

Valerie S. Mason  
Chair

Will Brightbill  
District Manager



505 Park Avenue, Suite 620  
New York, N.Y. 10022-1106  
(212) 758-4340  
(212) 758-4616 (Fax)  
www.cb8m.com – Website  
info@cb8m.com – E-Mail

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

**Wednesday, July 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:** Bill Angelos, Elizabeth Ashby, Danielle Ayissar, P. Gayle Baron, Lori Ann Bores, Taina Borrero, Alida Camp, Anthony Cohn, Saundra Coleman, Lindsey Cormack, DJ Falkson, Felice Farber, Miles Fink, Sebastian Hallum Clarke, Edward Hartzog, David P. Helpert, Bradley Hershenson, Wilma Johnson, Pual Krikler, Craig Lader, Addeson Lehy, Valerie Mason, John McClement, Evan Meyerson, Jennifer Michaels, Jane Parshall, Sharon Pope-Marshall, Elizabeth Rose, Barbara Rudder, Abraham Salcedo, Judy Schneider, Robin Seligson, Kimberly Selway, Dayne Slay, Russell Squire, Todd Stein, Marco Tamayo, Sam Weinberger, and Sharon Weiner.

**Community Board Members Virtual:** Margaret Price (Family Engagement), William Sanchez (Illness), Sacha Sellam (Illness), Adam Wald (Travel), and Charles Warren (Illness).

**Community Board Members Excused:** Michael Anderson, Sarah Chu, and Sahar Husain.

**Community Board Members Absent:** Michele Birnbaum and John Phillips.

**Total Attendance: 44**

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

**1. Public Session**

- Bill Kuhn representing the Birch Wathen Lenox School, spoke in favor of the Birch Wathen Lenox School Open Street DOT Application.
- Madeleine Tan spoke in favor of the Birch Wathen Lenox School Open Street DOT Application.
- Deneida De Los Santos representing the Birch Wathen Lenox School, spoke in favor of the Birch Wathen Lenox School Open Street DOT Application.
- Cat Lee spoke in favor of the Birch Wathen Lenox School Open Street DOT Application.
- Natasha Rossell Jaffe spoke in favor of the Birch Wathen Lenox School Open Street DOT Application.
- Amy Meyers spoke in favor of the Birch Wathen Lenox School Open Street DOT Application.
- Laurie Murberg spoke in favor of the Birch Wathen Lenox School Open Street DOT Application.
- Jennifer Genel representing the Birch Wathen Lenox School, spoke in favor of the Birch Wathen Lenox School Open Street DOT Application.
- Joey Bartolomeo spoke in favor of the Birch Wathen Lenox School Open Street DOT Application.
- Taryn Reif spoke in favor of an outdoor dining roadway café application for Rob-Tess Rest. Corp, dba Reif's Tavern on 302 East 92nd Street.
- Michelle McRae spoke in favor of an outdoor dining roadway café application for Rob-Tess Rest. Corp, dba Reif's Tavern on 302 East 92nd Street.
- Samantha Rosado spoke in favor of an outdoor dining roadway café application for Rob-Tess Rest. Corp, dba Reif's Tavern on 302 East 92nd Street.
- Evangelos Vamvakoulas spoke in favor of an outdoor dining roadway café application for Limanaki Inc., dba Tinos on 1748 First Avenue.
- Kristin Toppeta spoke in favor of the Street Activity Permit Office application for The Parish of St. Vincent Ferrer and St. Catherine of Siena Block Party at East 65th Street between Lexington Avenue and Third Avenue.

- Debra Toppeta spoke in favor of the Street Activity Permit Office application for The Parish of St. Vincent Ferrer and St. Catherine of Siena Block Party at East 65th Street between Lexington Avenue and Third Avenue.
- Father Peter Martir representing The Parish of St. Vincent Ferrer and St. Catherine of Siena, spoke in favor of the Street Activity Permit Office application for The Parish of St. Vincent Ferrer and St. Catherine of Siena Block Party at East 65th Street between Lexington Avenue and Third Avenue.
- Daniel Camillone spoke in favor of the Birch Wathen Lenox School Open Street DOT Application.
- Leah Malone spoke in opposition to the proposed excavation at 118 East 95th Street.
- Rachel Skinner O'Neill representing the NYPL Webster branch, spoke on updates and events from the Webster Library.
- Craig Malloy spoke in favor of more public spaces and fewer large-scale construction projects.
- Konstantinos Dragonas representing Tony Dragons's Grille, spoke in favor of their food truck business operating near a bike lane.
- Joseph Lhota, representing NYU Langone Health, spoke on the Pending Closure of NYU Langone Health Endoscopy Center - Upper East Side.
- Kate Federiconi representing the NYPL Roosevelt Island Library branch, spoke on updates and events from the Roosevelt Island Library.
- Kim Moscaritolo spoke in favor of an outdoor dining roadway café application for Rob-Tess Rest. Corp, dba Reif's Tavern on 302 East 92nd Street.
- Matt Leonardo representing Toastree LLC, spoke in favor of an application to the Office of Cannabis Management for New Adult-Use Retail Dispensary Licenses for Toastree LLC, dba N/A at 1584 York Avenue.
- Lo van der Valk representing Carnegie Hill Neighbors spoke in opposition to the proposed excavation at 118 East 95th Street.
- Kit Middleton representing the 118 East 95th Street excavation application, spoke in favor of the proposed excavation at 118 East 95th Street.
- Juila Bradford spoke in opposition to the proposed excavation at 118 East 95th Street.
- Michael Healy representing the 118 East 95th Street excavation application, spoke in favor of the proposed excavation at 118 East 95th Street.
- Jane Lindberg spoke in favor of an outdoor dining roadway café application for Rob-Tess Rest. Corp, dba Reif's Tavern on 302 East 92nd Street.
- Evelyn David spoke in opposition to the DOT's microhubs.

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 Alex Bore
- Assembly Member Rebecca Seawright
- State Senator Liz Krueger
- Council Member Julie Menin
- 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

Community Associate Jordyn Lee gave the District Manager's Report on behalf of District Manager Will Brightbill.

8. **Committee Reports and Action Items**

**A. Transportation Committee – Craig Lader and Charles Warren, Co-Chairs**

TR-1: Item 1

**Item 1: Birch Wathen Lenox School Open Street DOT Application**

**WHEREAS;** the Birch Wathen Lenox School has submitted an application to NYCDOT for an open street on East 77th Street between Second Avenue and Third Avenue; and

**WHEREAS;** a prior Birch Wathen Lenox School open street application was opposed by Community Board 8 Manhattan in November 2024 due to insufficient public outreach, and concerns that an open street for 4 hours a day 5 days a week would be too disruptive to residents and businesses on the block; and

**WHEREAS;** the Birch Wathen Lenox School has acknowledged their failure to conduct adequate public outreach and their insufficient effort at addressing community concerns that resulted in their original application being rejected by CB8M; and

**WHEREAS;** the revised Birch Wathen Lenox School Application is for an open street 3 days per week for 2 hours per day; and

**WHEREAS;** it is anticipated that the open street will only be needed in an area covering approximately half of the block; and

**WHEREAS;** the proposed open street will maintain an emergency lane at all times, in accordance with NYCDOT regulations; and

**WHEREAS;** the Birch Wathen Lenox School has committed to adhering to NYCDOT requirements that barriers at each side of the open street be staffed at all times to ensure access for any vehicle requiring entry or exit from the open street, including Access a Ride vans, ambulettes, vehicles conducting passenger pick-up and drop off and deliveries; and

**WHEREAS;** Birch Lenox Wathen School officials have promised to keep an open dialogue with its neighbors on the block to address any concerns that arise; and

**WHEREAS;** the open street permit is good for one year and then must be reviewed in order to be renewed;

**THEREFORE, BE IT RESOLVED,** that Community Board 8 Manhattan approves as presented the Birch Wathen Lenox School Open Street Application on East 77th Street between Second Avenue and Third Avenue.

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

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

SL-1: Items 1A, 1B, 1C, 1D, 1E, 1F, 1H, 1I, 1J, 1K – Unanimous Approvals – SLA

SL-2: Item 1G

SL-3: Items 2B, 2C, 2D, 2E, 2F, 2H, 2J, 2N, 2O, 2P, 2Q, 2R, 2S, 2T, 2V, 2W, 2Y, 2Z, 2AA, 2CC, 2DD, 2EE, 2FF, 2GG, 2HH – Unanimous Approvals – DOT Sidewalk Café

SL-4: Item 2A

SL-5: Items 2G, 2I, 2K, 2L, 2M, 2U, 2X, 2BB

SL-6: Items 2II, 2KK, 2LL – DOT Roadway Café

SL-7: Item 2JJ – Substitute Approval

SL-8: Item 3A (Failed)

SL-9: Item 3A – Substitute Approval

**Item 1A: Emmetts Uptown LLC, dba Emmetts / Emmetts Uptown, 1450 Second Avenue (Between East 75th Street and East 76th Street) New Application and Temporary Retail Permit for a Liquor, 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 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: **WV UES LLC, dba N/A, 1359 First Avenue (Between East 72nd Street and East 73rd Street) New Application and Temporary Retail Permit for a Liquor, 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 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: **967 Lexington Avenue Corp, dba Bella Blu, 967 Lexington Avenue (Between East 70th Street and East 71st 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: **Paola's Restaurant Group LLC, dba Paola's, 1361 Lexington Avenue (Between East 90th Street and East 91st Street) 30-Day Waiver for a Corporate Change for a Liquor, Wine, Beer, and Cider License**

**WHEREAS** this is a 30-Day Waiver for 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 1E: **Eastside Barking Dog INC, dba Barking Dog, 1678 Third Avenue (Between East 94th Street and East 95th 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: **Brasserie Cognac East Corp, dba N/A, 963 Lexington Avenue (Between East 70th Street and East 71st 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 1H: 86-2 Restaurant LLC, dba Gracie's, 242 East 85th Street a.k.a 1633 Second Avenue (Between East 84th Street and East 85th 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: 1568 Gyro LLC, dba Yasouvlaki, 1568 Third Avenue (Between East 88th Street and East 89th 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 1J: Pizza 78 LLC, dba Salvo's, 1477 York Avenue (Between East 78th Street and East 79th 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 1K: Stratos Bakery Corp., dba Bocado Bakery Café, 1293 Lexington Avenue (Between East 87th Street and East 88th 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.

**Community Board 8 Manhattan unanimously approved these resolutions by a vote of 43 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**Item 1G: 62nd & 1st LLC, dba Treadwell Park, 1125 First Avenue (Between East 61st Street and East 62nd 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 a stipulation that they will close the outdoor dining space on Sunday-Wednesday at 11 pm, and Thursday-Saturday at 12 am; and

**WHEREAS** the applicant has agreed to the rest of 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 26 in favor, 18 opposed, 0 abstentions, and 0 not voting for cause.

Item 2B: 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 8 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 2C: MBRP Rest Inc, dba The Stumble Inn, 1454 Second Avenue (Between East 75th Street and East 76th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 13 Tables and 26 Chairs

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 13 Tables and 26 Chairs; and

**WHEREAS** no one from the public objected; and

**WHEREAS** the outdoor tables and chairs will be made unusable by 10 pm and stored at a designated area; 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 2D: PLJ Rest Corp., dba Nick's Restaurant Pizzeria, 1814 Second Avenue (Between East 93rd Street and East 94th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 13 Tables and 26 Chairs

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 13 Tables and 26 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 2E: Amber New Sushi Inc, dba Amber Sushi, 1406 Third Avenue (Between East 79th Street and East 80th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 6 Tables and 20 Chairs

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 6 Tables and 20 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: Eat Lexington 87 LLC, dba Eli's Essentials, 1291 Lexington Avenue (Between East 86th Street and East 87th Street) 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 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 2H: Botte Cucina LLC, dba Botte UES, 1606 First Avenue (Between East 83rd Street and East 84th 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 2J: 27 East Restaurant Holdings LLC, Fleming By Le Bilboquet, 27 East 62nd Street (Between Madison Avenue and Park Avenue) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 6 Tables and 13 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 6 Tables and 13 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: Le Bilboquet NY LLC, dba Le Bilboquet, 20 East 60th Street (Between East 59th Street and East 60th 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 Sidewalk Café – 8 Tables and 16 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: Rathbones Ard LLC, dba Meller's Sports Hub & Grill, 1702 Second Avenue (Between East 88th Street and East 89th 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 Sidewalk Café – 8 Tables and 16 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: Gnocchi House New York INC, dba Gnocchi Bar, 1431 First Avenue (Between East 74th Street and East 75th 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 2Q: 60th Street Restaurant Corp., dba Patsy's Pizzeria Restaurant, 204-206 East 60th Street (Between Third Avenue and Second Avenue) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 2 Tables and 4 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 2 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 2R: Shalizar LLC, dba Persepolis, 1407 Second Avenue (Between East 73rd Street and East 74th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 4 Tables and 10 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 4 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 2S: **Sushi Gama Corp, dba Sushi Gama, 1403 Second Avenue (Between East 73rd Street and East 74th 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 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: **APQ Carnegie Hill NY, LLC, dba Le Pain Quotidien, 1309 Lexington Avenue (Between East 87th Street and East 88th Street) 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 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 2V: **Sofia 61st Street Corp, dba Serafina Always, 33 East 61st Street (Between Madison Avenue and Park Avenue) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 3 Tables and 6 Chairs**

**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 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: **Brasserie Cognac East Corp, dba Brasserie Cognac East, 963 Lexington Avenue (Between East 70th Street and East 71st Street) 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 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 2Y: Dillyt LLC, dba Ella's Café, 1465 Second Avenue (Between East 76th Street and East 77th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 4 Tables and 8 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 4 Tables and 8 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: Mab Bar INC, dba The Tool Box, 1742 Second Avenue (Between East 90th Street and East 91st Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 2 Tables and 4 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 2 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 2AA: Shira LLC, dba Patisserie Vanessa, 1340 Lexington Avenue (Between East 89th Street and East 90th 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 2CC: Luma Restaurant INC, dba Lusardi's Restaurant, 1494 Second Avenue (Between East 77th Street and East 78th Street) 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 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 2DD: **Mark 2 Restaurant LLC, dba The Mark Restaurant, 25 East 77th Street (Between Fifth Avenue and Madison Avenue) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 2 Tables and 4 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 2 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 2EE: **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 Sidewalk Café – Unenclosed – 4 Tables and 8 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 4 Tables and 8 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 2FF: **Chessa LLC, dba Bedford Falls, 206 East 67th Street (Between Third Avenue and Second Avenue) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 4 Tables and 16 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 4 Tables and 8 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 2GG: **Phraya 2565 INC., dba Tha Phraya, 1533 Second Avenue (Between East 79th Street and East 80th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 4 Tables and 8 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 4 Tables and 8 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 2HH: **C.S.L.L. Rest Corp, dba EJ's Luncheonette, 1271 Third Avenue (Between East 73rd Street and East 74th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 4 Tables and 10 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 4 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.

**Community Board 8 Manhattan unanimously approved these resolutions by a vote of 43 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**Item 2A: B M Brand Bagels LLC, dba B & B Bagels, 1370 First Avenue (Between East 73rd Street and East 74th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 9 Tables and 21 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 9 Tables and 21 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 this resolution by a vote of 44 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**Item 2G: 1679 Third Avenue Restaurant Corp, dba The District, 1679 Third Avenue (Between East 94th Street and East 95th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 28 Tables and 56 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 28 Tables and 56 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 2I: Coliemoore Inc, dba Five Mile Stone, 1640 Second Avenue (Between East 85th Street and East 86th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 16 Tables and 36 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 16 Tables and 36 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 not permit outdoor dancing on the balcony; 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: **Eat Third 79 LLC, dba Eli's Night Shift, 1390 Third Avenue (Between East 79th Street and East 80th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 13 Tables and 26 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 13 Tables and 26 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: **Flex And The City LLC, dba Flex Mussels, 1431 Third Avenue (Between East 80th Street and East 81st Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 16 Tables and 32 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 16 Tables and 32 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: **1326 Restaurant, LLC, dba Beach Café, 1326 Second Avenue (Between East 69th Street and East 70th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 28 Tables and 56 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 28 Tables and 56 Chairs; and

**WHEREAS** no one from the public objected; and

**WHEREAS** the applicant agrees to remove outdoors planters, tent signs, and oversized outdoor furniture; 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 2U: **Chez Nick LLC, dba Chez Nick, 1737 York Avenue (Between East 90th Street and East 91st Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 13 Tables and 41 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 13 Tables and 41 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 2X: Serafina 79th Corner LLC, dba Tokugawa, 1022 Madison Avenue (Between East 78th Street and East 79th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 17 Tables and 34 Chairs

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 17 Tables and 34 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 2BB: MA.VI.DO. Rest Inc, dba Mediterraneo, 1260 Second Avenue (Between East 66th Street and East 67th Street) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 22 Tables and 44 Chairs

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 22 Tables and 44 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 these resolutions by a vote of 43 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.**

Item 2II: 1481 3rd Avenue IOU LLC, dba Isle of Us, 1481 Third Avenue (Between East 83rd Street and East 84th Street) New Outdoor Dining Application for a Roadway Café – 2 Tables and 4 Chairs

**WHEREAS** this is a New Application to the Department of Transportation for a Roadway Café – 2 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 2KK: MHH 1590 LLC, dba L'Osteria, 1219 Lexington Avenue (Between East 82nd Street and East 83rd Street) New Outdoor Dining Application for a Roadway Café – 9 Tables and 18 Chairs

**WHEREAS** this is a New Application to the Department of Transportation for a Roadway 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 has agreed to Community Board 8's stipulations above; therefore

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

Item 2LL: **Limanaki Inc., dba Tinos, 1748 First Avenue (Between East 90th Street and East 91st Street) New Outdoor Dining Application for a Roadway Café – 4 Tables and 8 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Roadway Café – 4 Tables and 8 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, 8 opposed, 0 abstentions, and 0 not voting for cause.**

Item 2JJ: **Rob-Tess Rest. Corp, dba Reif's Tavern, 302 East 92nd Street (Between Second Avenue and First Avenue) New Outdoor Dining Application for a Roadway Café – 3 Tables and 10 Chairs**

**At the July 2025 Street Life Committee meeting, the Committee approved a resolution disapproving the application due to uncertainty regarding the usage of their outdoor rear space. During the July Full Board meeting, the applicant presented a letter from the Office of Administrative Trials and Hearings dismissing a summons concerning the usage of their backyard space, in addition to multiple members of the public coming to speak in support of the Roadway Cafe. Therefore, 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 10 Chairs; and

**WHEREAS** members of the public spoke both against and in favor of the application, including multiple statements of support from adjoining neighbors; 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 a stipulation that they will increase their efforts for security in the front of the space; and

**WHEREAS** the applicant provided a letter from the Office of Administrative Trials and Hearings dismissing a summons concerning the use of the back yard area; 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 36 in favor, 5 opposed, 2 abstentions, and 0 not voting for cause.**

Item 3A: **Toastree LLC, dba N/A, 1584 York Avenue (Between East 83rd Street and East 84th Street) Application to the Office of Cannabis Management for an Adult-use Retail Dispensary License**

**A motion to disapprove this application failed to pass**

**A substitute motion to approve this application was introduced**

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

**WHEREAS** the applicant has agreed to Community Board 8's stipulations; 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 26 in favor, 16 opposed, abstentions, and 0 not voting for cause.

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

SF-1: Items 1, 2, 3 – Unanimous Approvals

Item 1: **Madison Avenue Presbyterian Church Sunday, October 5th (Sponsored by Madison Avenue Presbyterian Church) — Full Street Closure at East 73rd Street between Madison Avenue and Park Avenue, Friday 10/05/2025, from 11:30 AM – 2:00 PM**

**THEREFORE, BE IT RESOLVED** that the Madison Avenue Presbyterian Church application is **APPROVED AS PRESENTED**.

Item 2: **The Parish of St. Vincent Ferrer and St. Catherine of Siena Block Party (Sponsored by The Parish of St. Vincent Ferrer and St. Catherine of Siena) — Full Street Closure at East 65th Street between Lexington Avenue and Third Avenue, Saturday 09/20/2025, from 10:00 AM – 6:00 PM.**

**WHEREAS** a resident on that street is holding a major event that day, and;

**WHEREAS** the applicant and the resident discussed the best way to accommodate both parties;

**BE IT RESOLVED** that the parties came to an agreement prior to the full board meeting to move the CHURCH event from East 66th Street to East 65th Street;

**THEREFORE, BE IT RESOLVED** that the Parish of St. Vincent Ferrer and St. Catherine of Siena application is **APPROVED AS PRESENTED**.

Item 3: **Homecoming Celebration 2025 (Sponsored by Nightingale Bamford School) — Full Street Closure at East 92nd Street between Madison Avenue and Fifth Avenue, Saturday 09/27/2025, from 9:00 AM – 3:00 PM.**

**THEREFORE, BE IT RESOLVED** that the Nightingale Bamford School's Homecoming Celebration 2025 application is **APPROVED AS PRESENTED**.

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.

**D. Landmarks Committee – Anthony Cohn and David Helpert, Co-Chairs**

LM-1: Item 1  
LM-2: Item 2  
LM-3: Item 3A (No action)  
LM-4: Item 3B  
LM-5: Item 4

Item 1: **78 East 79th Street (Upper East Side Historic District) – Charles Huang, RA, RAND Engineering & Architecture, DPC – A Queen Anne style building designed by Anson Squires and constructed in 1882. Application is for the installation of a painted metal fence/gate/planter/garbage enclosure at the 78 East 79th Street building areaway.**

**WHEREAS** 78 East 79th Street no longer has a stoop; and

**WHEREAS** the applicant desires an entryway that is in scale with the house; and

**WHEREAS** the applicant wants an enclosed garbage area at the front of the house; and

**WHEREAS** the house is set back 6'-5" from the north property line; and

**WHEREAS** the lot is 17'-0" wide; and



**WHEREAS** the areaway will be set by the east and north property lines and by the wall that extends the length of the stoop of 76 East 79th Street to the west; and

**WHEREAS** the areaway will be defined by a combination planter/fence/screen to the north and east; and

**WHEREAS** the metal fence is inspired by the ironwork on the balcony and the ground floor windows; and

**WHEREAS** the gate in the metal fence will be at the western end of the fence, opposite the main entrance door; and

**WHEREAS** the fence and gate will be made of picket spears like the window guard spears; and

**WHEREAS** the fence varies in height from 2'-9 1/2 "to 3'-0" in relation to the slope of the concrete paving; and

**WHEREAS** the planter runs from east to west behind the fence; and

**WHEREAS** the planter is 1'-5 1/2" deep; and

**WHEREAS** the garbage bin will be in the southeast corner of the areaway; and

**WHEREAS** the planter/screen/fence assembly on the eastern side of the new areaway will hide the garbage bin; and

**WHEREAS** a short metal fence extends up from the low stone wall at 76 East 79th Street; and

**WHEREAS** the height of the planter at 78 East 79th Street aligns with the top of the low stone wall at 76 East 79th Street; and

**WHEREAS** the height of the fence at 78 East 79th Street aligns with the top of the metal fence on the low stone wall; and

**WHEREAS** the planter/fence/gate/screen assembly will be bolted into the concrete paving and will be removable for repairs of the metalwork and/or repairs of the concrete paving; and

**WHEREAS** the planter/fence/gate/screen assembly extends the language of the metal on the house; and

**WHEREAS** the planter/fence/gate/screen assembly creates a transition from the public way to the entrance door of the house that is related both to 78 and 76 East 79th Street; and

**WHEREAS** the proposed areaway defined by the proposed planter/fence/gate/screen assembly 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 42 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

**Item 2: 1009 Fifth Avenue (Metropolitan Museum Historic District) – Dennis Mele, R.A. of Midtown Preservation Architecture & Engineering, P.C. – A Beaux Arts style building designed by Welch, Smith & Provot and constructed in 1899-1901. Application is for window replacement and modification to the elevator bulkhead at the west and reconstruction of the east bulkheads at the 5th, 6th, and 7th floor levels.**

**WHEREAS** 1009 Fifth Avenue is a single-family townhouse at the southeast corner of Fifth Avenue and East 82nd Street; and

**WHEREAS** the building was originally part of a row of four built as a speculative development and originally purchased by Benjamin Duke, brother of James B. Duke. Owned by the descendants of the family until the early 2000's, it has been vacant for some years and was recently purchased for use as a single-family residence; and

**WHEREAS** the applicant proposes to replace the windows with new windows that replicate the original operation and configuration. change the windows from wood to metal-clad wood with the exception of the bay windows on the west and north facades, which will be replaced with wood windows and curved glass; and

**WHEREAS** the new windows will be painted a color to harmonize with the surrounding limestone as was common in the period of their installation; and

**WHEREAS** the applicant proposes to modify the elevator and mechanical penthouses so as to allow for accessibility at all levels in the case of the elevator penthouse; and

**WHEREAS** the new elevator penthouse will be approximately 2' taller than the existing, and extend further to the south, away from the street and visibility from the public way; and

**WHEREAS** the creation of a new accessible landing for access to the west mansard will require a walkway whose guardrail will be visible from the public way to the north from the plaza of the Metropolitan Museum of Art; and

**WHEREAS** the east penthouses will be consolidated and reduced in height and mass which will reduce their visibility from the eastern approach and will not be visible from the west or north; and

**WHEREAS** the new penthouses are proposed to be faced with stucco painted a light gray color; and

**WHEREAS** the wood windows are a character-defining element of the exuberant street facade; and

**WHEREAS** arguments as to maintenance issues carry little weight given the need to employ wood windows at the bays; and

**WHEREAS** the benefits of an accessible west mansard roof are outweighed by the visible walkway; and

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

**Item 3: 945 Madison Avenue: Former Whitney Museum (Upper East Side Historic District) – PBDW Architects – A Modern style building designed by Marcel Breuer and constructed in 1966. Application is for the creation of new egress lighting, planters and signage at the secondary entry on Madison Avenue, and for a new eating area in the Sculpture Garden.**

**THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part A – The alterations to the secondary entrance on Madison Avenue, and Part B – The Sculpture Garden restoration.**

**Part A – The alterations to the secondary entrance on Madison Avenue**

**WHEREAS** 945 Madison Avenue, the former Whitney Museum, now owned by Sotheby's, is a recently-designated Individual and partial Interior Landmark within the Upper East Side Historic District; and

**WHEREAS** the applicant proposes alterations to the secondary entrance which must be code compliant for egress requirements; and

**WHEREAS** the applicant proposes additional lighting at the steps, in planters on the walkway and mounted on the party wall to the south and on the museum building itself establishing a maintained light level of two footcandles; and

**WHEREAS** the applicant proposes to add signage both at the party wall (self illuminated) and above the doors at the secondary entrance; and

**WHEREAS** the planters add an element to the building design not heretofore present nor contemplated by the original architect; and

**WHEREAS** the introduction of illuminated signage – or any signage, for that matter - on the party wall violates the wall's function as a "hard stop" to the museum building although at an early stage, Breuer contemplated nonilluminated boards mounted on the wall; and

**WHEREAS** Breuer abandoned the idea during the design process; and

**WHEREAS** new technologies exist to provide lighting at the floor of the secondary entranceway without esthetic damage to the original intent; and

**WHEREAS** the applicant did not provide any detail as to the fixture specifications;

**A motion to approve Part A of this resolution failed by a vote of 20 in favor, 16 opposed, 5 abstentions, and 0 not voting for cause.**

**Accordingly, Community Board 8 Manhattan takes no position on Part A of this application.**

**Part B – The Sculpture Garden restoration.**

**WHEREAS** 945 Madison Avenue, the former Whitney Museum, now owned by Sotheby's, is a recently-designated Individual and partial Interior Landmark within the Upper East Side Historic District; and

**WHEREAS** the applicant proposes alterations to the sunken garden for use as outdoor dining and an overall building lighting scheme; and

**WHEREAS** the applicant proposes the removal of a secondary planter on the wall along Madison Avenue added after 2012; and

**WHEREAS** the applicant proposes a loosely geometric arrangement of movable tables and chairs for dining along with bronze sculpture pedestals; and

**WHEREAS** the applicant proposes only one "fixed" element, a bar at the south end of the garden attached to the granite wall at multiple points; and

**WHEREAS** the trees in planters will be trimmed so as to maintain their relationship to the surrounding wall – some peeking above, some remaining below street level; and

**WHEREAS** the applicant proposes to restore the bluestone paving throughout, the secondary egress stair to the north and the low planter at the Madison Avenue wall; and

**WHEREAS** the proposed lighting scheme for the building as a whole represents a faithful, if colorful, recreation of the architect's original intent; and

**THEREFORE, BE IT RESOLVED** that PART B of this application is **APPROVED** as presented.

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

**Item 4: 118 East 95th Street (Expanded Carnegie Hill Historic District) – Christopher (Kit) Middleton – A Queen Anne style building designed by C. Abbott French & Co. and constructed in 1887-88. Application is for the creation of a new cellar level for a new laundry room, storage room, and mechanical room, as well as for excavation and a new foundation.**

**WHEREAS** the applicant seeks to excavate to create a cellar level with new laundry room, storage room, and mechanical room; and

**WHEREAS** this project will not include any changes to the exterior of the building; and

**WHEREAS** all the houses in this neighborhood are built on solid New York Schist; and

**WHEREAS** none of the houses have cellars suitable for occupancy because of the challenges of removing Manhattan Schist; and

**WHEREAS** a few of the houses have cellar spaces just large enough for mechanical equipment; and

**WHEREAS** John V. Dinan Associates, Inc. prepared an interior and exterior report for the existing conditions of 118 East 95th Street; and

**WHEREAS** John V. Dinan Associates prepared 21 reports for the exteriors of neighboring buildings; and

**WHEREAS** it became evident that interiors of neighboring buildings were not included in the reports as there was no access to the buildings; and

**WHEREAS** the neighbors stated that there were no requests for access for interior survey reports; and

**WHEREAS** the neighbors stated that there were no notices of the pending project except for the notice of the CB8M Landmarks Committee meeting; and

**WHEREAS** the applicant did not consult with the community, an important part of the approval process; and

**WHEREAS** the architect and builder of 118 East 95th Street did not intend for this house to have a cellar because of the bedrock; and

**WHEREAS** the architects and builders for the neighboring houses did not intend that these houses were to have cellars because of the bedrock; and

**WHEREAS** the proposed ground floor plan creates open space at the north end while accommodating a new bathroom and new smaller mechanical closet; and

**WHEREAS** the proposed cellar plan accommodates a new laundry, additional mechanical space, and new storage space; and

**WHEREAS** the proposed cellar is divided about equally between the usable space and the circulation space; and

**WHEREAS** the proposed cellar is not used efficiently; and

**WHEREAS** the applicant did not demonstrate that there was no other space within the house to accommodate the proposed uses for the cellar; and

**WHEREAS** it can be inappropriate to add a floor above the roof of a building whose design did not anticipate an enlargement or cannot accommodate an enlargement visually; and

**WHEREAS** it can be inappropriate to add a floor below the ground floor due to the risk to the building and to the surrounding buildings of damage due to the vibration from the excavation; and

**WHEREAS** 118 East 95th Street was designed without a cellar due to bedrock up to the surface of the site; and

**WHEREAS** the bedrock precluded creating a cellar when the house was built; and

**WHEREAS** the proposed excavation today of the bedrock poses extreme hazards for 118 East 95th Street and surrounding buildings; and

**WHEREAS** the design process ignored the community; and

**WHEREAS** the design process appears to have discounted possibilities within the current floors to accommodate the proposed uses for the cellar, including space gained at the northern end of the ground floor; and

**WHEREAS** the design of the original architect should be respected; and

**WHEREAS** the period in which the house was built should be acknowledged in not changing a fundamental aspect of the design; and

**WHEREAS** the proposed excavation to create a cellar is not contextual and appropriate within the historic district;

**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, 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 9:22 PM.

*Valerie S. Mason, Chair*

DRAFT

Name	Attendance	TR-1	SL-1	SL-2	SL-3	SL-4	SL-5	SL-6	SL-7	SL-8	SL-9	SF-1	LM-1	LM-2	LM-3	LM-4	LM-5
ANDERSON, MICHAEL	Excused-																
ANGELOS, BILL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ASHBY, ELIZABETH	Present	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes
AVISSAR, DANIELLE	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes
BARON, P. GAYLE	Present	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
BIRNBAUM, MICHELE	Absent-																
BORES, LORI ANN	Present	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	Yes
BORRERO, TAINA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	No
CAMP, ALIDA	Present	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	No		Yes				
CHU, SARAH	Excused-																
COHN, ANTHONY	Present	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
COLEMAN, SAUNDREA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes									
CORMACK, LINDSEY	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FALKSON, DJ	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	No
FARBER, FELICE	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Abst	Yes
FINK, MILES	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Abst	Yes
HALLUM CLARKE, SEBASTIAN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	No
HARTZOG, EDWARD	Present	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
HELPERN, DAVID P.	Present	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
HERSHENSON, BRADLEY	Present	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes
HUSAIN, SAHAR	Excused-																
JOHNSON, WILMA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
KRIKLER, PAUL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No			
LADER, CRAIG	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	No
LEHV, ADDESON	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	Abst
MASON, VALERIE	Present	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Abst	Yes
MCCLEMENT, JOHN	Present	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MEYERSON, EVAN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No	Yes
MICHAELS, JENNIFER	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes
PARSHALL, JANE	Present	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
PHILIPS, JOHN	Absent-																
POPE-MARSHALL, SHARON	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
PRICE, MARGARET	Virtual	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
ROSE, ELIZABETH	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes
RUDDER, BARBARA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes
SALCEDO, ABRAHAM	Present	Yes	Yes	No	Yes	Yes	Yes	Yes	Abst	Yes	No	Yes	Yes	Yes	No	Yes	Yes
SANCHEZ, WILLIAM	Virtual		Yes	Yes	Yes	Yes	Yes	Yes	Yes					Yes	Yes	Yes	Yes
SCHNEIDER, JUDY	Present			Yes		Yes	Yes	Yes	Yes	Yes	No	Yes	Yes		No	Yes	Yes
SELIGSON, ROBIN	Present	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
SELLAM, SACHA	Virtual	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Abst	Yes	Yes
SELWAY, KIMBERLY	Present	Yes	Yes	No	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SLAY, DAYNE	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Abst	No	Yes	Yes	Yes	Abst	Yes	Yes	Yes
SQUIRE, RUSSELL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes
STEIN, TODD	Present	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
TAMAYO, MARCO	Present	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
WALD, ADAM	Virtual	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	Abst	Yes	Yes
WARREN, CHARLES	Virtual	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	No
WEINBERGER, SAM	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	Yes
WEINER, SHARON	Present	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Total Yes		42	43	26	43	44	43	36	36	16	26	41	42	28	20	41	35
Total No		0	0	18	0	0	1	8	5	26	16	0	0	12	16	0	5
Total Abstain		0	0	0	0	0	0	0	2	0	0	0	0	1	5	0	1
Total Not Vote For Cause		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Votes	39 -- Quorum	42	43	44	43	44	44	44	43	42	42	41	42	41	41	41	41