 spoke about the success of the Arts Committee's Spring Art Show.

2. **Adoption of the Agenda** – Agenda Adopted
3. **Adoption of the Minutes** – Minutes Adopted
4. **Manhattan Borough President’s Report**

Manhattan Borough President Mark Levine reported on his latest initiatives.

5. **Elected Officials’ Reports**

- State Senator Liz Krueger
- Representative Jerry Nadler
- Manhattan District Attorney Alvin Bragg
- New York City Public Advocate Jumaane Williams
- Council Member Julie Menin
- State Assembly Member Alex Bores
- State Senator Jose Serrano
- State Assembly Member Rebecca Seawright
- Council Member Keith Powers

6. **Chair’s Report – Russell Squire**

Chair Russell Squire gave his report.

7. **District Manager's Report – Will Brightbill**

District Manager Will Brightbill gave his report.

8. **Committee Reports and Action Items**

A. Landmarks Committee – David Helpern and Jane Parshall, Co-Chairs

LM-1: Item 1

LM-2: Item 2

LM-3: Item 3

LM-4: Item 4

Item 1: **51-53 East 73rd Street (Upper East Side Historic District)** *James Ramsey, RAAD Studio, Architect.*
Application is for restoration of low portion of front facade to its historic 1885 condition, renovation of rear facade and penthouse addition.

WHEREAS 51-53 East 73rd Street is a Queen Anne-style building designed by John G. Prague as two individual houses and constructed in 1885-1886 as part of a row of houses;

WHEREAS 51-53 East 73rd Street is being transformed from a small apartment building into a single family home;

WHEREAS the applicant plans to remove the unsympathetic 2-story brick base and replace with painted brownstone; the parlor level and garden level openings will mimic those of the original historic design;

WHEREAS window restoration will include restoring the historic transoms and the historic one over one glazing beneath the restored transoms;

WHEREAS the applicant’s intent is to restore the original detailing as much as possible, including doors and windows and the detailing and roughness of the different kinds of masonry;

WHEREAS the applicant proposes to restore a reconstructed front stoop and areaway;

WHEREAS the applicant proposes, with the reconstruction of the front stoop and areaway, to extend into the public way by approximately 5' 7"; a revocable consent from DOT will be required;

WHEREAS the applicant proposes to ask the New York City Parks Department for permission to remove two tree beds at the sidewalk in front of 51-53 East 73rd Street;

WHEREAS the applicant proposes that in order to maintain a minimum sidewalk distance from the restored stoop of approximately 8' requires the loss of two tree beds;

WHEREAS at the rear elevation, the applicant plans to remove the existing "L"-shaped extension that protrudes onto the rear yard; the new rear yard will be 30' deep x 35' wide;

WHEREAS at the rear elevation, the applicant proposes a mostly glass design of steel-framed windows; the glass will be reflective and present as pale gray/brown at the ground level and the basement level;

WHEREAS at the rear yard, the applicant proposes a pallet of native plants to reintroduce nature back into the built environment;

WHEREAS at the roof, the applicant proposes a rooftop addition that presents as a penthouse; the addition will be set back 22 1/2' from the front cornice; the penthouse will measure 23' x 17 1/2' with a stairwell bulkhead 21' x 12';

WHEREAS the height of the penthouse is approximately 64' off the sidewalk; the penthouse will have a height of 9 1/2';

WHEREAS the applicant is removing bulk from the back of the roof; the studio/penthouse will be pulled back 30' from the rear roofline;

WHEREAS the studio/penthouse is not visible from the public way;

WHEREAS by restoring the stoop with the resulting intrusion into the public way, as part of the restoration of the front elevation, two tree beds will be lost as a result of sidewalk minimum clearance requirements;

WHEREAS the Landmarks Committee of Community Board 8 cannot sanction the loss of two tree beds; the stoop does not have to be restored — a more appropriate entrance would be at the ground level resulting in a wider sidewalk that would allow for the two tree beds;

WHEREAS the applicant is proposing a painted white building; a painted white building is not historically correct — the two houses now being joined together were originally made of brownstone; the brownstone should be restored;

WHEREAS in addition, a more contextual approach would indicate that there were formerly two houses at 51-53 East 74th Street so that the historic streetscape is replicated; the applicant is creating a false front or Disneyfication of two town houses and ignoring the architectural character of the original two houses;

WHEREAS at the rear elevation, the reflective glazing at the ground and first floors, especially the 30' wide by 19' high glazing set into the masonry at the 1st floor, is jarring and presents as a light box; all the glazing at the rear should be clear glass;

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

Community Board 8 Manhattan approved this resolution by a vote of 40 in favor, 0 opposed, 0 abstentions and 1 not voting for cause.

Item 2: **1209 Park Avenue (Expanded Carnegie Hill Historic District)** - *J.L. Ramirez Architect, P.C.* - A Modern styled building designed by Lucien David and constructed in 1960-62. Application is for front facade redesign, rooftop addition, rear facade alteration, and rear yard alterations.

WHEREAS 1209 Park Avenue was built as a townhouse with a stone base and brick above;

WHEREAS the building was converted to a school in 1960;

WHEREAS the exterior of the building was reconstructed in a modern style from 1960-62;

WHEREAS the building is being returned to a single-family house;

WHEREAS the applicant showed precedents of limestone townhouses with basement level entrance doors in historic districts;

WHEREAS the front façade will be made of limestone applied over the existing brick;

WHEREAS the limestone panels on the ground floor will be rusticated;

WHEREAS new wood casement windows will be set in the existing openings and framed with limestone casings;

WHEREAS the new windows will be painted black;

WHEREAS there will be an architrave over the ground floor;

WHEREAS the entry door will be wood with a tempered glass panel and wrought iron protecting the glass;

WHEREAS the windows on the ground floor will be protected with wrought iron;

WHEREAS there will be wrought iron guard rails either side of the steps leading down to the entrance door;

WHEREAS the rear of the building has a projection to the south;

WHEREAS the recess to the north has been filled in with a stair to serve the school;

WHEREAS the applicant intends to replace the stair with an enlargement of the building that will align with the eastern edge of the southern portion of the rear of the building;

WHEREAS the rear façade will be brick with multi-pane steel windows painted black;

WHEREAS the windows will have limestone lintels;

WHEREAS the ground floor and the second floor will have steel French doors, the former opening to the rear yard and the latter to a balcony with a wrought iron railing;

WHEREAS the French doors and glazing either side will be centered in the façade;

WHEREAS the rear yard will be planted on the perimeter;

WHEREAS the applicant intends to build a partial fifth floor at the rear of the building, 42 feet from the front façade, with the rear face of the enlargement in the same plane as the existing rear façade;

WHEREAS the mock-up is not visible from across Park Avenue but becomes visible as one goes west on 95th Street;

WHEREAS the fifth floor will be 9'-10" high with a 2'-6" parapet above for a total height of 12'-4";

WHEREAS the current height of the building in the rear is about 43'-0" and the proposed height is 55'-4";

WHEREAS 1209 Park extends about 10 feet further to the east beyond the townhouses to the north;

WHEREAS the townhouse to the north has a fifth story which is about half a floor above the top of the current four floors of 1209 Park;

WHEREAS the fifth floor of 1209 Park will extend about half a floor higher than the fifth floor of the townhouse to the north;

WHEREAS 1209 Park abuts the apartment house to the south;

WHEREAS the enlargement will closely match the brick of the apartment house;

WHEREAS the proposed fifth floor will block lot line windows in the apartment house;

WHEREAS the enlargement will block views currently enjoyed by the residents of the apartment house whose windows will be covered;

WHEREAS the lot line windows are not required for light and air and the proposed enlargement of 1209 Park is in compliance with the New York City Zoning Resolution;

WHEREAS the filling in of the area in the rear now occupied by the stair and adding the partial fifth floor increased the bulk of 1209;

WHEREAS the scale of the rear of 1209 is increased to the point that it is not appropriate in relation to its neighbors to the north;

WHEREAS the design of the front façade is not sufficiently distinguished to merit landmark status and would be a non-contributing building in the historic district;

WHEREAS 1209 Park is not appropriate and contextual within the historic district;

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

Community Board 8 Manhattan approved this resolution by a vote of 39 in favor, 2 opposed, 0 abstentions and 0 not voting for cause.

Item 3: **10 East 76th Street (Upper East Side Historic District)** - *Ellen Rulli, Higgins & Quasebarth, Preservation Consultant, John Woell, Steven Harris Architects*. Application is for replacement of existing areaway railings and balustrade, window replacement at the front elevation, reconfiguring existing rear-yard extension, reconfiguring rear fenestration and adding an elevator bulkhead and mechanicals.

WHEREAS 10 East 76th Street is a Beaux Arts style building designed by Schwartz & Gross and constructed in 1907-1908;

WHEREAS 10 East 76th Street was formerly a doctor's office and an apartment building; 10 East 76th Street is now being returned to a single family home;

WHEREAS the applicant proposes to replace the existing metal non-historic balustrade and railing at the entrance to match the 1910 historic stone entry balustrade and railing in cast stone; the design of the balustrade and railing will replicate the historic design;

WHEREAS the proposed cast-stone balustrade was approved by the Landmarks Preservation Commission in the mid-nineties, but never realized;

WHEREAS the applicant proposes to change the existing non-historic casement windows at the 2nd, 3rd and 4th floors with one-over-one double hung windows that are typical of the Beaux Arts style; the proposed replacement windows will match the historic large one over one wood windows that remain at the ground floor;

WHEREAS at the rear, there is an east-facing elevation and a south-facing elevation;

WHEREAS at the rear the applicant proposes to redistribute the massing by removing the top or 5th floor of the extension to create a set back, removing part of the extension at the ground and basement levels to create a larger rear yard and adding infill that presents as 5' deep at the south elevation;

WHEREAS the space at the removed 5th floor will now become an outdoor recreational space that mimics the removed massing; the recreational space will be mesh on a steel frame;

WHEREAS the applicant, at both the south and west facing elevations, proposes a refenestration pattern of mostly punched openings within the masonry that will result in a net increase in the amount of glazing;

WHEREAS at the ground floor the applicant proposes new steel and glass doors in new openings; at the 2nd, 3rd, 4th and 5th floors, the applicant proposes new steel windows in new openings;

WHEREAS at the now-set back 5th floor the applicant proposes new steel and glass doors in new openings at the south facing elevation and new steel windows in new openings on the east-facing elevation; the windows at both elevations present as a row of continuous windows not set into masonry;

WHEREAS at the penthouse/6th floor the applicant proposes new steel windows in new openings; the windows present as clerestory windows;

WHEREAS at the roof the applicant proposes a new stucco elevator and stair bulkhead and mechanicals; a new guardrail will also be installed;

WHEREAS from the street there will be limited visibility of the mechanical equipment;

WHEREAS the applicant proposes to reinstate the quiet elegance of the front elevation by returning to it to the historic Beaux Arts configuration; the proposed glazing is absolutely correct;

WHEREAS a real stone balustrade as opposed to cast stone would have been preferable;

WHEREAS at the rear, the applicant's proposal to rationalize and bring back a greater sense of discipline to the fenestration is appropriate within the historic district, although wood windows rather than steel windows would have been preferred; the extension will still be clad in the brick that now exists;

THEREFORE, BE IT RESOLVED that this application is approved as presented.

Community Board 8 Manhattan unanimously approved this resolution by a vote of 41 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

Item 4: **992 Madison Avenue (Upper East Side Historic District)** - *Spivak Architects* - A Neo Italian Renaissance style apartment hotel designed by Schwartz & Gross and constructed in 1927. Application is for an extension to existing LPC temporary art installation permit.

WHEREAS the Mark Hotel commissioned the Artist, Warren Neidich, to create a sculpture in tribute to New York City after Covid;

WHEREAS the "No Vacancy" sign is a sculpture and a celebration of the City being back in action after the Pandemic;

WHEREAS this neon sign has been on the Madison Avenue face of the building at the corner of Madison Avenue and East 77th Street;

WHEREAS the sign is vertical, is 14'-0" high, and extends from the top of the third floor onto the second floor;

WHEREAS the sign is attached to the building through four small holes on each side of the sculpture into mortar joints;

WHEREAS the sign can be removed, and the mortar joints filled with no damage to the stone;

WHEREAS the Mark Hotel associates its location with what it considers to be the artistic center of the City;

WHEREAS the Mark sees more art galleries opening in the neighborhood;

WHEREAS the Mark sees a connection between the sign sculpture and the art galleries;

WHEREAS the Mark seeks an extension of two years to the existing Landmarks Preservation Commission temporary art installation permit;

WHEREAS the sign sculpture is appropriate and contextual within the historic district;

THEREFORE, BE IT RESOLVED that this application is approved as presented.

Community Board 8 Manhattan approved this resolution by a vote of 39 in favor, 1 opposed, 1 abstention and 0 not voting for cause.

B. Street Life Committee – Abraham Salcedo, Chair

SL-1: Items 1A-E, 2B-C – Unanimous Approvals

SL-2: Item 2A

SL-3: Item 3A

Item 1a: **B Kate Corp. dba Chickqueen, 1405 Second Avenue (Between East 73rd and East 74th Streets) -**
New Application and Temporary Retail Permit Wine, Beer, and Cider

WHEREAS this is a new application for a Wine, Beer, and Cider License and Temporary Retail Permit; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and agreed to stipulate that it will not have tables on the sidewalk unless they are lawful; therefore

BE IT RESOLVED that the application is **APPROVED, subject to the stipulations above.**

Item 1b: **AV 60th LLC, dba All' Antico Vinaio, 36 East 60th Street (Between Park and Madison Avenues) -**
New Application and Temporary Retail Permit for Wine, Beer and Cider

WHEREAS this is a new application for a Wine, Beer, and Cider License and Temporary Retail Permit; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and stipulated that the premises will be ADA compliant; therefore

BE IT RESOLVED that the application is **APPROVED, subject to the stipulations above.**

Item 1c: **Brooklyn Dumpling Shop 78 LLC., dba Brooklyn Dumpling Shop, 453 East 78th Streets (Between York and First Avenues)** – New Application and Temporary Retail Permit for Wine, Beer, and Cider

WHEREAS this is a New application for a Wine, Beer, and Cider License and Temporary Retail Permit; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED, subject to the stipulations above.**

Item 1d: **SKY285 LLC., dba La Tiramisu, 1643 Second Avenue (Between East 85th and East 86th Streets)** – New Application and Temporary Retail Permit for Liquor, Wine, Beer and Cider

WHEREAS this is a New application for a Liquor, Wine, Beer, and Cider License and Temporary Retail Permit; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED, subject to the stipulations above.**

Item 1e: **HDR Holdings New York LLC., dba Wonder, 120 East 86th Street (Between Lexington and Park Avenues)** – New Application and Temporary Retail Permit for Wine, Beer and Cider

WHEREAS this is a New application for a Wine, Beer, and Cider License and Temporary Retail Permit; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED, subject to the stipulations above.**

Item 2b: **Meskouris Bros Inc, dba Jackson Hole, 232 East 64th Street (Between Second and Third Avenues)** – Class Change Application for Wine, Beer and Cider

WHEREAS this is a class change application for an upgrade from Wine, Beer, and Cider License to a Liquor, Wine, Beer and Cider License; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED, subject to the stipulations above.**

Item 2c: **Memorial Sloan Kettering Cancer Center 1133 York Avenue (Between East 61st and 62nd Streets) 14th Floor - Memorial Sloan Kettering Cancer Center 417 East 68th Street (Between York and First Avenues) Zuckerman Research Center - Memorial Hospital for Cancer and Allied Disease 1275 York Avenue (Between East 67th and 68th Streets)** - Corporate Change Application for Liquor, Wine, Beer and Cider

WHEREAS this is a corporate change application for a Liquor, Wine, Beer, and Cider License; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

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

Item 2a: **Sistina Restaurant Inc, dba Sistina, 24 East 81st Street (Between Madison and Fifth Avenues) -**
Alteration Application for Liquor, Wine, Beer and Cider

WHEREAS this is an alteration application for a Liquor, Wine, Beer, and Cider License to add an upstairs level; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls; therefore

BE IT RESOLVED that the application is **APPROVED, subject to the stipulations above.**

Community Board 8 Manhattan approved this resolution by a vote of 33 in favor, 5 opposed, 0 abstentions and 0 not voting for cause.

Item 3a: **Mission Ceviche UES Inc., dba Mission Ceviche, 1400 Second Avenue (Between East 72nd and 73rd Streets) -** Renewal Application for Liquor, Wine, Beer and Cider License

WHEREAS this is a renewal application for a Liquor, Wine, Beer, and Cider License; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and that it would continue to adhere to the stipulation to work with neighbors to address any noise or other complaints; therefore

BE IT RESOLVED that the application is **APPROVED, subject to the stipulations above.**

Community Board 8 Manhattan unanimously approved this resolution by a vote of 38 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.

C. Congestion Pricing Task Force – Craig Lader and Alida Camp, Co-Chairs

CP-1: Item 3

Item 3: Request that the Triborough Bridge and Tunnel Authority toll the inbound Upper Roadway of the Queensboro Bridge in the same manner as all other bridge entry and exit points in Manhattan with regards to Congestion Pricing.

WHEREAS; the Final Environmental Assessment of the Central Business District Tolling Program was issued on May 12, 2023; and

WHEREAS; implementation of congestion pricing could occur as early as April 2024 if the Finding of No Significant Impact is issued upon the expiration of the 30-day review period set to expire on June 12, 2023; and

WHEREAS; the modeling performed for the Environmental Assessment for the Central Business District Tolling Program did not assume tolling on the inbound upper roadway of the Queensboro Bridge, suggesting that it will remain untolled upon implementation of toll collection;

WHEREAS; the Queensboro Bridge provides a critical link to and from Community District 8; and

WHEREAS; There are consistently very high levels of congestion within Community District 8 at entrance and exit points of the Queensboro Bridge, especially on the inbound upper roadway ramp and along 62nd and 63rd Streets where traffic exits; and

WHEREAS; there is significant concern among residents of Community District 8 that there will be increased congestion near the 60th Street toll zone boundary upon the initiation of congestion pricing; and

WHEREAS; an untolled upper inbound roadway would promote bridge shopping to allow drivers to avoid tolls to reach points north of 60th Street that they would otherwise need to pay upon entering or exiting all other roadways of the Queensboro Bridge;

THEREFORE BE IT RESOLVED, that Community Board 8 Manhattan requests that the Triborough Bridge and Tunnel Authority toll the inbound Upper Roadway of the Queensboro Bridge in the same manner as all other bridge entry and exit points in Manhattan with regards to Congestion Pricing.

Community Board 8 Manhattan approved this resolution by a vote of 20 in favor, 17 opposed, 2 abstentions, and 0 not voting for cause.

D. Transportation Committee – Charles S. Warren and Craig M. Lader, Co-Chairs

TR-1: Item 3 – Tabled

TR-2: Items 2 and 4 – Unanimous Approvals

TR-3: Item 5

Item 3: A request by residents of 1045 Madison Ave. to relocate the Madison Avenue/79th Street bus stop serving New York City Transit Routes M1/M2/M3/M4

WHEREAS; 1045 Madison Avenue, also known as the Benson, is a 16-unit condominium that has requested the relocation of the M1/M2/M3/M4 Bus Stop at Madison Ave./79th Street to a location 40' to the south; and

WHEREAS; representatives of 1045 Madison Avenue have made the bus stop relocation request in the hopes of accommodating their residents' ability to easily access vehicles for pickup and drop activities, and to address sidewalk congestion related to bus stop passenger activity; and

WHEREAS; the current location of the M1/M2/M3/M4 Bus Stop at Madison Ave./79th Street has been in existence since at least 1974, except for temporary relocations due to construction projects; and

WHEREAS; the policy of New York City Transit is to deny requests to move bus stops in the absence of operational or safety issues necessitating such changes; and

WHEREAS; NYCT's own analysis confirms that moving this bus stop would not be feasible from an operational standpoint, as the current stop is needed to accommodate the frequent bus stop activity from M1/M2/M3/M4 trips; and

WHEREAS; the Benson installed illegal concrete planters along the curbside directly in front of the bus stop, which created hazards and obstructions that interfered with bus boarding and alighting and for pedestrians on Madison Ave; and

WHEREAS; New York City DOT issued an encroachment notice to the Benson and demanded removal of the concrete planters; and

WHEREAS; the actions of the Benson to install concrete planters to dissuade usage of the M1/M2/M3/M4 Bus Stop at Madison Ave./79th Street were disingenuous, cynical and inappropriate;

THEREFORE BE IT RESOLVED, that Community Board 8 Manhattan disapproves the request by 1045 Madison Avenue (the Benson) to relocate the M1/M2/M3/M4 Bus Stop at Madison Ave./79th Street;

BE IT FURTHER RESOLVED, that Community Board 8 Manhattan demands the immediate removal of the concrete planters installed by 1045 Madison Avenue at the M1/M2/M3/M4 Bus Stop at Madison Ave./79th Street if it has yet to be removed;

Community Board 8 Manhattan approved to table this resolution by a vote of 36 in favor, 4 opposed, 0 abstentions, and 0 not voting for cause.

Item 2: F Train 63rd Street Tunnel Direct Fixation Track Project

WHEREAS; New York City Transit's 63rd Street Line Direct Fixation Track Rehabilitation Project, impacting the F Line serving Queens, Roosevelt Island and Manhattan, is now anticipated to begin in August 2023; and

WHEREAS; an updated service plan has been developed by NYCT that includes shuttle train service during daytime and evening hours connecting Roosevelt Island to 63rd Street/Lexington Avenue and Queensbridge every 20 minutes and a shuttle bus connecting Roosevelt Island to Queensbridge and Queens Plaza during overnights;

WHEREAS; The large majority of Roosevelt Islanders and its visitors, students and workers use the F train as primary means of transit may still face overcrowding on the shuttle train and will face longer trips due to the infrequent shuttle train service; and

WHEREAS; additional capacity is needed on other transit modes serving Roosevelt Island throughout the 63rd Street Direct Fixation Project to accommodate increased demand from subway passengers that may seek alternatives to the infrequent shuttle trains and limited bus shuttle service; and

WHEREAS; the MTA's Q102 bus route connects Roosevelt Island to Queens Plaza where transfers to subway lines serving Queens are available; and

WHEREAS; the revised service plan doesn't sufficiently address passengers who aren't destined for Manhattan, and will require a lengthy and inconvenient shuttle train to shuttle bus connection to Queens Plaza; and

WHEREAS; shuttle buses are not planned to serve key destinations north of the Roosevelt Island Bridge such as Coler Hospital; and

WHEREAS; overnight transit service to Manhattan will be challenging and inconvenient as it will require a shuttle bus trip to Queens Plaza;

WHEREAS; Roosevelt Island is also served by the Roosevelt Island Tram and NYC Ferry's Astoria Route, which are likely to see much more passenger activity throughout the track rehabilitation project;

THEREFORE BE IT RESOLVED, that Community Board 8 requests the following actions be taken to support Roosevelt Island residents and visitors who rely on public transportation and will be significantly impacted by reduced subway service throughout the 63rd Street Direct Track Fixation Project:

1. More frequent NYCT Q102 Bus Service connecting Roosevelt Island and subway lines serving Queens Plaza
2. An "F" shuttle bus connecting Roosevelt Island to Queens Plaza during all dayparts, including when the shuttle train is running;

3. Extending the shuttle bus to serve Coler Hospital;
4. 24 hour/7 days per week Roosevelt Island Tram Service to provide a direct connection to Manhattan during overnight hours when the shuttle train is not operating;
5. NYC Ferry operating the largest model of ferry vessels on the Astoria Route serving Roosevelt Island with the most seating capacity.

Item 4: Buckley School Open Street Request

WHEREAS; the Buckley School has applied for an Open Street on East 73rd Street between Lexington and Park Avenue; and

WHEREAS; the open street is specific to full closure-school uses, and will be primarily for the purpose of in-school recess activities for students; and

WHEREAS; the open street application is for school days only between 9AM and 2PM; and

WHEREAS; the open street has been in place since 2020, and has not generated any complaints from the community;

THEREFORE BE IT RESOLVED, that Community Board 8 approves the Buckley School's application, as presented, for an Open Street on School Days Only between 9AM and 2PM on East 73rd Street between Lexington Avenue and Park Avenue.

Community Board 8 Manhattan unanimously approved these resolutions by a vote of 41 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Item 5: City Council Legislation (Intro 0031-2022) - Permanent Open Restaurant Program

WHEREAS; the New York City Council has introduced Intro 31-2022 Version "B" to establish permanent Open Restaurants program; and

WHEREAS; the details contained within Intro 31-2022 Version "B" are the result of a compromise agreement between the City Council and the Mayor's office of the framework of a permanent Open Restaurants program; and

WHEREAS; Intro 31-2022 Version "B" incorporates many of the key policy recommendations that were passed in a package of resolutions by Community Board 8 Manhattan in May 2022 regarding a permanent Open Restaurants Program, such as the roadway café program being seasonal, permanent structures not being permitted and needing to be removed if they are not compliant with NYCDOT rules, and only enclosed sidewalk cafes established pre-pandemic period being grandfathered into the proposed permanent program; and

WHEREAS; Intro 31-2022 Version "B" empowers NYCDOT to promulgate rules regarding many specific policies regarding design, safety and enforcement of sidewalk and roadway cafes under a new permanent Open Restaurants program; and

WHEREAS; certain details would be better addressed up front in Intro 31-2022 Version "B", such as enforcement matters;

THEREFORE BE IT RESOLVED, that Community Board 8 supports the framework of Intro 31-2022 Version "B", establishing a NYCDOT administered Open Restaurants; and

BE IT FURTHER RESOLVED, that in light of ongoing concerns and questions regarding enforcement and other key policy details that Intro 31-2022 Version "B" empowers NYCDOT to address through rulemaking promulgation, Community Board 8 Manhattan requests that the New York City Council should to the fullest extent practicable incorporate specific enforcement measures into Intro 31-2022 Version "B", along with the creation of an inter-agency enforcement task force; and

BE IT FURTHER RESOLVED, that Community Board 8 Manhattan will be further communicating with NYCDOT on ongoing areas of concern and uncertainty regarding yet-to-be-established rules through a letter in advance of the next round of NYCDOT outreach on the permanent Open Restaurants program.

Community Board 8 Manhattan approved this resolution by a vote of 40 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

E. Rules and By-Laws Committee – Taína Borrero, Rebecca Dangoor, and Charles S. Warren, Co-Chairs

RB-1: Item 1

Item 1: Resolution on posting names of Public Members

RESOLVED that Public Members of Community Board 8 Committees shall be listed on the Committee website for the Committee they have been appointed to serve on.

Community Board 8 Manhattan unanimously approved this resolution by a vote of 41 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

F. Zoning and Development Committee – Elizabeth Ashby, Anthony Cohn, and Sharon Pope-Marshall, Co-Chairs

ZD-1: Item 2

ZD-2: Item 3

Item 2: Residential Rezoning of C8-4 and M1-4 Lots in Community District 8

WHEREAS; Community Board 8M strongly supports the creation of residential housing; and

WHEREAS; Community Board 8M supports efforts to address the existing zoning in blocks currently zoned commercial or manufacturing; and

WHEREAS; Community Board 8M supports efforts to change the zoning for these blocks into residential zoning; and

WHEREAS; existing commercial and manufacturing zones have functioned as an artificial barrier between NYCHA’s Stanley Isaacs/Holmes Towers complex and other residential areas of Upper Yorkville; and

WHEREAS; these mid-block commercial and manufacturing zoning districts feature land uses that are not compatible with the typical residential nature of Upper Yorkville’s mid-blocks; and

WHEREAS; a rezoning of commercial and manufacturing zoning districts in Upper Yorkville to residential zoning would add housing stock that is a critical need, and could create a potential framework for promoting more affordable housing and rental units to offset losses occurring elsewhere in Community District 8; and

WHEREAS; commercial and manufacturing zoning in Upper Yorkville has generated recent as-of-right projects that are contextually and functionally inappropriate in a neighborhood that is primarily residential in nature; and

WHEREAS; A 2023 Report published by the office of the Manhattan Borough President entitled Housing Manhattanites recognizes the opportunity to create additional housing in certain areas throughout Manhattan and identified the M1-4 and C8-4 areas within Community District 8 as “Housing Opportunities Sites”; and

WHEREAS; Community Board 8 has identified affordable housing as its most pressing need in its District Needs Statement, as the ongoing loss of older low-rise residential buildings and the typically more affordable housing units contained in these buildings throughout Community District 8 has been a major factor contributing to increasing housing costs;

THEREFORE BE IT RESOLVED, that Community Board 8 Manhattan supports efforts to rezone existing C8-4 and M1-4 blocks in Community District 8 to residential zoning.

Community Board 8 Manhattan approved this resolution by a vote of 38 in favor, 1 opposed, 2 abstentions, and 0 not voting for cause.

Item 3: Billboard on York Avenue, between 61st and 62nd Street

WHEREAS a large, illuminated billboard at York Avenue, between 61st and 62nd streets is adversely impacting the lives of local residents, and

WHEREAS The billboard, which is owned by the Bentley Hotel, is as-of-right, and

WHEREAS The Bentley Hotel and the East 60's Neighborhood Association have discussed ways to mitigate the damage, and

WHEREAS The Bentley Hotel has already taken steps toward this mitigation, and

WHEREAS the community appreciates these steps very much,

BE IT THEREFORE RESOLVED that Community Board 8 supports ongoing discussions between the stakeholders to identify the parties' concerns and the effect on the neighborhood's livability, and to minimize the impact on the local community.

Community Board 8 Manhattan unanimously approved this resolution by a vote of 41 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

9. **Old Business** – No items of Old Business were discussed
10. **New Business** – No items of New Business were discussed

The meeting was adjourned at 9:42 PM

Russell Squire, Chair

Name	Attendance	LM-1	LM-2	LM-3	LM-4	SL-1	SL-2	SL-3	CP-1	TR-1	TR-2	TR-3	RB-1	ZD-1	ZD-2
ANDERSON, MICHAEL	Excused-														
ANGELOS, BILL	Present	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
ASHBY, ELIZABETH	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes
BARON, P. GAYLE	Excused-														
BAYER MICHAELS, JENNIFER	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BIRNBAUM, MICHELE	Excused-														
BORES, LORI ANN	Present	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BORRERO, TAINA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BROWN, LORAINÉ	Present	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
CAMP, ALIDA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No	Yes	Yes	Yes
CHOWLA-SONG, JUNO	Present	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
CHU, SARAH	Excused-														
COHN, ANTHONY	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
COLEMAN, SAUNDREA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
CORMACK, LINDSEY	Excused-														
DANGOOR, REBECCA	Present										Yes	Yes	Yes		
FARBER, FELICE	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FREELAND, BILLY	Present	Yes	Yes	Yes	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
HARTZOG, EDWARD	Present	Yes	Yes	Yes	Yes	Yes								Abst	Yes
HERSHENSON, BRADLEY	Present	Yes	Yes	Yes	Yes	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes
HELPERN, DAVID P.	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
HUSAIN, SAHAR	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
JOHNSON, WILMA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
KRIKLER, PAUL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
LADER, CRAIG	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
LAMORTE, REBECCA	Absent-														
LEHV, ADDESON	Excused-														
MASON, VALERIE	Present	Yes	No	Yes	Abst	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
MCCLEMENT, JOHN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MEYERSON, EVAN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
MOSSMAN, CJ	Present	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
PARSHALL, JANE	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
PHILIPS, JOHN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Abst	Yes	Yes	Yes	Yes	Yes	Yes
POPE-MARSHALL, SHARON	Present	Yes	Yes	Yes	Yes	Yes	No	Yes	Abst	Yes	Yes	Yes	Yes	Yes	Yes
POPPER, RITA	Present	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
PRICE, MARGARET	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Abst
ROSE, ELIZABETH	Present	Yes	No	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes
RUDDER, BARBARA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SALCEDO, ABRAHAM	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes
SANCHEZ, WILLIAM	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SASSON, JACK	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SCHNEIDER, JUDY	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SELIGSON, ROBIN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SPAGNOLETTI, COS	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
SQUIRE, RUSSELL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
SURESH, ANJU	Absent-														
TAMAYO, MARCO	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes
WALD, ADAM	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
WARREN, CHARLES	Present	NVFC	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
WEINER, SHARON	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total Yes		40	39	41	39	41	33	38	20	36	41	40	41	38	41
Total No		0	2	0	1	0	5	0	17	4	0	1	0	1	0
Total Abstain		0	0	0	1	0	0	0	2	0	0	0	0	2	0
Total Not Vote For Cause		1	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Votes	42 -- Quorum	41	41	41	41	41	38	38	39	40	41	41	41	41	41