

Russell Squire  
Chair

Will Brightbill  
District Manager



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

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

October 19, 2023

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

**RE: 163 East 70th Street (Upper East Side Historic District)** - *Arpad Baksa, R.A.*, - A Neo-Italian Renaissance style building designed by C. P.H. Gilbert and constructed in 1902. Application is for a rooftop addition, not visible from any public thoroughfare.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on October 18, 2023, the board unanimously approved the following resolution by a vote of 44 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 163 East 70th Street is a neo-Italian Renaissance-style building designed by C.P.H. Gilbert and constructed in 1902;

**WHEREAS** the applicant proposes a rooftop addition to replace an existing glass and metal greenhouse that was erected in the 1970's as part of a rooftop addition;

**WHEREAS** the existing greenhouse presents as a wedge at the top of the building;

**WHEREAS** the existing greenhouse addition is set back 28'9" from the front of the building; the proposed addition will be brought forward by 3' resulting in a 25'6" setback from the front of the building;

**WHEREAS** at the rear, the new penthouse addition is set back 37'7" and is also obscured by an existing bulkhead;

**WHEREAS** the applicant proposes to increase the footprint of the addition slightly so that the new enclosure can be constructed around what is already there;

**WHEREAS** the height of the penthouse will increase by 3'; part of the increase in height is due to the change to the slope of the roof;

**WHEREAS** the roof now presents as sloping down to the east; the slope of the roof will be changed so that the slope presents as sloping toward the front of the building to improve drainage from the roof;

**WHEREAS** the existing greenhouse at 486 sq. ft. is 20'2" wide x 24'1" deep and 12'11" tall at its highest point;

**WHEREAS** the proposed addition at 677 sq. ft. Is 24'9" wide x 27'4" deep and is 3' taller at 15'11" at its highest point;

**WHEREAS** the penthouse addition will have glass panels with metal frames for the doors and windows; standing seam metal panels will replicate the standing seam panels on the existing extension of the greenhouse;

**WHEREAS** neither the existing rooftop addition/greenhouse or the proposed rooftop addition is appropriate within the historic district, but since it is completely invisible from the public way, the Landmarks Committee accepts it;

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

Please advise us of any action taken on this matter.

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