

Valerie S. Mason
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 18, 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: Bill Angelos, Elizabeth Ashby, Danielle Avissar, P. Gayle Baron, Taina Borrero, Alida Camp, Sarah Chu, Saundrea Coleman, Lindsey Cormack, DJ Falkson, Miles Fink, Edward Hartzog, David P. Helpern, Sahar Husain, Wilma Johnson, Pual Krikler, Craig Lader, Addeson Lehy, Valerie Mason, John McClement, Evan Meyerson, Jane Parshall, John Phillips, Margaret Price, Elizabeth Rose, William Sanchez, Judy Schneider, Robin Seligson, Sacha Sellam, Kimberly Selway, Dayne Slay, Russell Squire, Marco Tamayo, Adam Wald, Charles Warren, and Sam Weinberger.

Community Board Members Virtual: Bradley Hershenson (Unknown), Evan Meyerson (Travel), Barbara Rudder (Illness), and Abraham Salcedo (Travel).

Community Board Members Excused: Michele Birnbaum, Lori Ann Bores, Anthony Cohn, Felice Farber, Sebastian Hallum Clarke, Todd Stein, Sharon Pope-Marshall, and Sharon Weiner.

Community Board Members Absent: Michael Anderson, Maximillian Meyer, and Jennifer Michaels.

Total Attendance: 39

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

1. Public Session

- Connie Chan, representing the Department of City Planning, spoke about the upcoming Manhattan Plan Project.
- Roberta Nibbi, representing AV 60th LLC, dba All' Antico Vinaio, presented on the business' new application for a roadway café.
- Michael Zumbluskas spoke in favor of the cannabis dispensary application for Primary Care Group LLC on East 86th Street.
- Monica Iken spoke in favor of the cannabis dispensary application for Primary Care Group LLC on East 86th Street.
- Dr. Shahid Rasul, representing Primary Care Group LLC, spoke in favor of the dispensary application for Primary Care Group LLC on East 86th Street.
- Alam Monhammad, representing Papaya King, spoke in favor of the cannabis dispensary application for Primary Care Group LLC on East 86th Street.
- Nicole Lucien, representing Bliss + Lex, spoke in opposition to the cannabis dispensary application for Primary Care Group LLC doing business on East 86th Street.
- Christopher Lucien, representing Bliss + Lex, spoke in opposition to the cannabis dispensary application for Primary Care Group LLC doing business on East 86th Street.
- Manon Harrington, representing Primary Care Group, spoke in favor of the cannabis dispensary application for Primary Care Group LLC doing business on East 86th Street.
- Evelyn David inquired if there was a resolution for the Third Avenue speed limit from the Transportation Committee.
- Vincent K. Jenkins spoke in favor of increasing accessibility for disabled individuals in the Upper East Side.
- Alceece Burgio, representing Weedish, spoke in opposition to the cannabis dispensary application for Primary Care Group LLC doing business on East 86th Street.

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
- Manhattan District Attorney Alvin Bragg
- Assembly Member Rebecca Seawright
- State Senator Jose Serrano
- State Senator Liz Krueger
- Council Member Keith Powers

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

SL-1: Items 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I – Unanimous Approvals
SL-2: Items 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2I, 2J, 2L, 2M, 2N, 2O, 2P, 2Q, 2S, 2T – Unanimous Approvals
SL-3: Items 2H
SL-4: Items 2K
SL-5: Items 2U
SL-6: Item 2V, 2W, 2Z
SL-7: Item 2Y
SL-8: Item 2X Substitute Approval
SL-9: Item 2AA – Unanimous Disapproval
SL-10: Item 3A Substitute Disapproval

Item 1A: **1379 Water & Wheat LLC, dba Water & Wheat, 1379 Third Avenue (Between East 78th Street and East 79th Street) 30-Day Wavier for an Alteration Application for Expansion onto Municipal Property**

WHEREAS this is a 30-Day Wavier for 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 1B: **Secret Summer Hospitality Group LLC, dba Festival Café, 1155 Second Avenue (Between East 60th Street and East 61st Street) 30-Day Waiver for an Alteration Application for Expansion onto Municipal Property**

WHEREAS this is a 30-Day Wavier for 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 1C: **EAT Madison LLC, dba Eli's Essentials, 922 Madison Avenue (Between East 73rd Street and East 74th 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 1D: **Eat Lexington 87 LLC, dba Eli's Essentials, 1291 Lexington Avenue (Between East 86th Street and East 87th 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 1E: **Eat Madison 91 LLC, dba Eli's Essentials, 26 East 91st Street, AKA 1270 Madison Avenue (Between Fifth Avenue and Madison 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 1F: **1679 3rd Avenue Restaurant Corp, dba The District, 1679 Third Avenue (Between East 94th Street and East 95th Street) Alteration Application for Expansion onto Municipal Property**

WHEREAS this is a 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 1G: **Boilery 1576 Inc., dba N/A, 1576 Third Avenue (Between East 88th Street and East 89th Street) Corporate Change for a Liquor, Wine, Beer, and 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 1H: **PEGREP 1404 LLC, dba Masseria East, 1404 Third Avenue (Between East 79th Street and East 80th 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 1I: Rockefeller University, The, dba N/A, 1230 York Avenue, Caspary Hall (Between East 66th Street and East 67th Street) Corporate Change for a Liquor, Wine, Beer, and Cider License

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

Item 2A: Mission Ceviche UES INC, dba Mission Ceviche, 1400 Second Avenue (Between East 72nd Street and East 73rd Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 12 Tables and 24 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 12 Tables and 24 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 2B: 23rd Street Little Italy Pizza Corp, dba Little Italy Pizza, 359 East 68th Street (Between Second Avenue and First Avenue) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 10 Tables and 20 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk 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.

Item 2C: AVIV75 LLC, dba Kossar's - Miss Wonton Dumpling, 1409 York Avenue (Between East 75th Street and East 76th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 7 Tables and 14 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 7 Tables and 14 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; and

WHEREAS the applicant agreed to have the outdoor operations cease at 10 pm; 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: Lexington Bagels Inc., dba Tal Bagels, 1324 Lexington Avenue (Between East 88th Street and East 89th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 9 Tables and 18 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 9 Tables and 18 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; and

WHEREAS the applicant agreed to have the outdoor operations cease at 10 pm; 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: Cornerstone LI INC., dba Bagel Express II, 1228 Second Avenue (Between East 64th Street and East 65th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 4 Tables and 12 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 4 Tables and 12 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 2F: By The Glass 2 LLC, dba Uva Next Door, 1484 Second Avenue (Between East 77th Street and East 78th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 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 remove the planters present in the side street; and

WHEREAS the applicant has agreed to come before CB8 for their sidewalk cafe; 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 2G: Nica Restaurant Corp., dba Nica Trattoria, 354 East 84th Street (Between Second Avenue and First Avenue) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 6 Tables and 11 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 6 Tables and 11 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; and

WHEREAS the applicant has agreed to cease outdoor activities at 10 PM; 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 2I: 1568 Gyro LLC, dba Yasouvlaki, 1568 Third Avenue (Between East 88th Street and East 89th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 7 Tables and 14 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 7 Tables and 14 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; and

WHEREAS the applicant has agreed to cease outdoor operations at 10 pm; 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 2K: 1688 York Café Corporation, dba Effy's Café, 1688 York Avenue (Between East 88th Street and East 89th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 6 Tables and 12 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 6 Tables and 12 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 2L: 82nd Street Café, INC, dba Dylan Murphy's, 1453 Third Avenue (Between East 82nd Street and East 83rd Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 5 Tables and 10 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 5 Tables and 10 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 2M: Tacos & Tequila Corp, dba Tacos & Tequila, 1742 Second Avenue (Between East 90th Street and East 91st Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 3 Tables and 3 Chairs

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

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 2N: **Macc Hospitality LLC, dba Drunken Munkey, 338 East 92nd Street (Between Second Avenue and First Avenue) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 5 Tables and 10 Chairs**

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 5 Tables and 10 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 2O: **Pizza 78 LLC, dba Salvo's, 1477 York Avenue (Between East 78th Street and East 79th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 6 Tables and 12 Chairs**

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 6 Tables and 12 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 2P: **Green 84 LLC, dba Green Kitchen, 1619 Second Avenue (Between East 84th Street and East 85th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 11 Tables and 22 Chairs**

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 11 Tables and 22 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 2Q: **86/2 Restaurant LLC, dba Gracie's Diner, 242 East 85th Street (Between Third Avenue and Second Avenue) New Outdoor Dining Application for a Sidewalk Café – Enclosed – 12 Tables and 22 Chairs**

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 12 Tables and 22 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 2S: S&D Dining Group LLC, dba Come Prima, 903 Madison Avenue (Between Madison Avenue and Park Avenue) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 1 Table and 4 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 1 Tables and 4 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 2T: 1110 Lexington Avenue LLC, dba Koronet Pizza, 1110 Lexington Avenue (Between East 77th Street and East 78th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 2 Tables and 3 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 2 Tables and 3 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 38 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Item 2H: Bear Noah Corp, dba Jacques Brasserie, 204 East 85th Street (Between Third Avenue and Second Avenue) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 8 Tables and 27 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 8 Tables and 27 Chairs; and

WHEREAS a member of the public objected based on prior insufficient posting, prior rat infestations, health code violations; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; and

WHEREAS the applicant has agreed to enhance their rat mitigation efforts; 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 this resolution by a vote of 37 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

Item 2K: Tumma Khakuen Inc, dba Thep, 1439 Second Avenue (Between East 74th Street and East 75th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 21 Tables and 42 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 21 Tables and 42 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 this resolution by a vote of 30 in favor, 9 opposed, 0 abstentions, and 0 not voting for cause.

Item 2U: Laduree Madison LLC, dba Laduree, 864 Madison Avenue (Between East 70th Street and East 71st Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 2 Tables and 5 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 2 Tables and 5 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 this resolution by a vote of 33 in favor, 6 opposed, 0 abstentions, and 0 not voting for cause.

Item 2V: Post House Investors LP, dba Majorelle, 28 East 63rd Street (Between Madison Avenue and Park Avenue) New Outdoor Dining Application for a Roadway Café – 7 Tables and 14 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Roadway Café – 7 Tables and 14 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 2W: 77 Tapas Inc, dba The Blue Mezze Bar, 1480 Second Avenue (Between East 77th Street and East 78th Street) New Outdoor Dining Application for a Roadway Café – 24 Tables and 48 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Roadway Café – 24 Tables and 48 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 2Z: One PB York LLC, dba Claire's Kitchen Café, 1374 York Avenue (Between East 73rd Street and East 74th Street) New Outdoor Dining Application for a Roadway Café – 3 Tables and 6 Chairs

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

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 this resolution by a vote of 32 in favor, 6 opposed, 0 abstentions, and 0 not voting for cause.

Item 2Y: CKPNYC LLC, dba Caviar Kaspia At The Mark, 992 Madison Avenue (Between East 77th Street and East 78th Street) New Outdoor Dining Application for a Roadway Café – 11 Tables and 30 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Roadway Café – 11 Tables and 30 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 this resolution by a vote of 30 in favor, 8 opposed, 0 abstentions, and 0 not voting for cause.

Item 2X: AV 60th LLC, dba All'Antico Vinaio, 36 East 60th Street (Between Madison Avenue and Park Avenue) New Outdoor Dining Application for a Roadway Café – 3 Tables and 6 Chairs

A substitute motion to approve this application was introduced.

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

WHEREAS a representative was in attendance at June's Full Board meeting to present their application; 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 this resolution by a vote of 32 in favor, 6 opposed, 0 abstentions, and 0 not voting for cause.

Item 2AA: 1647 Second Ave Corp, dba The Supply House, 1647 Second Avenue (Between East 85th Street and East 86th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 3 Tables and 8 Chairs (4 Benches)

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

WHEREAS no one from the applicant's business attended the meeting; therefore

BE IT RESOLVED that the application is **DISAPPROVED**, 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.

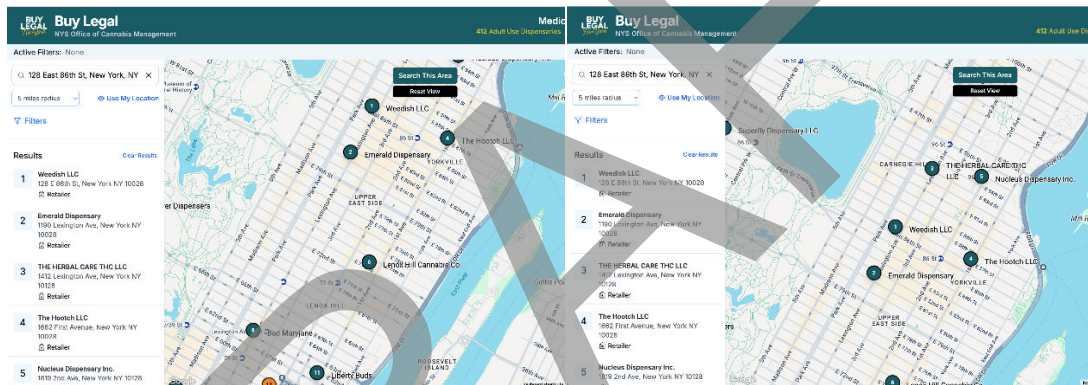
Item 3A: Primary Care Group LLC, dba Primary Care Group, 242 East 86th Street Between Third Avenue and Second Avenue) Application to the Office of Cannabis Management for an Adult-use Retail Dispensary License

A substitute motion to disapprove this application was introduced.

WHEREAS this is a new application for a retail dispensary; and

WHEREAS Community Board 8 has approved most of the retail dispensary applications that have come before us; and

WHEREAS members of the public as well as Community Board 8 members expressed concerns that an additional dispensary would result in 86th Street being known as "Cannabis Corridor" due to the proposed dispensary's location being fairly proximate to 3 existing legal dispensaries on or near 86th Street (while the new one would technically be located beyond the 1,000 foot limitation, it would be barely outside it at 1,052 feet, see map below); and



WHEREAS operators of existing nearby dispensaries expressed concerns that the addition of this new dispensary at its proposed location would be contrary to the intent of the OCM regulations, including the distance regulations which were supposed to benefit the community as well as small business operators of legal dispensaries in part, to prevent cannibalization of customer base, and oversaturation of dispensaries in communities; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; 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 26 in favor, 11 opposed, 0 abstentions, and 0 not voting for cause.

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

TR-1: Item 1

Item 1: 1 East 60th Street Met Club Sidewalk

WHEREAS; The Metropolitan Club, owners of the property at 1 East 60th Street, have submitted an application to the New York City Public Design Commission to restore the historic granite paving of the existing driveway; and

WHEREAS; The original driveway, completed originally in 1894, was impacted by the open-cut construction of the New York City Subway in 1918; and

WHEREAS; The project seeks to restore the driveway to replicate its original condition; and

WHEREAS; There is ongoing work in the property's courtyard that is associated with this project, which has obtained approvals from the Landmarks Commission; and

WHEREAS; The restored driveway will utilize accessible cobblestone in 4x4 blocks with less than 1/4 inch transitions that will be thermally treated to prevent slippage; and

WHEREAS; The project's materials and appearance were selected to complement similar stones are used along the perimeter of street trees in nearby Central Park;

THEREFORE, BE IT RESOLVED, that Community Board 8 Manhattan approves the application to the New York City Public Design Commission to restore the historic granite paving of the existing driveway of 1 East 60th Street.

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. Landmarks Committee – Anthony Cohn and David Helpern, Co-Chairs

LM-1: Item 1

LM-2: Item 2

LM-3: Item 3

LM-4: Item 4

Item 1: **122 East 66th Street (Upper East Side Historic District) – Martin Lee Griggs, Walter B. Melvin Architects – A Neo-Regency style building designed by Thomas Harlan Ellett and constructed in 1931- 1932. Application is for the closing of through-wall penetrations below three windows on the 4th floor, north façade, the installation of three through-wall penetrations above three windows on the 4th floor, north façade, and the installation of three through-wall penetrations above three windows on the 4th floor, south façade.**

WHEREAS 122 East 66th Street is the home of the Cosmopolitan Club; and

WHEREAS the Cosmopolitan Club has been investing year by year in bringing the building back to its 1930s glory; and

WHEREAS the Club must replace outmoded air conditioning units; and

WHEREAS there are five windows across the face of the fourth floor; and

WHEREAS there are grilles with through wall units behind the grilles on the three easterly windows, an asymmetrical arrangement; and

WHEREAS the grilles are 18" high and 44" wide and are set tight to the undersides of the windowsills; and

WHEREAS the grilles and through-wall units will be removed; and

WHEREAS the openings will be filled with brick to match closely the color of the original brick, which is covered with paint; and

WHEREAS the infill brick will be painted to match the painted brick façade; and

WHEREAS the units to be removed will be replaced with three new units, above the middle window and the two end windows, a symmetrical arrangement reflecting the symmetrical design of the building; and

WHEREAS the new through-wall units will be set behind new, frameless, aluminum louvers flush with the brick wall; and

WHEREAS the new louvers will be 18" high and 46" wide and set 10" above the windows; and

WHEREAS the new aluminum grilles will be painted to match the color of the brick façade; and

WHEREAS the new air conditioning units will be less visible than the current units; and

WHEREAS the visual impact of the new through wall units will be minimized; and

WHEREAS the new through wall penetrations for air conditioning units are contextual and appropriate within the historic district; and

THEREFORE BE IT RESOLVED that this application is **APPROVED AS PRESENTED**.

Community Board 8 Manhattan approved this resolution by a vote of 37 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

Item 2: 4 East 66th Street (Upper East Side Historic District) – Jeffrey Flanigan– A neo-Italian Renaissance style building designed by J.E.R. Carpenter and Cross and Cross and constructed in 1919- 1920. Application is for modifications to four windows at the 11th story secondary façades.

WHEREAS 4 East 66th Street sits on the southeast corner of Fifth Avenue and 66th Street, sharing the Fifth Avenue blockfront with the Temple Emanuel complex; and

WHEREAS the applicant proposes to alter four openings on the 11th floor, enlarging the openings and replacing the windows; and

WHEREAS the applicant proposes these changes to the secondary facades that face south and west, visible over the lower buildings of Temple Emanuel; and

WHEREAS the applicant proposes to replace the existing windows on the south façade with French doors and balconettes identical to those previously approved for the eighth floor and similar to those approved on the ninth floor; and

WHEREAS the applicant proposes to enlarge an opening on the west secondary façade and to introduce a window identical to one previously approved for use on the eighth floor and aligning with it and the corresponding window on the tenth floor; and

WHEREAS the new south-facing French doors will be bronze and the new west-facing window will be wood, non-operable, but simulating a double-hung configuration (eight over eight) common to the original building design; and

WHEREAS the proposed interventions are on what have always been secondary yet visible facades, the applicant has made appropriate efforts to conform both to the original design and subsequent alterations; and

WHEREAS insofar as the building has no window master plan the Committee urges 4 East 66th Street to adopt a plan that will, over time, return the building fenestration to its original operation and materials;

THEREFORE BE IT RESOLVED that this application is **APPROVED AS PRESENTED**.

Community Board 8 Manhattan approved this resolution by a vote of 37 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

Item 3: 10 East 82nd Street (Metropolitan Museum Historic District) – Suk Design Studio – A neoFederal style rowhouse designed by an unknown architect and constructed in 1888, with an alteration in the neo-Federal style by Bradley Delehanty in 1920. Application is to replace the existing facades and construct a rooftop and rear yard addition.

WHEREAS 10 East 82nd Street is a four-story building with a basement and a cellar; and

WHEREAS the building is 19'-6" wide by 58'-6" long; and

WHEREAS 10 East 82nd Street was built in the Queen Anne style in 1888; and

WHEREAS 10 East 82nd Street was altered in 1920 in the neo-Federal style; and

WHEREAS the original brownstone stoop and Queen Anne details were removed; and

WHEREAS the original cornice was removed and replaced with a lower, smaller cornice; and

WHEREAS the wrought iron balcony was added in 1960 to further change the architectural character of the building; and

WHEREAS the front façade is in poor condition; and

WHEREAS the applicant seeks to modify the neo-Federal style in the replacement of the front façade; and

WHEREAS the new front facade will be made of limestone; and

WHEREAS the building will have a wide, central entrance with a pair of doors; and

WHEREAS the original and current windows are double hung, multi-pane; and

WHEREAS the proposed windows for the front façade are wood casements painted black; and

WHEREAS the arched windows on the first floor will be replaced with French doors; and

WHEREAS the continuous metal railing on the first floor will be replaced with a metal railing at each of the three windows; and

WHEREAS a new cornice is located between the second and third floors, like an applique; and

WHEREAS a new, heavier cornice is located at the roof; and

WHEREAS the rear of the house will be extended 8'-9" to the south, leaving a 30-foot rear yard; and

WHEREAS the cellar level will extend under the rear yard an additional 25 feet; and

WHEREAS the rear yard will be paved except for the five feet between the cellar and the property line; and

WHEREAS the basement and first floor facades in the rear will be fully glazed, including windows and doors, the full width of the building and the full height of each floor; and

WHEREAS the second floor will have a railing that extends the full width of the building; and

WHEREAS the second, third, and fourth floors will have casement windows in black painted metal; and

WHEREAS the basement and first floor enframements for the glass walls will be limestone; and

WHEREAS the second, third, and fourth floor facades will be brick masonry; and

WHEREAS a new stair and stair bulkhead will be added to the roof; and

WHEREAS the rear of the building is 55'-1" high, and the front of the building is 58'-5' high to create a pitched roof; and

WHEREAS the roof will be leveled to a height of 57'-3"; and

WHEREAS the top of the bulkhead will be 67'-3" high; and

WHEREAS the bulkhead will be angled down towards the street; and

WHEREAS the bulkhead will not be seen from the street, but the chimney extension will be seen; and

WHEREAS the change from a brick façade to a limestone façade is questionable given the modest size and scale of the building; and

WHEREAS the extra wide entrance with the pair of doors is too large for the building; and

WHEREAS the window openings on the front façade are larger than the original openings and are proportionately too large for the building; and

WHEREAS the full width and full height of the glazing of the basement and the first floor have a modernist character; and

WHEREAS the brick façade of the second, third, and fourth floors, with its large window openings, seems squeezed between the limestone and glass two story base; and

WHEREAS the building does not have a consistency of approach in that it looks forward and backward in its stylistic interpretations;

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

Community Board 8 Manhattan approved this resolution by a vote of 28 in favor, 5 opposed, 0 abstentions, and 0 not voting for cause.

Item 4: **15 East 88th Street (Expanded Carnegie Hill Historic District) – David Briggs, Loci Architecture PLLC – A neoFederal style building designed by Delano & Aldrich and constructed in 1920. Application is for window replacement in existing openings on the front & rear facades, and includes related sealant, flashing, weatherproofing, miscellaneous trim and finish patching.**

WHEREAS 15 East 88th Street is a single-family townhouse recently purchased by the St. David's School and converted to educational use; and

WHEREAS the applicant proposes to replace the existing windows and make repairs to the existing brick exterior; and

WHEREAS the applicant proposes to change the windows from wood double-hung type to a combination of fixed and tilt-turn aluminum; and

WHEREAS the existing windows on the garden side at the ground floor level are curved in plan, and the applicant proposes to replace them with straight windows; and

WHEREAS the profiles of the proposed windows are much thicker than the existing windows; and

WHEREAS the wood windows are a character-defining element of the simple, restrained street facade; and

WHEREAS the curved windows at the garden front, thirteen feet in height, represent a major design element of an unusually elegant facade; and

WHEREAS the benefits of energy conservation are, in this instance, outweighed by the importance of the original materials;

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

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

D. Arts Committee – Alida Camp, Chair

Arts-1: Items 1

Item 1: **Protecting Federal Arts and Culture Funding**

WHEREAS arts and cultural organizations are a driver of New York State and the City's economies; and

WHEREAS arts funding will enable the country to maintain its pre-eminent status as an arts creator and destination; and

WHEREAS access to the arts increases civic and community engagement; and

WHEREAS access to the arts contributes to mental health; and

WHEREAS arts and culture contribute to the quality of life; and

WHEREAS arts and cultural organizations attract residents and visitors to New York City; and

WHEREAS the NEA funds large and small arts organizations, and provided grants in 2024 of up to \$100,000 to at least 266 arts organizations in New York City; and

WHEREAS the NEA, established by Congress in 1965, has played a critical role in supporting and promoting access to the arts across the country; and

WHEREAS the NEA funds a wide variety of cultural programming, arts education, community development initiatives, and job creation efforts across the country, leading to the country's globally unmatched arts and cultural vitality; and

WHEREAS eliminating the NEA from the federal budget would result in the loss of essential funding for arts organizations, educational programs, veterans' arts therapy, and countless local initiatives that enrich civic life and community well-being; and

WHEREAS the Institute for Museums and Library Sciences (IMLS) and the National Endowment for the Humanities (NEH) also provide grants to cultural organizations; and

WHEREAS federal funding has been cut from a vast variety of arts and cultural organizations, including theatres, botanical gardens, musical conservatories, dance entities, music and film festivals, and literary magazines; therefore

BE IT RESOLVED that CB8 urge our representatives in Congress to reinstate any and all funding cut by the Federal Government to arts and cultural institutions including, but not limited to, performance venues, museums, visual and performing artists and entities, and arts education, and to reinstate funding to the NEA, NEH, and IMLS, and oppose any future defunding of the NEA, NEH, and IMLS.

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.

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 8:33 PM.

Valerie S. Mason, Chair

Name	Attendance	SL-1	SL-2	SL-3	SL-4	SL-5	SL-6	SL7	SL-8	SL-9	SL-10	TR-1	LM-1	LM-2	LM-3	LM-4	Arts-1
ANDERSON, MICHAEL	Absent																
ANGELOS, BILL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
ASHBY, ELIZABETH	Present	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Abst	Yes	Yes
AVISSAR, DANIELLE	Present	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BARON, P. GAYLE	Present	Yes	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BIRNBAUM, MICHELE	Excused																
BORES, LORI-ANN	Excused																
BORRERO, TAINA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
CAMP, ALIDA	Present	Yes	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
CHU, SARAH	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
COHN, ANTHONY	Excused																
COLEMAN, SAUNDREA	Present	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
CORMACK, LINDSEY	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FALKSON, DJ	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes
FARBER, FELICE	Excused																
FINK, MILES	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
HALLUM-CLARKE, SEBASTIAN	Excused																
HARTZOG, EDWARD	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
HELPERN, DAVID P.	Present	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
HERSHENSON, BRADLEY	Virtual				Yes	Yes					Yes	Yes	Yes	Yes	Yes	Yes	Yes
HUSAIN, SAHAR	Present	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Abst	Yes
JOHNSON, WILMA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
KRIKLER, PAUL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		No	Yes
LADER, CRAIG	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes
LEHV, ADDESON	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	No	No	Yes
MASON, VALERIE	Present	Yes	Yes	Yes	No	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MCCLEMENT, JOHN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MEYER, MAXIMILLIAN	Absent																
MEYERSON, EVAN	Virtual	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MICHAELS, JENNIFER	Absent																
PARSHALL, JANE	Present	Yes	Yes	Yes	No	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
PHILIPS, JOHN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes							
POPE-MARSHALL, SHARON	Excused																
PRICE, MARGARET	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ROSE, ELIZABETH	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
RUDDER, BARBARA	Virtual	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SALCEDO, ABRAHAM	Virtual	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes		Yes	Yes
SANCHEZ, WILLIAM	Present	Yes	Yes	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	No	Yes	Yes	Yes	Yes	Yes	Yes
SELIGSON, ROBIN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SELLAM, SACHA	Present	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Abst	Yes
SELWAY, KIMBERLY	Present	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Abst	Yes
SLAY, DAYNE	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes
SQUIRE, RUSSELL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
STEIN, TODD	Excused																
TAMAYO, MARCO	Present	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
WALD, ADAM	Present	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	No	Yes	Yes	Yes	Abst	Yes	Yes
WARREN, CHARLES	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
WEINBERGER, SAM	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes
WEINER, SHARON	Excused																
Total Yes		38	38	37	30	33	32	30	32	38	26	38	37	37	28	27	38
Total No		0	0	1	9	6	6	8	6	0	11	0	1	1	5	8	0
Total Abstain		0	0	0	0	0	0	0	0	0	0	0	0	0	2	3	0
Total Not Vote For Cause		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Votes	35 -- Quorum	38	38	38	39	39	38	38	38	38	37	38	38	38	35	38	38