

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, December 18, 2024 - 6:30 PM

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

MINUTES:

Community Board Members Present: Michael Anderson, Jennifer Bayer Michaels, Michele Birnbaum, Lori Ann Bores, Alida Camp, Sarah Chu, Anthony Cohn, Lindsey Cormack, Felice Farber, Sebastian Hallum Clarke, Edward Hartzog, Bradley Hershenson, David P. Helpern, Sahar Husain, Paul Krikler, Craig Lader, Addeson Lehv, Valerie Mason, John McClement, Maximillian Meyer, Evan Meyerson, Jane Parshall, John Philips, Sharon Pope-Marshall, Rita Popper, Margaret Price, Elizabeth Rose, Barbara Rudder, Abraham Salcedo, William Sanchez, Robin Seligson, Sacha Sellam, Kimberly Selway, Russell Squire, Todd Stein, Marco Tamayo, Adam Wald, and Sharon Weiner.

Community Board Members Virtual: Elizabeth Ashby (Health), P. Gayle Baron (Health), Jack Sasson (Bereavement).

Community Board Members Excused: Bill Angelos, Taina Borrero, Saundrea Coleman, Wilma Johnson, Judy Schneider, and Charles Warren.

Community Board Members Absent: CJ Mossman.

Total Attendance: 41

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

1. Public Session

- Evelyn David spoke in opposition to congestion pricing.
- Dylan Jeronimo Kennedy spoke in favor of sidewalk cafes and residential rezoning.
- Brandon Korosh representing the Roosevelt Island Branch of the New York Public Library (NYPL) introduced himself as a representative of the NYPL.
- Lo van der Valk representing Carnegie Hill Neighbors spoke in opposition to the Landmarks Committee resolution regarding the 1312 Madison Avenue awning.

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 Liason Sowaibah Shahbaz reported on their latest initiatives

5. Elected Officials' Reports

- Assembly Member Rebecca Seawright
- State Senator Liz Krueger
- Representative Jerry Nadler
- 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. Task Force for Residential Rezoning

Task Force for Residential Rezoning delivered a report of their proposal. [Here is the link to their proposal](#) as well as the [appendix of the proposal](#).

B. 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: **1 East 78th Street (Metropolitan Museum Historic District)**

WHEREAS 1 East 78th Street, The James B. Duke House, is now the home of the Institute of Fine Arts of New York University; and

WHEREAS the building must be prepared to receive people who have disabilities; and

WHEREAS the first floor is raised above sidewalk level; and

WHEREAS the building is surrounded by a 52" high stone wall that is interrupted by the central entrance stair; and

WHEREAS the architectural composition of the building precludes incorporating a ramp up to the first floor; and

WHEREAS there is an existing areaway at the eastern end of the building with an entrance to the building within the areaway; and

WHEREAS there is an ornamental gate within the stone wall providing access to the stair within the areaway; and

WHEREAS the areaway is 7'-11" wide; it can accommodate a 3'-8" wide stair and a 3'-8" wide ramp; and

WHEREAS the basement level is 5'6 ½" below sidewalk level; and

WHEREAS the distance is too short for a ramp to descend to basement level; and

WHEREAS a ramp will be constructed to a landing 1'-7 ¼" below sidewalk level; and

WHEREAS a lift will be constructed to connect the landing to the basement level 3'-11 ¼" below the landing; and

WHEREAS stairs from basement to cellar remain; and

WHEREAS the arrangement of stairs and ramp will enable egress from the cellar and basement to be maintained; and

WHEREAS original granite steps will be used where in good condition and new granite steps to match will be used where needed; and

WHEREAS the lift will be gray in color to match the granite; and

WHEREAS new railings will match the existing; and

WHEREAS the granite base and ornamental guard rail at the stair opening to subcellar will remain; and

WHEREAS most of the improvements will be hidden from view; and

WHEREAS there is no change to the exterior facade or wall; and

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

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

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

Item 2: **1312 Madison Avenue (Expanded Carnegie Hill Historic District)**

WHEREAS 1312 Madison Avenue is a retail space at the southwest corner of 93rd Street and Madison Avenue; and

WHEREAS this space has been used as a restaurant for some time and has an existing non-conforming awning and air conditioning units mounted beneath it; and

WHEREAS the applicant proposes to cure the violations by replacing the canopy, relocating one air conditioning unit and eliminating the other; and

WHEREAS the applicant proposes a new canopy whose size and location conforms to LPC rules and conceals the air conditioning unit; and

WHEREAS the new canopy will extend eight feet from the building face with a one-foot-deep flap and open sides and bottom; and

WHEREAS some Committee members and a member of the public expressed concern over the projection from the building; and

WHEREAS the Committee recognized the difficulties connected with the new canopy: the anchoring location at the building aligns with other canopies on the block, and the minimum clearance from the AC unit dictates the angle and projection from the building; and

WHEREAS the applicant explained that there are no convenient alternate locations for the AC unit; and

WHEREAS the Committee appreciates the applicant's revising their previous application appearing before the Committee for a second time;

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

Community Board 8 Manhattan approved this resolution by a vote of 35 in favor, 4 opposed, 0 abstentions, and 0 not voting for cause.

Item 3: **694 & 696 Madison Avenue (Upper East Side Historic District)**

WHEREAS 694 & 696 Madison Avenue were built as part of a row of brownstone buildings in 1878-1879; and

WHEREAS the two-story storefronts were added in 1912, and the buildings were combined; and

WHEREAS each building was 20' wide and the combined buildings are 40' wide; and

WHEREAS the storefronts were changed over time; and

WHEREAS a new storefront will be built to replace the existing storefront; and

WHEREAS damage to the existing cornice and brick masonry will be repaired; and

WHEREAS the existing party wall will be removed; and

WHEREAS the removal of the party wall will not be apparent in that a brick pier will be retained in the new storefront design; and

WHEREAS the storefronts have had tripartite designs; and

WHEREAS the new storefront will have two partite components the width of each of the two original buildings; and

WHEREAS the two major materials in the new storefronts will be clear glazing and green tile; and

WHEREAS the tile appears to slide in and out of the glazing; and

WHEREAS each component on the ground floor will have a projected full height show window in the center, a recessed tile door to the upper floors between the show window and the outer wall, and a glass door to the store between the center pier and the show window; and

WHEREAS each component on the second floor will have glazing in line with the show window or doors below and green tile set behind the glazing; and

WHEREAS each component will have a gray stone portal and a gray stone spandrel; and

WHEREAS the logo sign will be applied to the spandrel with internally lit white letters; and

WHEREAS each component has walnut fins that function as mullions; and

WHEREAS each component has a brass frame and door base; and

WHEREAS the brick piers will be painted gray; and

WHEREAS each component will have a white retractable awning that will extend at the bottom a maximum of 1'-1 1/4"; and

WHEREAS each window on the upper floors will have a white retractable awning that will also project minimally from the window; and

WHEREAS there will be signs on the bottoms of the awnings; and

WHEREAS the letters on the sign on the spandrel will be 14" high and the letters on the window awnings will be 3" high; and

WHEREAS new LED linear recessed cove lighting will be set into the walnut portal/surround; and

WHEREAS there is a one-story extension built to the rear property line on the 696 portion of the building; and

WHEREAS this extension will be extended vertically through the fourth floor to approximate the height of the adjacent building; and

WHEREAS blind windows with lintels and sills to match existing windows will be set into the new masonry wall on the third and fourth floors; and

WHEREAS a new enclosure will be built to the rear property line on the 694 portion of the building to accommodate an elevator and a new egress stair; and

WHEREAS all visible areas of the new extensions will be red brick masonry; and

WHEREAS all mechanical equipment will be hidden on the roof; and

WHEREAS the two-story storefront is a contemporary version of the tripartite arrangements of prior storefronts; and

WHEREAS the design of the new storefront is appropriate for Madison Avenue retail; and

WHEREAS the upper stories on Madison Avenue will remain unchanged except for the addition of the awnings; and

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

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, 2 opposed, 0 abstentions, and 0 not voting for cause.

Item 4: 41-43 East 70th Street (Upper East Side Historic District)

WHEREAS 41 East 70th Street and 43 East 70th Street are adjacent six-story residential buildings on the north side of 70th Street between Madison and Park Avenues, built in 1928 and designed by Eymar Embury and Mott Schmidt, respectively; and

WHEREAS the applicant proposes to combine the two buildings into a single-family residence and repair the exterior of 41 East 70th Street and to restore the exterior of 43 East 70th Street; and

WHEREAS the applicant proposes to recreate the original entry, replace limestone repairs with stone that matches better the original French limestone, replace the non-original windows with new wood windows to replicate the original construction, replace non-original railings with new railings that will replicate the original construction, repair the existing cornice, rebuild the failing roof dormers, and restore the Mansard roof to its original appearance; and

WHEREAS the applicant further proposes to remove the stucco covering the existing bluestone at the areaway, replacing the deteriorated bluestone; and

WHEREAS the applicant proposes to restore the face brick on the garden façade, replace the non-original fabric with materials conforming to the original design, add new wood windows, and convert three windows and one garden entrance to doors leading to a small rear terrace; and

WHEREAS the applicant proposes to reconfigure the sixth floor, add a roof terrace, and extend an egress stair and elevator to the roof; and

WHEREAS Mott Schmidt's biographer, Mark Alan Hewitt, described 43 East 70th Street as "probably the best of Mott Schmidt's later urban residences"; and

WHEREAS the Committee recognizes the outstanding effort and level of detail that the applicants have brought to this proposal;

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

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

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

SL-1: Items 1A, 1B, 1C, 1D, 1E – Unanimous SLA Approvals

SL-2: Items 2A, 2B, 2C, 2D – Unanimous DOT Approvals

SL-3: Item 1F

Item 1A: 1302 Mad Restaurant Group LLC, dba Paola's, 1302 Madison Avenue (Between East 92nd Street and East 93rd Street)

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: **Kansha LLC, 1312 Madison Avenue (Between East 92nd Street and East 93rd Street)**

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: **Doyle Hospitality Inc, dba Kelly's, 1154 Second Avenue (Between East 60th Street and East 61st Street)**

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: 1D: **Z Bar Enterprises LLC, 301 East 84th Street (Between Second Avenue and First Avenue)**

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: 1E: **1134 Dao Group Inc, 1134 First Avenue (Between East 62nd Street and East 63rd Street)**

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

WHEREAS no one from the public objected; and

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

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

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

Item: 2A: **PIL PIL Spanish Tapas INC, dba PIL PIL, 265 East 78th Street (Between Third Avenue and Second Avenue)**

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – Unenclosed – 8 Tables and 16 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: 2B: **Village Square Pizza III INC, dba Village Square Pizza, 1200 Lexington Avenue (Between East 61st Street and East 62nd Street)**

WHEREAS this is a New Application to the Department of Transportation for a Roadway Café – 1 Table; 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: **Terminus Restaurant Associates LLC, dba Orsay, 1057 Lexington Avenue (Between East 75th Street and East 76th Street)**

WHEREAS this is a New Application to the Department of Transportation for a Roadway Café – 12 Tables and 24 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: 2D: **Veg on Lex LLC, dba Tamam, 1108 Lexington Avenue (Between East 77th Street and 78th Street)**

WHEREAS this is a New Application to the Department of Transportation for a Roadway Café – 5 Tables and 10 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 38 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

Item: 1F: **RJ O'Brien LLC, 1415 Second Avenue (Between East 73rd Street and East 74th Street)**

WHEREAS this is a Corporate Change application for a Liquor, Wine, Beer, and Cider License; and Page 2 of 2

WHEREAS CB8 invites all Corporate Change applicants to attend the CB8 Street Life Committee to present their applications, requests applicants post public notice for the community for such meetings around their storefronts, and requires applicants submit a notarized affidavit agreeing the above stipulations; and

WHEREAS the applicant RJ O'Brien LLC rejected CB8's invitations to present their application to the community and board at both the Street Life Committee and Full Board meetings, did not post any public notification, and did not agree to CB8's standardized stipulations above; therefore

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

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

10. **Old Business** – No items of Old Business were discussed.

11. **New Business** – No items of New Business were discussed.

The meeting was adjourned at 9:33 PM.

Valerie S. Mason, Chair

Name	Attendance	LM-1	LM-2	LM-3	LM-4	SL1-A-E	SL2-A-D	SL-1F
ANDERSON, MICHAEL	Present	Yes	No	Yes	Yes	Yes	Yes	Yes
ANGELOS, BILL	Excused							
ASHBY, ELIZABETH	Virtual	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BARON, P. GAYLE	Virtual	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BAYER MICHAELS, JENNIFER	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BIRNBAUM, MICHELE	Present	Yes	Yes	No	Yes	Yes	No	Yes
BORES, LORI ANN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BORRERO, TAINA	Excused							
CAMP, ALIDA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
CHU, SARAH	Present	Yes						
COHN, ANTHONY	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
COLEMAN, SAUNDREA	Excused							
CORMACK, LINDSEY	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FARBER, FELICE	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
HALLUM CLARKE, SEBASTIAN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
HARTZOG, EDWARD	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
HERSHENSON, BRADLEY	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
HELPERN, DAVID P.	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
HUSAIN, SAHAR	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
JOHNSON, WILMA	Excused							
KRIKLER, PAUL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
LADER, CRAIG	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
LEHV, ADDESON	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MASON, VALERIE	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MCCLEMENT, JOHN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MEYER, MAXIMILLIAN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MEYERSON, EVAN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MOSSMAN, CJ	Absent							
PARSHALL, JANE	Present	Yes	No	Yes	Yes	Yes	Yes	Yes
PHILIPS, JOHN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
POPE-MARSHALL, SHARON	Present	Yes	No	Yes	Yes	Yes	Yes	Yes
POPPER, RITA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
PRICE, MARGARET	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ROSE, ELIZABETH	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
RUDDER, BARBARA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SALCEDO, ABRAHAM	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SANCHEZ, WILLIAM	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SASSON, JACK	Virtual	Yes						
SCHNEIDER, JUDY	Excused							
SELIGSON, ROBIN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SELLAM, SACHA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SELWAY, KIMBERLY	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SQUIRE, RUSSELL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
STEIN, TODD	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
TAMAYO, MARCO	Present	Yes	No	No	Yes	Yes	Yes	Yes
WALD, ADAM	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
WARREN, CHARLES	Excused							
WEINER, SHARON	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total Yes		41	35	37	39	39	38	39
Total No		0	4	2	0	0	1	0
Total Abstain		0	0	0	0	0	0	0
Total Not Vote For Cause		0	0	0	0	0	0	0
Total Votes	38 -- Quorum	41	39	39	39	39	39	39