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

October 27, 2025

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

RE: 985 Fifth Avenue (Metropolitan Museum Historic District) – *Metropolitan Museum Historic District* – A No-Style building designed by Wechsler & Schimenti and constructed in 1970. Application is for a demolition of existing building and construction of a new building.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on October 22, 2025, the Board approved the following resolution by a vote of 33 in favor, 7 opposed, 0 abstentions, and 0 not voting for cause.

PLEASE NOTE THE FULL BOARD VOTED TO APPROVE A PREVIOUS APPLICATION FOR 985 FIFTH AVENUE AT ITS JULY 19TH, 2023 MEETING. THE RESOLUTION IS ATTACHED.

THE APPLICANT HAS WITHDRAWN THE PRIOR APPLICATION TO TAKE ADVANTAGE OF CHANGES TO THE NEW YORK CITY ZONING RESOLUTION THAT RESULTS FROM NEW YORK CITY COUNCIL APPROVAL IN DECEMBER 2024 OF THE “CITY OF YES FOR HOUSING OPPORTUNITY” TO ADDRESS NEW YORK CITY’S HOUSING CRISIS BY UPDATING ZONING RULES TO ALLOW FOR INCREMENTAL ADDITIONAL HOUSING IN EVERY NEIGHBORHOOD.

WHEREAS 985 Fifth Avenue is a no-style apartment building designed by Wechsler & Schimenti and constructed in 1970; and

WHEREAS 985 5th Avenue is now a balconied 25-story apartment building of glass and glazed brick; 985 Fifth Avenue replaced three town houses which had stood on the site; #985, known as one of the Brokaw mansions, #986 and #987; and

WHEREAS the applicant is requesting a Certificate of Appropriateness for a new design for 985 Fifth Avenue so that the applicant may take advantage of City of Yes impact on the New York City Zoning Resolution; and

WHEREAS the City of Yes as-of-right changes to the previously Landmarks Preservation Commission approved application include (1) better alignment of the street wall with the building’s neighbor to the north, (2) ability to add a new floor so that the number of floors increases from 19 to 20 floors, (3) making the crown much more symmetrical, and (4) paying \$7M into an affordable housing fund; and

WHEREAS since 985 Fifth Avenue Is within a “Park Improvement District”, FAR has been increased from 10 FAR to 12 FAR allowing the applicant to increase the height of the new building from 210’ to 235’ not including the bulkhead; the new bulkhead increases the height to 264’; and

WHEREAS there is also a reduction in the rear yard requirement; now only a 20' rear yard is required; the reduced requirement for the rear yard also allows for more floor area; and

WHEREAS the previous asymmetrical crown of 985 Fifth Avenue is now changed into a more symmetrical crown with the mechanical equipment more elegantly concealed; at the crown at the north facade the flues are now encased in limestone and there is Renaissance revival detailing in the new elegant grillwork for both the west facing, east facing and north facing sides of the crown which allow for more light and shadow; and

WHEREAS the applicant, with the redesign, can carry/ align the cornice line to the Emery Roth designed 993 Fifth Avenue, the adjacent building at the north; this becomes possible as floor height dimensions are teased from floor to floor; (Note that most floors have been increased in height in the new design and the depth of the building has been extended because of the increase in FAR plus the reduction in the rear yard requirement.); and

WHEREAS 985 Fifth Avenue at the north corner of the building is held back so that the Emery Roth rope detailing at the south corner of 993 Fifth Avenue remains visible and also allows for the alignment of the cornice and parapet;

WHEREAS with an intermediate shading of the limestone, a silhouette of the Brokaw mansion will now be visible at the south elevation; and

WHEREAS the new as-of-right improvements to 985 Fifth Avenue are to be applauded over the July 2023 application especially the not-perfectly symmetrical symmetry at the crown and the alignment of the cornice with 993 Fifth Avenue; stretching the building up has helped it since it extends the building skyward; and

WHEREAS PLEASE REFER TO THE JULY 2023 ATTACHED RESOLUTION FOR A FULLER DESCRIPTION OF THE BUILDING DESIGN, INCLUDING THE SIGNATURE ATTENTION TO DETAIL AND WHIMSEY THAT ARE HALLMARKS OF STUDIO SOFIELD; and

WHEREAS this resolution only addresses design changes now allowed through the City of Yes in addition to the centering of the elegantly designed new crown;

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

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

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Chair

Anthony Cohn, David Helpern, and Jane Parshall

Anthony Cohn, David Helpern, and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District

Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District