

Valerie S. Mason  
Chair

Ian McKnight  
District Manager



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**The City of New York  
Community Board 8 Manhattan  
Full Board and Land Use Committee  
PUBLIC HEARING  
Wednesday, January 21, 2026 - 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, Michele Birnbaum, Taína Borrero, Alida Camp, Anthony Cohn, Saundra Coleman, Lindsey Cormack, Felice Farber, Miles Fink, Sebastian Hallum Clarke, Edward Hartzog, David Helpert, Wilma Johnson, Paul Krikler, Craig Lader, Addeson Lehv, Valerie Mason, John McClement, Evan Meyerson, Jane Parshall, Jon Philips, Margaret Price, William Sanchez, Judy Schneider, Robin Seligson, Kimberly Selway, Dayne Slay, Russell Squire, Todd Stein, Marco Tamayo, Adam Wald, and Sam Weinberger.

**Community Board Members Virtual:** Sarah Chu (Travel), Bradley Hershenson (Illness), Sacha Sellam (Illness), and Charles Warren (Illness).

**Community Board Members Absent (Excused):** Michael Anderson, Lori Ann Bores, DJ Falkson, Sharon Pope-Marshall, and Elizabeth Rose.

**Community Board Members Absent (Unexcused):** Sahar Husain, Jennifer Michaels, Barbara Rudder, Abraham Salcedo, and Sharon Weiner.

**Total Attendance: 39**

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

1. **Public Hearing – 4 East 77th Street (Between Fifth and Madison Avenues)** - This application on behalf of East 77th Flats Realty, LLC (the "Applicant") seeks to reinstate a previous expired use district exception pursuant to Section 11-411 of the Zoning Resolution of the City of New York (the "zoning Resolution" or the "ZR"), which permitted a commercial art gallery in the Subject Property, which is in an R10/Special Parks Improvement district and a R8B/Special Limited Height -- 1A district, pursuant to BSA Cal. No. 96-00 BZ. As required by Section 1.07.3(b)(3) of the Board of Standards and Appeals' ("BSA" or the "Board") Rules of Practice and Procedure (the Board's Rules"), this application is filed on the Special Order Calendar because the use district exception expired more than two years ago, but less than ten years ago.

**WHEREAS** this application on behalf of East 77th Flats Realty, LLC seeks to reinstate a previously expired use district exception pursuant to Section 11-411 of the Zoning Resolution of the City of New York, which permitted a commercial art gallery in the Subject Property, which is an R10/Special Parks Improvement district and an R8B/Special Limited Height – 1A district, pursuant to BSA Cal. No. 96-00-BZ and;

**WHEREAS** as required by Section 1.07.3(b)(3) of the Board of Standards and Appeals' Rules of Practice and Procedure, this application is filed on the Special Order Calendar because the use district exception expired more than two years ago, but less than ten years ago and;

**WHEREAS** the Subject Property has a history of use as a commercial art gallery dating to 1957 and;

**WHEREAS** no members of the public or of the Community Board offered any objection to the application; therefore

**BE IT RESOLVED** that Community Board 8 unanimously **APPROVES** this application as presented.

**Community Board 8 Manhattan unanimously approved this resolution by a vote of 36 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.**

2. **Swearing in of 2026 Community Board 8 Manhattan Officers**

Judge James G. Clynes administered the oath of office to the board officers.

3. **Public Session**

- Caroline Harris spoke in opposition to aspects of the proposed plans for Ruppert Park.
- Stephanie Reckler spoke on behalf of the Committee to Protect our Lenox Hill Neighborhood in opposition to the Lenox Hill Hospital construction plans.
- Rachel Skinner O'Neill spoke on behalf of the New York Public Library on upcoming events and programs.
- Evelyn David spoke about traffic on Third Avenue and road safety.
- Dylan Kennedy spoke in favor of the Transportation Committee's resolution for pedestrian islands on Third Avenue.
- Dr Ryan Fisk spoke on behalf of The Goddard School of Lenox Hill to introduce himself to the community.
- Anthony Americo spoke on behalf of the New York Public Library about upcoming events and programs.
- Kristi Eaton spoke in opposition to City Swiggers' sidewalk café application.
- Beth Goldman spoke in opposition to City Swigger' sidewalk café application.
- Camille Gallardo spoke on behalf of 28 neighbors in favor of City Swiggers' sidewalk café application.
- Kimberley spoke in opposition to City Swigger' sidewalk café application.

4. **Adoption of the Agenda** – The agenda was adopted.

5. **Adoption of the Minutes** – The minutes from the December meeting were adopted.

6. **Manhattan Borough President's Report**

Manhattan Borough President Brad Hoylman-Sigal reported in person on his office's latest initiatives and updates.

7. **Elected Officials' Reports**

- Comptroller Mark Levine
- State Senator José Serrano
- Assembly Member Alex Bores
- Council Member Virginia Maloney
- State Senator Liz Krueger
- City Council Speaker Julie Menin
- Assembly Member Rebecca Seawright

8. **Chair's Report – Valerie S. Mason**

Chair Valerie S. Mason gave her report.

9. **District Manager's Report – Ian McKnight**

District Manager Ian McKnight gave his report.

10. **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 – Unanimous Approvals to the SLA  
SL-2: Item 2A, 2D, 2E – Unanimous Approvals to the DOT  
SL-3: Item 2B  
SL-4: Item 2C

**Item 1A: V LLC, dba Soledad, 1825 Second Avenue (Between East 94th and East 95th Streets) 30-Day Waiver for the Renewal of a Liquor, Wine, Beer and Cider License**

**WHEREAS** this is a 30-Day Waiver for a Renewal 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: Bowen Hospitality LLC, dba East End Bar & Grill, 1672 Third Avenue (Between East 93rd and East 94th Streets) 30-Day Waiver for the Renewal of a Liquor, Wine, Beer, and Cider License**

**WHEREAS** this is a 30-Day Waiver for a Renewal 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: Mex First LLC, dba N/A, 1685 First Avenue (Between East 87th and East 88th Streets) 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 1D: Fellini UES Corp, dba N/A, 1335 Lexington Avenue (Between East 88th and East 89th Streets) 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 1E: Bar Andiamo LLC, dba TBD, 1705 First Avenue (Between East 88th and East 89th Streets) 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** a member of the public objected about the loudness of live music; and

**WHEREAS** the applicant agrees to monitor the volume of sound from live music, be in compliance with building code on decibel level, and make efforts to mitigate sound transfer; keep the doors closes in the event of live music; 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: Iki Sekai Inc, dba TBD, 1203 Second Avenue (Between East 63rd and East 64th Streets) New Application and Temporary Retail Permit for a Wine, Beer, and Cider License**

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

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

**WHEREAS** the 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: LX Avenue Bagels, dba Tal Bagels, 1228 Lexington Avenue (Between East 83rd and East 84th Streets) 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** someone from the public objected because it is a grab and go establishment; 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: Manna Madison Avenue LLC, dba Gina La Fornarina, 26 East 91st Street (Between Fifth and Madison Avenues) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 4 Tables and 14 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 4 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 2E: Kevryn LLC, dba Bondurants, 303 East 85th Street (Between Second and First Avenues) 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.**

**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 2B: 85th & 3rd LLC, dba Emmy Squared, 1426 Third Avenue (Between East 80th and East 81st Streets) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 8 Tables and 32 Chairs**

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 8 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.**

**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 2C: City Swiggers LLC, dba City Swiggers, 320 East 86th Street (Between Second and First Avenues) 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 16 Chairs; and

**WHEREAS** members of the public objected based on on-going noise complaints; and

**WHEREAS** other members of the public objected spoke in favor of the family friendly, and pro-law enforcement nature of the business; 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 turn the music off at 10 pm and will install a timer do to do so automatically; and

**WHEREAS** the applicant has agreed to a stipulation that they will not offer ashtrays to customers; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations; and

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

**Community Board 8 Manhattan approved this resolution by a vote of 25 in favor, 13 opposed, 0 abstentions, and 0 not voting for cause.**

**B. Parks and Waterfront Committee – Felice Farber and Judy Schneider, Co-Chairs**

PW-1: Item 1

Item 1: **Ruppert Park Fence Height**

**WHEREAS** the existing fence on the back side of the park to the west is seven (7) feet, and the rest of the surrounding fence is 6 feet at Ruppert Park; and

**WHEREAS** members of the public and Community Board 8 Manhattan have expressed significant concerns regarding a proposal to reduce the fence height to four (4) feet, including concerns related to park safety, security, and usability; and

**WHEREAS** in February 2022, Community Board 8 Manhattan adopted a resolution calling for a fence height greater than four (4) feet at Ruppert Park;

**THEREFORE, BE IT RESOLVED** Community Board 8 Manhattan strongly recommends that the New York City Department of Parks and Recreation maintain the existing exterior fence heights of seven (7) feet on the western wall and six (6) feet along the remainder of the park perimeter;

**THEREFORE, BE IT FURTHER RESOLVED** that maintaining the existing fencing should not be an additional expense and should not delay the completion of the project.

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

TR-1: Item 1

TR-2: Item 2

**Item 1: Big Bus Tours Bus Stop Usage Request Fifth Avenue between 83rd/84th Streets**

**WHEREAS** Big Bus Tours New York currently operates hop-on/hop-off double-decker tour buses along Fifth Avenue 7 days a week between approximately 9:30 AM and 5:30 PM, stopping at East 90th Street, East 72nd Street, and East 66th Street; and

**WHEREAS** Big Bus Tour Passengers are requesting direct service to the Metropolitan Museum of Art following the end of a prior affiliate partnership that provided such service; and

**WHEREAS** the buses will stop briefly for passenger pick-up/drop off for approximately 2 to 3 minutes, twice an hour between 9:37 AM and 5:07 PM; and

**WHEREAS** supporting tourism companies helps support the economy and encourages tourists to arrive in groups, thereby reducing traffic and for-hire vehicle congestion;

**THEREFORE, BE IT RESOLVED**, that Community Board 8 Manhattan supports a request by Big Bus Tours New York to use a tourism bus stop on Fifth Avenue between East 83rd and East 84th Streets between 9:37 AM and 5:07 PM, seven days per week. Community Board 8 Manhattan approved this resolution by a vote of 24 in favor, 16 opposed, 0 abstentions, and 0 not voting for cause.

**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 2: Third Avenue Capital Funding for Construction of Concrete Pedestrian Islands**

**WHEREAS**, the New York City Department of Transportation (NYC DOT) implemented a "Complete Street" redesign on Third Avenue between East 59th Street and East 96th Street in 2023, which included the installation of a parking-protected bike lane and offset bus lanes; and

**WHEREAS**, the current infrastructure for pedestrian refuge islands and bike lane separation relies primarily on thermoplastic paint and flexible plastic delineators; and

**WHEREAS**, flexible delineators are frequently damaged, flattened, or dislodged by motor vehicles, requiring constant maintenance and failing to provide physical protection for pedestrians and cyclists; and

**WHEREAS**, painted pedestrian islands, while visually delineating space, offer no physical barrier against turning vehicles and do not provide a raised, safe refuge for pedestrians—particularly seniors and those with mobility impairments—who require longer crossing times; and

**WHEREAS**, concrete pedestrian islands are a proven safety treatment that significantly shortens crossing distances, physically prevents vehicle encroachment, effectively "daylights" intersections to improve visibility, and serves as a permanent traffic calming measure; and

**WHEREAS**, Community Board 8 Manhattan has consistently advocated for permanent, high-quality safety infrastructure that prioritizes the most vulnerable road users over temporary materials;

**THEREFORE BE IT RESOLVED**, that Community Board 8 Manhattan requests that the NYCDOT prioritize capital funding and construction to upgrade the temporary painted and plastic infrastructure on the Third Avenue protected bike lane (East 59th to East 96th Streets) to permanent concrete pedestrian islands and hardened protection;

**THEREFORE, BE IT FURTHER RESOLVED**, that these concrete upgrades should be designed to include appropriate drainage, greenery where feasible, and ADA-compliant ramps to ensure maximum accessibility and safety for all residents.

**Community Board 8 Manhattan approved this resolution by a vote of 33 in favor, 5 opposed, 0 abstentions, and 0 not voting for cause.**

**D. Landmarks Committee – Anthony Cohn, David Helpern and Jane Parshall, Co-Chairs**

LM-1: Item 1

**Item 1: 31 East 63rd Street (Upper East Side Historic District) – Chad Firmstone, AIA – A no-style building designed by Treanor & Fatio and constructed in 1915. Application is for enlargement to rooftop addition.**

**WHEREAS** 31 East 63rd Street is five stories high; and

**WHEREAS** the building has a rooftop bulkhead addition with a skylight over the center stair; and

**WHEREAS** the applicant seeks to enlarge the existing rooftop addition into a new floor for an office in the front and a bedroom at the rear; and

**WHEREAS** the front façade is clad in stone; and

**WHEREAS** the windows are multi-pane; and

**WHEREAS** the type of stone and the material for the frames and sashes of the windows were not identified; and

**WHEREAS** the front façade of the new floor will be constructed of precast concrete; and

**WHEREAS** it was not shown if the stone cladding and the precast were to match in texture and color or to be different; and

**WHEREAS** the design of the new windows was minimally shown and details were not included; and

**WHEREAS** it was not shown if the new windows were to be related to the existing windows in color and material for the frames and sashes or purposefully not related; and

**WHEREAS** a new railing was shown to be added above the top of the existing low parapet at the face of the roof of the fifth floor; and

**WHEREAS** the front face of the new floor was set so that it would not be seen from the sidewalk directly across the street per the sight line diagram; and

**WHEREAS** in the rear the fifth floor is set back from the four floors below; and

**WHEREAS** in the rear the face of the new floor was set just behind the face of the fifth floor; and

**WHEREAS** the representation of the new material for the rear façade was different from the precast but was not identified; and

**WHEREAS** what appeared to be mechanical elements at the rear edge of the new floor were not identified; and

**WHEREAS** the photographs of the mock-up were taken on the roof and not from the street; and

**WHEREAS** not having photos of the mock-up from the street precluded an understanding of the visibility or lack thereof of the proposed new floor; and

**WHEREAS** the trees in the renderings block views of the relationship between the existing building and the proposed new floor; and

**WHEREAS** the presentation did not fully describe the design for the exterior of the new floor; and

**WHEREAS** the design intent that was visible did not create a cohesive design for the building; and

**WHEREAS** the proposed new floor is not contextual or appropriate within the historic district;

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

**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.**

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

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

The meeting was adjourned at 8:38 PM.

*Valerie S. Mason, Chair*

Name	Attendance	LU-1	SL-1	SL-2	SL-3	SL-4	PW-1	TR-1	TR-2	LM-1
ANDERSON, MICHAEL	Excused									
ANGELOS, BILL	Present	Yes								
ASHBY, ELIZABETH	Present	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
AVISSAR, DANIELLE	Present	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
BARON, P. GAYLE	Present	Yes								
BIRNBAUM, MICHELE	Present	Yes	Yes	No	No	No	Yes	Yes	No	Yes
BORES, LORI-ANN	Excused									
BORRERO, TAINA	Present	Yes								
CAMP, ALIDA	Present	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
CHU, SARAH	Virtual	Yes	Yes	Yes	Yes					
COHN, ANTHONY	Present	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes
COLEMAN, SAUNDREA	Present		Yes							
CORMACK, LINDSEY	Present	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
FALKSON, DJ	Excused									
FARBER, FELICE	Present	Yes								
FINK, MILES	Present	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
HALLUM CLARKE, SEBASTIAN	Present	Yes								
HARTZOG, EDWARD	Present		Yes							
HELPERN, DAVID P.	Present	Yes								
HERSHENSON, BRADLEY	Virtual	Yes								
HUSAIN, SAHAR	Absent									
JOHNSON, WILMA	Present	Yes								
KRIKLER, PAUL	Present	Yes								
LADER, CRAIG	Present	Yes								
LEHV, ADDESON	Present	Yes								
MASON, VALERIE	Present	Yes								
MCCLEMENT, JOHN	Present	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
MEYERSON, EVAN	Present		Yes							
MICHAELS, JENNIFER	Absent									
PARSHALL, JANE	Present	Yes								
PHILIPS, JOHN	Present	Yes								
POPE-MARSHALL, SHARON	Excused									
PRICE, MARGARET	Present	Yes								
ROSE, ELIZABETH	Excused									
RUDDER, BARBARA	Absent									
SALCEDO, ABRAHAM	Absent									
SANCHEZ, WILLIAM	Present	Yes								
SCHNEIDER, JUDY	Present	Yes								
SELIGSON, ROBIN	Present	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes
SELLAM, SACHA	Virtual	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
SELWAY, KIMBERLY	Present	Yes								
SLAY, DAYNE	Present	Yes								
SQUIRE, RUSSELL	Present	Yes	No	Yes						
STEIN, TODD	Present	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
TAMAYO, MARCO	Present	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes
WALD, ADAM	Present	Yes								
WARREN, CHARLES	Virtual	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
WEINBERGER, SAM	Present	Yes								
WEINER, SHARON	Absent									
<b>Total Yes</b>		36	39	38	37	25	38	38	33	38
<b>Total No</b>		0	0	1	2	13	0	0	5	0
<b>Total Abstain</b>		0	0	0	0	0	0	0	0	0
<b>Total Not Vote For Cause</b>		0	0	0	0	0	0	0	0	0
<b>Total Votes</b>	35 -- Quorum	36	39	39	39	38	38	38	38	38