

Valerie S. Mason
Chair

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**The City of New York
Community Board 8 Manhattan
Full Board Meeting
PUBLIC HEARING**

Wednesday, April 16, 2025 - 6:30 PM

**This meeting was conducted hybrid in person and via Zoom
Marymount Manhattan College, Regina Peruggi Room
221 East 71st Street (Between Third and Second Avenues)**

MINUTES:

Community Board Members Present: Michael Anderson, Bill Angelos, P. Gayle Baron, Lori Ann Bores, Taina Borrero, Sarah Chu, Anthony Cohn, Saundrea Coleman, Felice Farber, Sebastian Hallum Clarke, Edward Hartzog, David P. Helpem, Bradley Hershenson, Sahar Husain, Wilma Johnson, Paul Krikler, Craig Lader, Addeson Lehv, Valerie Mason, John McClement, Evan Meyerson, Jennifer Michaels, Jane Parshall, John Philips, Sharon Pope-Marshall, Margaret Price, Elizabeth Rose, Barbara Rudder, William Sanchez, Judy Schneider, Sacha Sellam, Russell Squire, Todd Stein, Marco Tamayo, Charles Warren, and Sharon Weiner.

Community Board Members Virtual: Elizabeth Ashby (Health), Alida Camp (Travel), Rita Popper (Health), Robin Seligson (Health), Kimberly Selway (Health), and Adam Wald (Travel).

Community Board Members Excused: Michele Birnbaum, Lindsey Cormack, and Jack Sasson.

Community Board Members Absent: Maximillian Meyer, CJ Mossman, and Abraham Salcedo.

Total Attendance: 42

Chair Valerie S. Mason called the meeting to order at 6:30 PM.

1. Public Session

- Stephanie Reckler spoke about the recent decision on the Lenox Hill Hospital project.
- Rachel Skinner O'Neill representing the NYPL Webster branch spoke on updates and events from the Webster Library.
- Jennifer Ratner representing Friends of the East River Esplanade spoke about upcoming events from their organization.
- Irina Vodar representing RESOLVE: The National Infertility Association spoke about their upcoming event on April 27th.
- Andrew Fine spoke in opposition to City Council bill "Intro 1138-2024".
- Ashanique Rodriguez representing Friends of the East River Esplanade reiterated Jennifer Ratner's points.
- Dylan Jeronimo Kennedy spoke about the recent decision on the Lenox Hill Hospital project.

2. Adoption of the Agenda – Agenda Adopted

3. Adoption of the Minutes – Minutes Adopted

4. Manhattan Borough President's Report

Manhattan Borough President's Office Community Affairs Liaison Sowaibah Shahbaz reported on their latest initiatives and updates.

5. Elected Officials' Reports

- Representative Jerry Nadler
- Assembly Member Rebecca Seawright

- State Senator Liz Krueger
- Council Member Julie Menin
- Council Member Keith Powers
- Manhattan District Attorney Alvin Bragg

6. Chair's Report – Valerie S. Mason

Chair Valerie S. Mason gave her report.

7. District Manager's Report – Will Brightbill

District Manager Will Brightbill gave his report.

8. Committee Reports and Action Items

A. Voting Reform and Charter Revision Task Force – Ed Hartzog and Sharon Weiner, Co-Chairs

CR-1: Items 1A, 1D, 1F - Unanimous Approvals

CR-2: Item 1B

CR-3: Item 1C (Failed)

CR-4: Item 1E

Item 1A: The Language of Ballot Issues Should be Objective, Factual, and Accurate

WHEREAS New York City ballot measures often deal with issues of city law and government that are complicated and/or unfamiliar to the general public; and

WHEREAS valid ballot measures should be presented to the public in a matter that enables voters to understand what they are voting on; and

WHEREAS descriptions of ballot measures should not promote a particular viewpoint or outcome but only state the facts;

THEREFORE, BE IT RESOLVED that CB8M recommends that the Charter Revision Commission approve a ballot initiative to amend the New York City Charter to require that ballot measures be presented on the ballots objectively, factually, and accurately.

Item 1D: Need for an Urban Planner

WHEREAS Community Boards are asked to review land use applications, including zoning changes and new development plans through their role in the Uniform Land Use Review Procedure (ULURP), thus playing a vital role in shaping local development; and

WHEREAS Community Boards would benefit from the expertise of a professional urban planner; and

WHEREAS Community Boards do not have the budget to engage their own urban planner;

THEREFORE, BE IT RESOLVED that CB8M recommends that the Charter Revision Commission approve a ballot initiative to amend the New York City Charter to require that each Borough President retain the services of an urban planner whose services can be utilized by that borough's Community Boards, which would benefit from the expertise of an urban planner on development and other projects.

Item 1F: ULURP Process

WHEREAS ULURP (the Uniform Land Use Review Procedure) is the official procedure that New York City uses to review and approve land use and zoning changes; and

WHEREAS these changes can include things like rezoning, special permits, site selections for public facilities, and major changes to city maps; and

WHEREAS ULURP provides for the inclusion of community voices and elected officials' and city agencies' input which are involved in the decision-making process; and

WHEREAS ULURP Applications are reviewed, as follows: Community Board, 60 days, Borough President, 30 days, City Planning Commission, 60 days, City Council, 50 days, and the Mayor, 5 days; and

THEREFORE, BE IT RESOLVED that CB8M recommends that the Charter Revision Commission approve a ballot initiative to amend the New York City Charter to ensure that review times for Community Boards and Borough Presidents not be reduced;

BE IT FURTHER RESOLVED that as Community Boards do not meet in August, any ULURP applications submitted after July 1st should have Community Board review increased by 60 days.

Community Board 8 Manhattan unanimously approved these resolutions by a vote of 42 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Item 1B: **Preservation of Historic Districts**

WHEREAS the purpose of a Historic District is to preserve and protect areas that have significant historical, architectural, cultural, or archaeological value; and

WHEREAS Historic Districts help maintain the character and the integrity of places that reflect important aspects of a community's past; and

WHEREAS Historic Districts protect unique or representative architectural styles and building technology that might otherwise be lost to modern development; and

WHEREAS Historic Districts foster a sense of pride, contributing to a community's unique identity, and continuity; and

WHEREAS preserving and reusing older buildings is often more environmentally sustainable than demolition and new construction;

THEREFORE, BE IT RESOLVED that CB8M recommends that the Charter Revision Commission approve a ballot amendment that preserves the historic nature, cultural legacy, unique architectural styles, and significance of the geographic sizes of New York City's many Historic Districts; they should not be reduced in size to accommodate new development; the possibility of supporting new construction should not be considered as a criteria for establishing a reduced Historic District.

Community Board 8 Manhattan approved this resolution by a vote of 23 in favor, 14 opposed, 4 abstentions, and 0 not voting for cause.

Items 1C: **Community Board Decisions Should not be Merely Advisory**

WHEREAS the purpose of New York City Community Boards is to serve as the official sounding-board through which community concerns and interests are disseminated and through which city services within the district are monitored; and

WHEREAS each of the city's Community Boards help shape the development and quality of life in its neighborhood by providing a platform for residents to voice their concerns and affect city decisions; and

WHEREAS while Community Boards have neither legislative nor enforcement powers, they serve as a crucial part of local democracy;

THEREFORE, BE IT RESOLVED that CB8M recommends that the Charter Revision Commission approve a ballot initiative to amend the New York City Charter, stating that decisions of Community Boards should not be advisory, but should be afforded the respect they deserve by giving them a weighted value in the decision-making process.

A motion to approve this resolution failed by a vote of 3 in favor, 33 opposed, 5 abstentions, and 0 not voting for cause.

Item 1E: **Elimination of Community Board Term Limits**

WHEREAS as the result of a recent City Charter revision, the membership on Community Boards is term limited; and

WHEREAS long-serving Community Board members often have deep historical knowledge of zoning, development, and community issues that newcomers may lack; and

WHEREAS this expertise allows them to more effectively review complex land use proposals and advocate for the community; and

WHEREAS without term limits, Boards can maintain a stable leadership structure and avoid frequent turnover, which can disrupt the discussions of ongoing initiatives and stymie long-term planning; and

WHEREAS continuity ensures more effective relationships with city agencies, elected officials, and developers; and

WHEREAS experienced Board members, having built credibility and relationships over time, are often better equipped to challenge developers or city agencies when needed. Their knowledge of past battles and victories gives them a strategic advantage in dealing with ongoing concerns and long-term debates; and

WHEREAS because of resignations and other reasons, vacancies are normally filled by new, inexperienced members; and

WHEREAS rather than being term-limited, current members should be evaluated for reappointment based on their contributions, attendance, community engagement, and knowledge;

THEREFORE, BE IT RESOLVED that CB8M recommends that the City Charter Revision Commission approve a ballot initiative to amend the New York City Charter to eliminate term limits for members of Community Boards, thus keeping effective members and supporting good governance and representation.

Community Board 8 Manhattan approved this resolution by a vote of 27 in favor, 12 opposed, 3 abstentions, and 0 not voting for cause.

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

TR-1: Item 1

TR-2: Item 2

TR-3: Item 5

Item 1: 79th Street Capital Project

WHEREAS; NYCDOT is proposing a capital project to improve safety along the M79 Select Bus Service Corridor; and

WHEREAS; the M79 SBS is one of the busiest and most productive bus routes in Manhattan with about 13,000 daily passengers; and

WHEREAS; the 2017 upgrade to the M79 to convert it to an SBS route resulted in increased ridership, improved reliability, travel time savings, and improved safety resulting from traffic calming effects; and

WHEREAS; the 79th Street corridor continues to be among the top 33% of corridors in terms of the rate of injuries/fatalities per mile; and

WHEREAS; roadway conditions along the route have deteriorated, with some sections of the roadway and sidewalk in need of capital improvements and repair; and

WHEREAS; there were some upgrades that were not able to be completed or incorporated into the 2017 SBS project, including some non-permanent materials being used in some instances and leaving some intersections in non-compliance with the ADA; and

WHEREAS; there continues to be crowding at certain bus stops along with a lack of circulation space, while some bus operation issues continue such as illegal parking in bus stops and bus lanes; and

WHEREAS; the proposed project will add bus bulbs and curb extensions to reduce crossing distances and add sidewalk space; and

WHEREAS; upgraded bus stops and sidewalks will add environmental benefits including trees and landscaping, along with infiltration basins that help with stormwater runoff; and

WHEREAS; roadway resurfacing, installation of bus pads, and related utility and sewer work will provide long-term improvements;

THEREFORE, BE IT RESOLVED, that Community Board 8 Manhattan supports the proposed M79 SBS Capital Project to improve safety and upgrades bus stops, intersections and roadway conditions.

Community Board 8 Manhattan approved this resolution by a vote of 32 in favor, 8 opposed, 2 abstentions, and 0 not voting for cause.

Item 2: **York Avenue Traffic Study**

WHEREAS; NYCDOT has kicked off a York Avenue Transportation Study in March 2025; and

WHEREAS; NYCDOT will be conducting extensive data collection across the study corridor extending from 59th Street to 96th Street; and

WHEREAS; there is an ongoing sewer and water main replacement project in the low 60s that started in 2015 and has had significant impacts on traffic flow and safety due to lane closures and obstructions; and

WHEREAS; the completion date of the sewer and water main replacement project has been delayed on multiple occasions, and is now targeted for summer 2025 if no additional delays occur; and

WHEREAS; the ongoing impacts of construction continue to impact York Avenue; and

WHEREAS; any data collection for the York Avenue Transportation Study in the vicinity of the sewer and water main replacement construction before it is removed will be unreliable and not indicative of normal activity on York Avenue;

THEREFORE, BE IT RESOLVED, that Community Board 8 Manhattan requests that NYCDOT postpone data collection for the York Avenue Transportation Study in the segment between 59th and 66th Streets until the entire right-of-way of York Avenue is restored upon completion of the water main project and traffic conditions return to a normal state.

Community Board 8 Manhattan approved this resolution by a vote of 33 in favor, 9 opposed, 0 abstentions, and 0 not voting for cause.

Item 5: **DOT Proposed Amendment of Rules Relating to Outdoor Seating in Pedestrian Plazas and Open Streets**

WHEREAS; a proposed amendment to Title 34 of the Rules of the City of New York has been announced; and

WHEREAS; the proposed rule would allow for the designation of areas of NYCDOT pedestrian plazas and open streets for the exclusive use of private patrons, subject to certain restrictions and the review and approval of NYCDOT; and

WHEREAS; revenues generated by any use of pedestrian plazas and open streets by private businesses would be used to support maintenance of these spaces; and

WHEREAS; any restrictions to the use of public spaces are exclusionary and inappropriate; and

WHEREAS; the notion of reserving portions of public spaces for private use is antithetical to the purpose of reconstituting streets into public pedestrian plazas and open streets; and

WHEREAS; concerns have been raised regarding maintenance and enforcement of any carved out private spaces in a pedestrian plaza and open street;

THEREFORE, BE IT RESOLVED, that Community Board 8 Manhattan disapproves a proposed amendment of Title 34 of the Rules of the City of New York which would allow for designation of areas of NYCDOT pedestrian plazas and open streets for the exclusive use of private patrons

Community Board 8 Manhattan approved this resolution by a vote of 31 in favor, 10 opposed, 0 abstentions, and 0 not voting for cause.

LM-1: Item 1
LM-2: Item 2
LM-3: Item 3
LM-4: Item 4

Item 1: **52 East 64th Street (Upper East Side Historic District)** – New York Design Architects, LLP – A Classical style building designed by an unknown architect and constructed before 1879, with a reconstructed façade by Frederick Sterner in 1916-1917. Application is for alterations to the front and rear façades, restoration work at the front façade, and a single-story addition at the roof.

WHEREAS 52 East 64th Street was constructed as an individual building and not part of a row; and

WHEREAS 52 East 64th Street is built on a twenty-foot-wide parcel up to the property line in the front; and

WHEREAS the cracks and deterioration in the limestone façade will be repaired; and

WHEREAS the front entrance is on the basement level two feet down from the sidewalk; and

WHEREAS the entrance will be moved up to grade; and

WHEREAS moving the entrance up will be achieved by taking out one course of limestone between the parlor floor and the second floor, raising the basement level about two feet and raising the parlor floor about two feet; and

WHEREAS the changes to achieve the new entrance level are not based on a precedent to achieve the on-grade entrance, still, the applicant showed examples of buildings on which limestone courses have been changed and approved by the Landmarks Preservation Commission; and

WHEREAS the building currently has a front entrance and a service entrance aligning with the windows above; and

WHEREAS the new entrance will be placed in the center of the façade with windows either side whose outer edges align with the outer edges of the windows above; and

WHEREAS a new lantern light fixture will be placed either side of the new windows at the entrance; and

WHEREAS new planters will be placed in front of the building to either side of the new windows at the entrance but behind the initial steps of the stoops of the buildings on either side; and

WHEREAS the new piers and cornice at the entrance level will match the piers and cornice that currently exist; and

WHEREAS the new windows will be insulated glass, multi-pane, and double hung to match the existing window configurations; and

WHEREAS new planter boxes will be added at the windows at the parlor, second, third, and fourth floor levels; and

WHEREAS the existing roof slopes from front to back; and

WHEREAS the roof will be demolished to enable a penthouse to be erected as the fifth floor of the building; and

WHEREAS the floor of the new penthouse will be set at the lowest level of the existing roof; and

WHEREAS the new penthouse will be set back fifteen feet from the front façade; and

WHEREAS the roof will have a stair bulkhead and skylight on one side and mechanical equipment on the other; and

WHEREAS the rooftop addition is not visible from the street; and

WHEREAS the existing extension in the rear is about half the width of the lot and extends almost to the rear property line; and

WHEREAS the rear extension will be demolished; and

WHEREAS the location of the existing rear wall behind the extension will remain; and

WHEREAS the rear yard will be 28'-10 ½" deep; and

WHEREAS the rear façades of the basement and parlor floors will align; and

WHEREAS the rear façades of the second, third, and fourth floors will align and will be set back 5'-0" from the face of the rear basement and parlor floors; and

WHEREAS the façade of the new penthouse floor will be set back 5'-0" from the rear façades of the second, third, and fourth floors; and

WHEREAS the windows of the rear façades will be insulated glass and multi-pane; and

WHEREAS the windows in the basement, parlor, and second floor façades will be full height and full width; and

WHEREAS the basement level will have a pair of doors in the center opening to the rear yard, and the second-floor level will have a pair of doors opening to the terrace; and

WHEREAS the windows of the third and fourth floor façades will be double hung; and

WHEREAS the windows at the penthouse will be full height and full width with a pair of doors to the terrace; and

WHEREAS the rear façades will be clad in red brick; and

WHEREAS windowsills and lintels will be bluestone to match the existing; and

WHEREAS the rooftop penthouse will be clad in a sand color stucco to match limestone; and

WHEREAS all windows and doors are wood; and

WHEREAS the "storefront" windows on the basement, parlor, and second floor rear façade will be painted black; and

WHEREAS the front entrance door and railings will be painted black; and

WHEREAS windows and doors, except as previously noted, will be painted in a historic "midnight" color; and

WHEREAS lantern lights will be black/aged copper; and

WHEREAS planters at the front will have a natural sand color; and

WHEREAS the restoration and replication of the limestone will be done seamlessly; and

WHEREAS the restoration and renovation of the house will be accomplished in the spirit of the Frederick Sterner design; and

WHEREAS this project is contextual and appropriate within the historic district;

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 2: **755 Madison Avenue (Upper East Side Historic District)** – Sugarhouse PLLC – A no-style building designed by Anthony M. Pavia and constructed in 1959. Application is for limited demolition and general construction for the installation of a new storefront

WHEREAS 755 Madison Avenue is a no-style apartment house located on the northeast corner of 65th Street and Madison Avenue with retail stores occupying the entirety of the Madison Avenue frontage; and

WHEREAS the applicant (“Alice and Olivia”) currently occupies a portion of that frontage and has acquired an additional bay to the north of the existing storefront; and

WHEREAS the applicant proposes a new storefront to incorporate the additional street frontage; and

WHEREAS the current storefront has a lower window head height due to the presence of a reinforced concrete beam, the presence of which the applicant proposes to minimize visually in order to regularize the window head heights across the entire collection of storefronts on Madison Avenue; and

WHEREAS the applicant proposes to create a visually continuous storefront with three large openings corresponding to the column spacing and consequently unequal; and

WHEREAS the proposed storefront windows will have curved corners at the head and be red painted aluminum with a solid panel at the ground level decorated with brass rosettes; and

WHEREAS the solid portions of the storefront will be clad with limestone in a diagonal layout with darker limestone accents; and

WHEREAS the new signage will be shadow lit letters above the new red entry doors; and

WHEREAS several Committee members expressed delight at the “playful”, “charming”, and “whimsical” façade treatment, noting that it will enliven its portion of Madison Avenue;

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, 0 opposed, 1 abstention, and 1 not voting for cause.

Item 3: **157 East 78th Street (Individual Landmark)** – Minyoung Song of Model Practice – A Italianate style building designed by an unknown architect and constructed in 1861, with a Second Empire style mansard roof addition. Application is for a horizontal enlargement on the top two floors in line with the first-floor rear façade.

WHEREAS 157 East 78th Street is the westernmost of five individual landmark houses; and

WHEREAS 157 East 78th Street is a twenty-foot-wide house that is four stories high; and

WHEREAS the original three floors have a red brick façade with white painted multi-pane windows; and

WHEREAS the top floor is an addition with a mansard roof with white painted windows; and

WHEREAS the basement level is four steps down from the sidewalk; and

WHEREAS there is a main entrance at the eastern side of the areaway and a service entrance at the western side of the areaway; and

WHEREAS the raised panel entrance doors will be replaced with a solid wood door with vertical planks for the main entrance and a window for the former service entrance; and

WHEREAS a portion of the first floor will be demolished to create a two-story high entrance; and

WHEREAS the double height entrance will be expressed with a brownstone and brick enframing; and

WHEREAS the western wall of the enframing will be curved; and

WHEREAS the curved wall will be made of standard size bricks; and

WHEREAS there will be an entrance overhang at the first-floor level; and

WHEREAS there will be Juliette balcony railings at the first-floor windows; and

WHEREAS in the rear, the first, second, and third floors will be extended to create a four-story high façade in line with the face of the basement level; and

WHEREAS the original brick façade with punched in windows will not be replicated; and

WHEREAS the new façade will be a brick grid three bays wide; and

WHEREAS the basement level will have three pairs of doors; and

WHEREAS the second floor will have inoperable windows as the rear of the first floor will be open to create a double height space; and

WHEREAS the second and third floors will have in-opening French doors with railings to create Juliette balconies; and

WHEREAS all windows and doors will be full height and half the width of each bay; and

WHEREAS in the front, the addition of the double height entrance is out of scale with the house; and

WHEREAS in the rear, the contemporary grid is unrelated to the architectural character of the house; and

WHEREAS the charm and intimacy of the design of the house is lost in the change to the front façade and in the proposed brick grid for the rear façade; and

WHEREAS this project is not contextual and appropriate for the individual landmark;

THEREFORE, BE IT RESOLVED that this application is **DISAPPROVED**.

Community Board 8 Manhattan approved this resolution by a vote of 35 in favor, 5 opposed, 1 abstention, and 0 not voting for cause.

Item 4: **140 East 74th Street (Upper East Side Historic District)** – O’Neil Langan Architects – A Italianate style building designed by John G. Prague and constructed in 1871-1875. Application is for the construction of a rooftop stair bulkhead clad in stucco and a steel railing at the east parapet.

WHEREAS 140 East 74th Street is single-family owner-occupied townhouse with a restaurant on the lower floor located on the south side of 74th street just west of Lexington Avenue; and

WHEREAS the building directly to the east on Lexington Avenue is only two floors tall, exposing the east side of 140 East 74th Street to partial view from the avenue and street; and

WHEREAS the applicant proposes to replace an existing roof hatch with a minimally sized stair bulkhead and code-compliant railing to accommodate an extension of the existing stair to the roof; and

WHEREAS the proposed stair bulkhead will be minimally visible from the north on Madison Avenue; and

WHEREAS the bulkhead and railing will be somewhat more visible from the east side of Lexington Avenue with the railing somewhat more visible; and

WHEREAS the stair bulkhead will be clad in light-colored stucco intended to blend into its surroundings, and the railing will be painted black; and

WHEREAS several Committee members expressed concern over the visibility of the proposed additions and the simplicity of the intervention; and

WHEREAS other Committee members noted that the proposal would become part of the streetscape with its generally “jumbled” and disorganized roof features, whether minimally visible or otherwise, and approved of the restraint shown by the applicant;

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.

D. Street Life Committee – Lindsey Cormack and Abraham Salcedo, Co-Chairs

SL-1: Items 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M – Unanimous Approvals

SL-2: Items 2A, 2C, 2D, 2E

SL-3: Item 2B Approval (Failed)

SL-4: Item 2B Substitute Disapproval

Item 1A: BB16812009 LLC, dba Bareburger, 1681 First Avenue (Between East 87th Street and East 88th Street) New Application and Temporary Retail Permit for Liquor, Wine, Beer, and Cider License (Tabled)

In response to concerns raised on this application, a board member proposed updated language to the applicant's resolution. As the applicant was not in attendance, the board tabled this by acclamation so that the board office could receive confirmation from the applicant agreeing to the proposed language and for the revised resolution to be voted on at the May 6th Street Life Committee meeting

Item 1B: Cafe Mandarin Inc. dba N/A, 1239 First Avenue (Between East 66th Street and East 67th Street) New Application and Temporary Retail Permit for a Wine, Beer, and Cider License

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

WHEREAS no one from the public objected; and

WHEREAS the owner/operator agreed to correct the application as for the hours of operation and the use of the enclosed space in accordance with the current laws; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

Item 1C: Wonder Pho Inc. dba Wonder Pho, 1716 First Avenue (Between East 88th Street and East 89th Street) New Application and Temporary Retail Permit for a Wine, Beer, and Cider License

WHEREAS this is a New Application and Temporary Retail Permit for a 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 above; therefore

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

Item 1D: 1000 Madison LLC, dba Sant Ambroeus, 1000 Madison Avenue (Between East 77th Street and East 78th Street) Alteration Application for Expansion onto Municipal Property

WHEREAS this is an Alteration Application for Expansion onto Municipal Property; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to apply through the proper channels to obtain licenses to have electric power; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

Item 1E: Roccas Partners, dba L'Incontro by Rocco, 1572 Second Avenue (Between East 81st Street and East 82nd Street) Alteration Application for Expansion onto Municipal Property

WHEREAS this is an Alteration Application for Expansion onto Municipal Property; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

Item 1F: Sandrony Inc, dba Sandro's, 322 East 86th Street (Between Second Avenue and First Avenue) Corporate Change for a Liquor, Wine, Beer & Cider License

WHEREAS this is a Corporate Change 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 above; therefore

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

Item 1G: TFK First Avenue LTD, dba The Fancy Kook, 1433 First Avenue (Between East 74th Street and East 75th Street) Class Change for a Liquor, Wine, Beer & Cider License

WHEREAS this is a Class Change 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 above; therefore

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

Item 1H: MBRP Restaurant Inc, dba The Stumble Inn, 1454 Second Avenue (Between East 75th Street and East 76th Street) Alteration Application for Expansion onto Municipal Property

WHEREAS this is an Alteration Application for Expansion onto Municipal Property; and

WHEREAS no one from the public objected; and

WHEREAS someone from the public objected about a high-pitched noise; and

WHEREAS the representative described ongoing efforts to pinpoint the noise; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

Item 1I: Sutton Hill Properties LLC, dba Cinemas 123 by Angelika, 1001 Third Avenue (Between East 59th Street and East 60th Street) Class Change for a Liquor, Wine, Beer & Cider License

WHEREAS this is a Class Change 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 above; therefore

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

Item 1J: Terminus Restaurant Assoc. LLC, dba Orsay, 1057-59 Lexington Avenue (Between Lexington Avenue and Third Avenue) Alteration Application for Expansion onto Municipal Property

WHEREAS this is an Alteration Application for Expansion onto Municipal Property; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

Item 1K: **768 Mad Restaurant LLC, dba Bar Italia, 768 Madison Avenue (Between East 65th Street and East 66th Street) Alteration Application for Expansion onto Municipal Property**

WHEREAS this is an Alteration Application for Expansion onto Municipal Property; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

Item 1L: **UKA Omakase Inc., dba N/A, 238 East 60th Street (Between Third Avenue and Second Avenue) 30 Day Waiver for a New Application and Temporary Retail Permit for a Wine, Beer, and Cider License**

WHEREAS this is for a 30-Day Waiver for a New Application and Temporary Retail Permit for a 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 above; therefore

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

Item 1M: **Manna Madison Avenue LLC, dba Gina La Fornarina, 26 East 91st Street (Between Fifth Avenue and Madison Avenue) 30 Day Waiver for a Renewal Application for a Wine, Beer and Cider License**

WHEREAS this is for a 30-Day Waiver Renewal Application for a 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 above; 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: **1000 Madison, LLC, dba Sant Ambroeus, 1000 Madison Avenue (East 77th Street and East 78th Street) New Outdoor Dining Application for a Roadway Café/Sidewalk Café – Unenclosed – 9 Tables and 20 Chairs/ 3 Tables and 6 chairs**

WHEREAS this is a New Application to the Department of Transportation for a Roadway Café/Sidewalk Café – 9 Tables and 20 Chairs/3 Tables and 6 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to apply through the proper channels to obtain licenses to have power; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

Item 2C: **1291 Pub INC., dba JG Melon, 1291 Third Avenue (Between East 74th Street and East 75th Street) New Outdoor Dining Application for a Roadway Café – 5 Tables and 14 Chairs**

WHEREAS this is a New Application to the Department of Transportation for a Roadway Café – 5 Tables and 14 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant indicated they will only be applying for a Third Avenue Roadway Café and nothing on East 74th Street bringing the total to 5 tables and 14 chairs; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

Item 2D: **By The Glass, INC., dba UVA, 1486 Second Avenue (Between East 77th Street and East 78th Street) New Outdoor Dining Application for a Roadway Café – 8 Tables and 16 Chairs**

WHEREAS this is a New Application to the Department of Transportation for a Roadway Café – 8 Tables and 16 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to apply through the proper channels to obtain licenses to have electric power; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

Item 2E: **SAFI-G, INC, dba Caffe Buon Gusto, 236 East 77th Street (Between Second Avenue and Third Avenue) New Outdoor Dining Application for a Roadway Café – 10 Tables and 20 Chairs**

WHEREAS this is a New Application to the Department of Transportation for a Roadway Café – 10 Tables and 20 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

Community Board 8 Manhattan approved these resolutions by a vote of 36 in favor, 5 opposed, 0 abstentions, and 0 not voting for cause.

Item 2B: **E.A.T. is owned by ELI ZABAR INC., dba E.A.T. CAFE, 1064 Madison Avenue (Between East 80th Street and East 81st Street) New Outdoor Dining Application for a Roadway Café – 29 Tables and 58 Chairs**

A motion to approve this application failed by a vote of 18 in favor, 22 opposed, 0 abstentions, and 0 not voting for cause.

A substitute motion to disapprove this application was introduced.

WHEREAS this is a New Application to the Department of Transportation for a Roadway Café – 29 Tables and 58 Chairs; and

WHEREAS Community Board 8 considers the size of the Roadway Café (29 Tables and 58 Chairs) too large; and

WHEREAS Community Board 8 believes restaurants of this size should rent out other commercial buildings available, rather than apply for large Roadway Cafés; therefore

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

Community Board 8 Manhattan approved this resolution by a vote of 22 in favor, 18 opposed, 0 abstentions, and 0 not voting for cause.

Special Note: The above Full Board resolution (disapproval) supersedes a provisional Street Life Committee resolution

dated April 2, 2025 (approval), which was issued and sent before the DOT's deadline for this application.

E. Street Fairs Committee – Wilma Johnson and Barbara Rudder, Co-Chairs

SF-1: Items 1, 3, 4, 5, 6, 8 – Unanimous Approvals

Item 1: **Friendship Walk Carnival (Sponsored by Friendship Circle Upper East Side)** — Full Street Closure at East 77th Street between York Avenue and First Avenue, Sunday 06/08/2025, from 9:00 AM – 4:00 PM.

THEREFORE, BE IT RESOLVED that the Friendship Walk Carnival application is **APPROVED AS PRESENTED**.

Item 3: **PS6 Spring Fair (Sponsored by PS6 PTA)** — Full Street Closure at East 82nd Street between Park Avenue and Madison Avenue, Sunday 05/18/2025, from 11:00 AM – 5:00 PM.

THEREFORE, BE IT RESOLVED that the PS6 Spring Fair application is **APPROVED AS PRESENTED**.

Item 4: **CSH Street Fair (Sponsored by Convent of the Sacred Heart)** — Full Street Closure at East 91st Street between Fifth Avenue and Madison Avenue, Thursday 06/05/2025, from 12:00 PM – 4:00 PM.

THEREFORE, BE IT RESOLVED that the CSH Street Fair application is **APPROVED AS PRESENTED**.

Item 5: **Senior Class Celebration (Sponsored by Convent of the Sacred Heart)** — Full Street Closure at East 91st Street between Fifth Avenue and Madison Avenue, Tuesday 06/10/2025, from 2:00 PM – 7:00 PM.

THEREFORE, BE IT RESOLVED that the Senior Class Celebration application is **APPROVED AS PRESENTED**.

Item 6: **Museum Mile Festival (Sponsored by Museum Mile Festival/Museum of the City of New York)** — Full Street Closure at Fifth Avenue between East 79th Street and East 109th Street, Tuesday 06/10/2025, from 5:30 PM – 9:00 PM.

THEREFORE, BE IT RESOLVED that the Museum Mile Festival application is **APPROVED AS PRESENTED**.

Item 8: **Central Park Precinct Community Block Party (Sponsored by Central Park Precinct Community Council)** — Full Street Closure at East 60th Street between Fifth Avenue and Madison Avenue, Sunday 09/28/2025, from 10:00 AM – 6:00 PM.

THEREFORE, BE IT RESOLVED that the Central Park Precinct Community Block Party application is **APPROVED AS PRESENTED**.

Community Board 8 Manhattan unanimously approved these resolutions by a vote of 39 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Item 7: **Spring Spectacular (Sponsored by Resident of 91st Street)** — Full Street Closure at East 90th Street between York Avenue and East End Avenue, Friday 06/13/2025, from 10:30 AM – 2:00 PM. **(Tabled)**

This item was tabled by acclamation for the next Street Fair's meeting on May 12th because of confusion about the entity or organization that is representing the proposed street closure.

F. Youth, Education and Libraries – Taína Borrero and Addeson Lehy, Co-Chairs

YEL-1: Item 1

Item 1: **Expanding arts education access for NYC students**

WHEREAS the arts and arts education has been shown to be helpful for mental wellness, particularly of young people; and

WHEREAS the arts and arts education has continuously been shown to have a positive impact on students' socio-emotional development; and

WHEREAS increased arts education coincides with increased civic engagement; and

WHEREAS even modest investments in arts education funding can yield significant benefits for students and their communities;

THEREFORE, BE IT RESOLVED Community Board 8 Manhattan (CB8M) supports the following initiatives, bills, and policy proposals aimed increasing arts education and literacy in the New York City (NYC) public schools: (1) more funding for arts education initiatives in both the state and city budget; (2) support for New York State Senate Bill S1072 (sponsored by State Senator Jose M. Serrano), which directs the commissioner of education to require public schools to report on compliance with art education instruction requirements; (3) consistent funding for a sequential K-12 arts program in all NYC public schools; (4) a dedicated arts instructor in every NYC public school; (5) increased transparency from the NYC Department of Education around arts education access; and (6) the codification of arts education in the New York State budget.

Community Board 8 Manhattan unanimously approved these resolutions by a vote of 39 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

G. Sanitation and Environment Committee – Sahar Husain, Addeson Lehv, and Barbara Rudder, Co-Chairs

SE-1: Item 1

Item 1: Calling on City, Borough, and Elected Officials for more financial resources for rat mitigation in the annual budget for integrative work between city agencies.

WHEREAS the rat problem continues to be a major, persisting issue in Manhattan's Community District 8 and;

WHEREAS rat mitigation is an issue that requires collaboration across city agencies to solve effectively and;

WHEREAS City Council Member Julie Menin utilized her resources to help mitigate the problem, however, the need continues to be tremendous and;

WHEREAS increased rat mitigation requires more funding from all offices;

THEREFORE, BE IT RESOLVED that CB8 requests more financial resources for rat mitigation from City, Borough, and Elected Officials in the annual budget for integrative work between city agencies.

Community Board 8 Manhattan unanimously approved these resolutions by a vote of 39 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 9:09 PM.

Valerie S. Mason, Chair

Name	Attendance	CR-1	CR-2	CR-3	CR-4	TR-1	TR-2	TR-3	LM-1	LM-2	LM-3	LM-4	SL-1	SL-2	SL-3	SL-4	SF-1	YEL-1	SE-1
ANDERSON, MICHAEL	Present	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
ANGELOS, BILL	Present	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
ASHBY, ELIZABETH	Virtual	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
BARON, P. GAYLE	Present	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
BIRNBAUM, MICHELE	Excused-																		
BORES, LORI ANN	Present	Yes	No	No	No	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
BORRERO, TAINA	Present	Yes	No	No	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
CAMP, ALIDA	Virtual		Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes
CHU, SARAH	Present	Yes	Yes	Abst	Abst	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
COHN, ANTHONY	Present	Yes	Yes	Abst	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
COLEMAN, SAUNDREA	Present	Yes	Yes	No	No	Yes	Yes												
CORMACK, LINDSEY	Excused-																		
FARBER, FELICE	Present	Yes	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
HALLUM CLARKE, SEBASTIAN	Present	Yes	No	No	No	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
HARTZOG, EDWARD	Present	Yes	Yes	No	Yes	Abst	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
HELPERN, DAVID P.	Present	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
HERSHENSON, BRADLEY	Present	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
HUSAIN, SAHAR	Present	Yes	Yes	Abst	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
JOHNSON, WILMA	Present	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
KRIKLER, PAUL	Present	Yes	No		No	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
LADER, CRAIG	Present	Yes	No	No	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
LEHV, ADDESON	Present	Yes	No	No	Yes	No	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
MASON, VALERIE	Present	Yes	Abst	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
MCCLEMENT, JOHN	Present	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
MEYER, MAXIMILLIAN	Absent-	Yes																	
MEYERSON, EVAN	Present	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
MICHAELS, JENNIFER	Present	Yes	No	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes					
MOSSMAN, CJ	Absent-	Yes																	
PARSHALL, JANE	Present	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
PHILIPS, JOHN	Present	Yes	No	No	Abst	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
POPE-MARSHALL, SHARON	Present	Yes	Abst	No	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
POPPER, RITA	Virtual	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
PRICE, MARGARET	Present	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
ROSE, ELIZABETH	Present	Yes	Abst	Abst	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
RUDDER, BARBARA	Present	Yes	No	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
SALCEDO, ABRAHAM	Absent-																		
SANCHEZ, WILLIAM	Present	Yes	Yes	No	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
SASSON, JACK	Excused-																		
SCHNEIDER, JUDY	Present	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
SELIGSON, ROBIN	Virtual	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
SELLAM, SACHA	Present	Yes	Abst	No	Abst	Abst	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes			
SELWAY, KIMBERLY	Virtual	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Abst	Abst	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
SQUIRE, RUSSELL	Present			No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
STEIN, TODD	Present	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
TAMAYO, MARCO	Present	Yes	Yes	Abst	No	No	Yes	Yes	Yes	Yes	Yes	Abst	Yes	Yes	Yes	No	Yes	Yes	Yes
WALD, ADAM	Virtual	Yes	No	No	Yes	Yes	Yes	Yes	Yes	NVFC	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
WARREN, CHARLES	Present	Yes	No	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
WEINER, SHARON	Present	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
Total Yes		42	23	3	27	32	33	31	41	39	35	39	41	36	18	22	39	39	39
Total No		0	14	33	12	8	9	10	0	0	5	1	0	5	22	18	0	0	0
Total Abstain		0	4	5	3	2	0	0	0	1	1	1	0	0	0	0	0	0	0
Total Not Vote For Cause		0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Total Votes	36 -- Quorum	42	41	41	42	42	42	41	41	41	41	41	41	41	40	40	39	39	39