

Valerie S. Mason  
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**

January 30, 2024

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

**RE: Revocable Consent Application to construct, maintain and use Walled-in area, including planters at 1083 Fifth Avenue (between 89 and 90th Streets), block 1501, lot 4, in the Borough of Manhattan (for Ogden Codman LLC)**

Dear Commissioner Pincar,

At the Full Board meeting of Community Board 8 Manhattan held on January 24, 2024, the board approved the following resolution by a vote of 37 in favor, 5 opposed, 1 abstention and 0 not voting for cause.

**WHEREAS;** an application for a Revocable Consent to construct, maintain, and use a Fenced-in

**WHEREAS;** 1083 Fifth Avenue is seeking a revocable consent to construct, maintain and use a walled-in area, including planters; and

**WHEREAS;** an earlier request for this revocable consent was disapproved by CB8's Transportation Committee in September 2023 due to concerns regarding both design related aspects and the lack of public benefits that it would generate; and

**WHEREAS;** the applicant has submitted a revised proposal that reduces the depth of the walled-in area by 7 inches and would provide 15' 1" of sidewalk clearance; and

**WHEREAS;** community concerns continue to exist regarding the application, including from Carnegie Hill Neighbors which had requested an additional 1.5 feet of sidewalk clearance be maintained, which would result in a walled in area that would extend past the property line by 8.5 feet, which is the average of the planters of the neighboring adjacent apartment building and less than the 10' that the property owner was proposing; and

**WHEREAS;** the applicant declined to further reduce the depth to adhere to the Carnegie Hill Neighbors request; and

**THEREFORE, BE IT RESOLVED,** that Community Board 8 Manhattan **DISAPPROVES** the revocable consent request of 1083 Fifth Avenue to construct, maintain and use a walled-in area, including planters.

Please advise our office of any action taken on this matter.

Sincerely,

*Valerie S. Mason*

Russell Squire  
Chair

*Craig Lader and Charles Warren*

Craig Lader and Charles Warren  
Co-Chairs, Transportation Committee

cc: Honorable Kathy Hochul, Governor of New York  
Honorable Eric Adams, Mayor of the City of New York  
Honorable Mark Levine, Manhattan Borough President  
Honorable Jerrold 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  
Honorable Diana Ayala, NYC Council Member, 8<sup>th</sup> Council District