



The City of New York  
Manhattan Community Board 8

FULL BOARD MEETING

Lenox Hill Hospital  
131 East 76<sup>th</sup> Street  
Einhorn Auditorium  
Wednesday, September 17, 2014  
6:30PM

**Community Board Members Present:** Elizabeth Ashby, Albert Barrueco, Lowell Barton, Michele Birnbaum, Matthew Bondy, Barbara Chocky, Sarah Chu, James Clynes, Christina Davis, Susan Evans, A. Scott Falk, Edward Hartzog, David Helpert, Lorance Hockert, Jonathan Horn, Sophia James, Lorraine Johnson, Allison Kopf, Craig Lader, David Liston, Jacqueline Ludorf, Domenico Minerva, Laurence Parnes, Ellen Polivy, Sharon Pope, Rita Lee Popper, Margaret Price, Hattie Quarnstrom, David Rosenstein, Barbara Rudder, Abraham Salcedo, William Sanchez, Judith Schneider, M. Barry Schneider, Rebecca Seawright, Teri Slater, Cos Spagnoletti, Jared Stone, Marco Tamayo, Debra Teitelbaum, Nicholas Viest, Elaine Walsh, Charles Warren, Hedi White, Timothy Yeo

**Community Board Members (Excused):** Lori Ann Bores, Jeffrey Escobar, Dave Kleckner, Jane Parshall, Gregory Zaffiro

**Community Board Members (Unexcused):**

**Total Attendance: 45**

**Chair Nicholas D. Viest called the meeting to order at 6:30PM.**

**1. Public Session** – Those who wish to speak during the Public Session must register to do so by 6:45 pm

- Member of the public, Jordon Wouk, spoke in favor of the Peoples Climate March.
- Member of the public, Linda Greenberg, representing East 91<sup>st</sup> Street Neighbors, spoke in favor of the Halloween block party permit.
- **Carla Van De Walle, Deputy Commissioner for Finance and Administration, NYC Department of Consumer Affairs will discuss DCA's priority initiatives including the Small Business Relief Package, the Office of Financial Empowerment and the NYC Paid Sick Leave Law**

**2. Adoption of the Agenda** – Agenda adopted.

**3. Adoption of the Minutes** – May 14, 2014 Land Use, May 21, 2014 Full Board, June 18, 2014 Full Board and July 9, 2014 Land Use meeting minutes adopted.

**4. Manhattan Borough President's Report:**

Jesus Perez, a representative from the Manhattan Borough President Gale Brewer's office, reported on her latest initiatives.

**5. Elected Official's Reports:**

- Assembly Member Dan Quart, reported on his latest initiatives.
- Council Member Ben Kallos, reported on his latest initiatives.
- Tricia Shimamura, representing Congress Member Carolyn Maloney, reported on her latest initiatives.
- Patrick Madigan, a representative from Senator Liz Krueger's office, reported on her latest initiatives.
- George Damallas, a representative from Senator Jose Serrano's office, reported on his latest initiatives.
- Will Brightbill, a representative from Council Member Daniel Garodnick's office, reported on his latest initiatives.
- Dan Campanelli, a representative from Comptroller Scott Stringer's office, reported on his initiatives.

## **6. Chair's Report – Nick Viest:**

Chair Nick Viest gave his report. Nick welcomed all the board members back from the summer. He updated them on the Marine Transfer Station (MTS) issue. As a member of the Committee Advisors Group (CAG), Nick is active in crucial issues such as the MTS and there are a number of safety issues that need to be addressed. He wrote a letter to the NYC Department of Sanitation (DSNY) stating that this project must have the highest safety standards and is writing a letter to city representatives and officials inviting them to the board's traffic and safety meeting to discuss the MTS project and to take the concerns of the public on issues such as air quality and traffic impacts on the community. He then moved the agenda to the selection of the Community Board 8 Nominating Committee procedure.

## **7. Selection of Nominating Committee**

The Manhattan Community Board 8 members selected their Nominating Committee Members. The selected Nominating Committee members are Barbara Chocky, David Liston (Chair of Nominating Committee), Jacqueline Ludorf, Domenico Minerva, Barry Schneider, Charles Warren and Hedi White.

## **8. Committee Reports and Action Items:**

- **Transportation Committee – A. Scott Falk and Charles Warren, Co-Chairs**

### **1. A request to permanently close East 91<sup>st</sup> Street between Second and Third Avenues to vehicular traffic. (joint with Parks Committee)**

**WHEREAS** East 91st Street between Second and Third Avenues has been closed to vehicular traffic for approximately four decades; and

**WHEREAS** this street serves as an oasis for New Yorkers of all ages, in a district that currently boasts less than half an acre of open space per thousand residents; and

**WHEREAS** The Related Companies closed nearby Ruppert Playground three years ago, further decreasing open space in this area;

**WHEREAS** the closure of this street has not been made official and therefore is at risk of reversal in the future; and

**WHEREAS** this street does not require extensive maintenance; and

**WHEREAS** the East 91st Street bicycle route includes a bicycle path on this block;

**THEREFORE BE IT RESOLVED** that, in order to assure the permanent preservation of East 91st Street between Second and Third Avenues as public open space, Community Board 8 Manhattan urges our elected officials and the City of New York, particularly DOT and Parks, to seek the best way to permanently close this block to vehicular traffic, through de-mapping or via some other legal means that they determine; and

**BE IT FURTHER RESOLVED** that Community Board 8 Manhattan requests that the East 91st Street bicycle path be retained, regardless of whether the street is de-mapped.

**Manhattan Community Board 8 passed the resolution of approval by a vote of 43 in favor, 0 opposed, 1 abstention and 0 not voting for cause.**

### **2. A request for a revocable consent to install a fenced-in area, accessible ramp and steps at 112-114 East 73<sup>rd</sup> Street**

**BE IT RESOLVED** that Community Board 8 Manhattan approves the applicant's request for a revocable consent to install a fenced-in area, accessible ramp, and stairs at 112-114 East 73rd Street, between Park and Lexington Avenues, provided that the applicant expands the tree pit that will be made flush with the sidewalk.

**Manhattan Community Board 8 passed the resolution of approval by a vote of 31 in favor, 6 opposed, 7 abstentions and 0 not voting for cause.**

- **Parks Committee – Margaret Price and Barbara Rudder, Co-Chairs**

### **Re: Reconstruction of Five Boat Landings along the Lake in Central Park**

**WHEREAS** the Central Park Conservancy proposes to provide a much needed renovation of the boat landings along the lake in Central Park, which would restore their original architectural features; and

**WHEREAS** the landings enhance the visitor's experience by providing access to the waterfront; and

**WHEREAS** the construction will take place during the winter months when the lake is less visited; therefore,

**BE IT RESOLVED** CB8M approves of the Central Park Conservancy's proposal to rebuild five boat landings on the lake in Central Park.

**Manhattan Community Board 8 approved the resolution by a vote of 44 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.**

**Re: Construction of an ADA-Compliant Ramp at the East 64<sup>th</sup> St. Entrance to Central Park**

**WHEREAS** Central Park's heavily used entrance at East 64<sup>th</sup> St and Fifth Ave. currently is inaccessible by wheel chair, making it non-compliant with ADA regulations; and

**WHEREAS** the Central Park Conservancy proposes to create a three-legged, u-shaped ramp at this location, which would make this entrance usable to people in wheelchairs and to families with strollers; and

**WHEREAS** the project will include horticultural enhancements at the site as well as improvements to the pavement and steps in that area, therefore,

**BE IT RESOLVED** that Community Board 8, Manhattan, approves of the Central Park Conservancy's plan to create an ADA-compliant ramp at Central Park's entrance at East 64<sup>th</sup> St. and Fifth Ave.

**BE IT FURTHER RESOLVED** that Community Board 8, Manhattan, urges the Central Park Conservancy to create prominent signage designating the new ramp as an entrance for the handicapped and prohibiting bike riding on it.

**Manhattan Community Board 8 approved the resolution by a vote of 44 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.**

- **Street Fair Committee – Barbara Chocky and Hedi White, Co-Chairs**

**Public Hearings re: applications for Single Block Street for calendar year 2014.**

**1B. Application** by the Parent Association of the Town School to close East 76<sup>th</sup> Street between York Avenue and Dead End on Sunday, October 5, 2014 from 2PM to 5PM for a block party.

**Manhattan Community Board 8 motioned to approve the application by a vote of 43 in favor, 0 opposed, and 0 abstentions.**

**1C. Application** by Temple Israel of the City of New York to close East 75<sup>th</sup> Street between Lexington and Park Avenues on Wednesday, October 15, 2014 from 5PM to 9PM for a block party.

**Whereas**, after appropriate notice, the applicant did not appear at the Street Fair Committee meeting.

**Whereas**, the monitoring of street closings in our community is an important role of Community Board 8 and

**Whereas**, Community Board 8 wishes to emphasize this concern to the Street Activity Permit Office.

**Manhattan Community Board 8 resolved that this application be disapproved by a vote of 42 in favor, 0 opposed and 0 abstentions.**

**1D. Application** by Chabad Lubavitch Upper East Side to close East 76<sup>th</sup> Street between First and York Avenues on Thursday, October 16, 2014 from 7PM to 10PM for a religious ceremony.

**Whereas**, after appropriate notice, the applicant did not appear at the Street Fair Committee meeting,

**Whereas the monitoring of street closings in our community is an important role of Community Board 8 and**

**Whereas Community Board 8 wishes to emphasize this concern to the Street Activity Permit office.**

**Manhattan Community Board 8 resolved that this application be disapproved by a vote 37 in favor, 7 opposed and 0 abstentions.**

**1F. Application** by P.S. 158 to close East 77<sup>th</sup> Street between York Avenue and Cherokee Place on Saturday October 25, 2014, from 11AM to 5PM for a block party.

**Whereas after appropriate notice, the applicant did not appear at the Street Fair Committee meeting.**

**Whereas the monitoring of street closings in our community is an important role of Community Board 8 and**

**Whereas Community Board 8 wishes to emphasize this concern to the Street Activity Permit Office.**

**Manhattan Community Board 8 resolved that this application be disapproved by a vote of 42 in favor, 0 opposed and 0 abstentions.**

**1G. Application** by Carnegie Hill Neighbors to close East 92<sup>nd</sup> Street between Madison and Park Avenues, from 4PM to 6PM on Friday October 31, 2014 for a block party.

**Manhattan Community Board 8 motioned to approve the application by a vote of 43 in favor, 0 opposed, and 1 abstention.**

**1H. Application** by residents of East 91<sup>st</sup> Street to close East 91<sup>st</sup> Street between Park and Lexington Avenues, on October 31, 2014.

**Manhattan Community Board 8 motioned to approve the application by a vote of 42 in favor, 1 opposed, and 1 abstention.**

• **Landmarks Committee – David Helpern and Jane Parshall, Co-Chairs**

RE: **125 East 93 Street (Lexington/Park) – Expanded Carnegie Hill Historic District** – *Panorama Windows LTD* - A neo-Medieval style apartment building designed by George F. Pelham and completed in 1924.

Application is for a window master plan.

**Whereas** 125 East 93rd Street is a modestly adorned, 9 story mid-block apartment building designed by George F. Pelham, Jr. and completed in 1924.

**Whereas** all of the original windows had been previously replaced prior to the expansion of the Carnegie Hill Historic District, except for 4 pivot windows on the 6th and 7th floors, and are aluminum double hung windows without muntins.

**Whereas** the original window design included both six-over-six windows or six-over-one windows.

**Whereas** the proposed Master Plan will be for all future window replacement and will retain the look of the existing one-over-one aluminum double hung windows; the only modification will be to change the current square panning shape to a beaded style to match the original wood brick moulding

**Whereas** a return to the original historic window design (6 over 1 double hung windows) will provide much needed texture to the elevations of the building.

**Whereas** a return to the original historic window design is more appropriate and contextual within the historic district.

**Therefore** be it resolved that this application is DISAPPROVED as presented.

**Manhattan Community Board 8 adopted the board recommendation by a vote of 43 in favor, 0 opposed, and 0 abstentions.**

RE: **132 East 73 Street (Lexington/Park) – Upper East Side Historic District** – *Calderon Architecture & Design* – Neo- Grec style single family house designed by William McNamara and completed in 1879-1880.

Application is to install new metal fence in front areaway, to make minor modifications to existing first floor stone façade work and for new sidewalk with snow melt system.

**WHEREAS** Moleanos Limestone was added to the façade of the first floor in 1987;

**WHEREAS** the façade of the first floor will be enhanced by a new Moleanos ornamental surround and projecting lintel at the main entrance door;

**WHEREAS** the new surround will terminate on plinth blocks that are extensions of the existing stone base molding;

**WHEREAS** the façade of the first floor will be enhanced by a new Moleanos ornamental, projecting cornice molding;

**WHEREAS** the façade of the first floor will be enhanced by a new decorative lantern larger and more in scale with the classical detailing of the limestone enhancements than the current light fixture;

**WHEREAS** the area in front of the building will be enclosed by a new wrought iron fence that will be approximately in line with the other fences on the block;

**WHEREAS** the fence will be made up of simple wrought iron shapes with the exception of the decorative terminations of the narrow, square, vertical rods;

**WHEREAS** the new concrete sidewalk (with snow melting loops) will meet the standards of the Department of Transportation and will be similar in color and texture to the existing sidewalk;

**WHEREAS** all of the elements taken together reflect a restrained approach to the design of the enhancements and are appropriate to the materials and scale of the building;

**WHEREAS** the overall design of the alterations is also contextual within the historic district;

**THEREFORE** be it resolved that this application is approved as presented.

**Manhattan Community Board 8 adopted the board recommendation by a vote of 44 in favor, 0 opposed, and 0 abstentions.**

RE: **785 Park Avenue (at 73rd Street) – Upper East Side Historic District** – *Walter B. Melvin Architects LLC* - Modern style apartment building designed by George Pelham, Jr. and completed in 1930. Application is to reconstruct base and entry of the Park Avenue and East 73 Street Elevations.

**Whereas** 785 Park Avenue is a modern style apartment building designed by George Pelham, Jr. and completed in 1930.

**Whereas** 785 Park Avenue has a one-story base with plinth and band course [originally concrete] surmounted by 18 stories of red brick.

**Whereas** the existing red granite plinth and limestone base are not original and were installed around 1980; the anchorage of the limestone panels is now deteriorating necessitating a reconstruction of the building base.

**Whereas** the existing concrete entry surround is round-edged but otherwise non-descript; it rises in a setback to frame a pair of second floor windows in an attempt to capture the scale that the building deserves.

**Whereas** the applicant proposes to create a more gracious street presence appropriate both to the building and to the larger architectural character of Park Avenue by increasing the height of the building base to two -stories and by creating a new limestone entry surround.

**Whereas** the proposed new plinth will be in a pinkish Deer Isle granite; the first two floors will now be clad in a coursed buff Indiana Limestone which will extend to the window heads of the 2nd floor.

**Whereas** the original bronze entry doors will be retained; the proposed limestone entry surround with a granite plinth references the modern leanings of the rest of the building while incorporating the stepped forms of the upper building massing [i.e., the setbacks at the top of the building].

**Whereas** the scale and language of the proposed base and entry is well suited to the building's original design and the larger elegance of the Park Avenue streetscape.

**Therefore** be it resolved that this application is approved as presented.

**Manhattan Community Board 8 adopted the board recommendation by a vote of 38 in favor, 4 opposed, and 1 abstention.**

**RE: 127 East 71 Street (Lexington/Park) - Upper East Side Historic District – N.V. Caine, Architect - A house originally built circa 1865 and modified in the Modern style by Joseph D. Weiss in 1955. Application is for enlargement of the rear of the building.**

**WHEREAS** the two story rear portion of the building will be reduced in depth by 3'-2" to create a rear yard depth of 15'-6";

**WHEREAS** the floors of varying depths of the five story rear portion of the building will be extended and aligned to create a rear yard of 32'-2";

**WHEREAS** the area of the building will increase modestly based on the balancing of the reduction in depth of the two story portion of the building and the extension of the floors of the five story portion of the building;

**WHEREAS** the new fenestration will be wood windows and doors;

**WHEREAS** the windows on the fourth and fifth floors will be "four over one" double hung;

**WHEREAS** a new window will be added in the center of floors four and five;

**WHEREAS** the second and third floors will have in-swinging French doors with Juliette balconies;

**WHEREAS** the existing painted brick will be replaced with new, unpainted brick;

**WHEREAS** the overall composition is appropriate and contextual within the historic district;

**THEREFORE** be it resolved that this application is approved as presented.

**Manhattan Community Board 8 adopted the board recommendation by a vote of 44 in favor, 0 opposed, and 0 abstentions.**

#### **9. Old Business**

No old business.

#### **10. New Business**

No new business.

The meeting was adjourned at 8:43PM.

**Nicholas D. Viest, Chair**