Valerie S. Mason
Chair

Ian McKnight
District Manager

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The City of New York
Community Board 8 Manhattan
Full Board
PUBLIC HEARING
Wednesday, April 22, 2026 - 6:30 PM
This meeting was conducted hybrid in person and via Zoom
Cornell Tech Bloomberg Center
2 West Loop Road (South Loop Road and North Loop Road)

MINUTES:

Community Board Members Present: Bill Angelos, Elizabeth Ashby, Michele Birnbaum, Taína Borrero, Sarah Chu, Anthony Cohn, DJ Falkson, Felice Farber, Miles Fink, Sebastian Hallum Clarke, Edward Hartzog, Bradley Hershenson, Sahar Husain, Wilma Johnson, Addeson Lehv, Valerie Mason, John McClement, Jane Parshall, John Philips, Sharon Pope-Marshall, Margaret Price, Elizabeth Rose, Barbara Rudder, Judy Schneider, Robin Seligson, Sacha Sellam, Kimberly Selway, Dayne Slay, Russell Squire, Marco Tamayo, Adam Wald, and Charles Warren.

Community Board Members Virtual: Danielle Avissar (Travel), P. Gayle Baron (Health), Lori Ann Bores (Health), Saundrea Coleman (Health), and Craig Lader (Travel).

Community Board Members Absent (Excused): Michael Anderson, Alida Camp, Lindsey Cormack, David Helpern, Paul Krikler, Evan Meyerson, Abraham Salcedo, William Sanchez, Todd Stein, and Sharon Weiner.

Community Board Members Absent (Unexcused): Jennifer Michaels and Sam Weinberger.

Total Attendance: 37

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

1. **Public Session**

    - Kevin Nakagawa spoke on behalf of the organization Open Doors to discuss the Food Stories event to be held at Coler Hospital on Roosevelt Island
    - Angelique Senter spoke in opposition to the steam plant demolition on Roosevelt Island.
    - Kalin Kresnitchki spoke in opposition to the steam plant demolition on Roosevelt Island and requested more information on the demolition.
    - Tibor Krisko spoke in opposition to the steam plant demolition on Roosevelt Island.
    - Barlet Lucaj spoke in opposition to the steam plant demolition on Roosevelt Island.
    - Kate Federiconi spoke on behalf of the Roosevelt Island New York Public Library about upcoming programs.
    - Zora Boyadzhieva spoke in opposition to the steam plant demolition on Roosevelt Island.
    - Maria Kessler, representing Friends of the East River Esplanade, spoke about upcoming events.
    - Evelyn David spoke about their concern with previous snow clearance efforts on Park Avenue and requested updates on the DOT Open Streets program.
    - Emanuella Grinberg spoke in opposition to the steam plant demolition on Roosevelt Island.
    - Robin Byrd spoke of concerns about Ouri's Market at 1160 Third Avenue.
    - Wendy Liff spoke of concerns about Ouri's Market at 1160 Third Avenue.
    - Dimitris Koutoumbas spoke in favor of more open spaces for the Hunter College campus.
    - Anthony Sanchez spoke in opposition to the steam plant demolition on Roosevelt Island.
    - Pierre Lehu spoke about the coming centennial of the naming of York Avenue after WWI hero Sergeant Alvin York and how to celebrate the occasion.

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

3. **Adoption of the Minutes** – The minutes from the March meeting were adopted.
4. **Manhattan Borough President's Report**
   Manhattan Borough President Brad Hoylman-Sigal reported on the office's latest initiatives and updates.

5. **Elected Officials' Reports**

   - Assembly Member Alex Bores
   - Council Member Virginia Maloney
   - Assembly Member Rebecca Seawright
   - State Senator Liz Krueger
   - Congressman Jerry Nadler
   - District Attorney Alvin Bragg

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

Chair Valerie S. Mason gave her report.

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

District Manager Ian McKnight gave his report.

8. **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, 1G, 1H, 1I, 1J, 1K – Unanimous Approvals to the SLA
SL-2: Item 2A
SL-3: Item 2E
SL-4: Item 2B, 2C, 2D

Item 1A: **Sweet Hospitality Group LLC, dba N/A, 7 East 95th Street (Between Fifth and Madison Avenues) Single Day Alcohol Permits**

WHEREAS this is a Single Day Alcohol Permit for Sweet Hospitality Group LLC, dba N/A, at 7 East 95th Street, for a Liquor, Wine, Beer, and Cider License; and

WHEREAS no one from the public objected; and

WHEREAS the applicant agrees to disallowing patrons with drinks from going onto the sidewalk; therefore

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: **TSG 89 Corp, dba Midnight Express, 1715 Second Avenue (Between East 88th and East 89th Streets) 30-Day Waiver for the Renewal of a Wine, Beer, and Cider License**

WHEREAS this is a 30-Day Waiver for TSG 89 Corp, dba Midnight Express, at 1715 Second Avenue, for a Renewal of 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.**

Item 1C: **Crown Alley LLC, dba The Penrose, 1590 Second Avenue (Between East 73rd and East 74th Streets) Alteration Application for Expansion onto Municipal Property**

WHEREAS this is an Alteration Application for Crown Alley LLC, dba The Penrose, at 1590 Second Avenue for an

Expansion into 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: **Milan Foods Corp, dba Sea Salt, 1123 First Avenue (Between East 61st and East 62nd Streets) Alteration Application for Expansion onto Municipal Property**

WHEREAS this is an Alteration Application for Milan Foods Corp, dba Sea Salt, at 1123 First Avenue for an Expansion into 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 1E: **Maz Mezcal Inc, dba Maz Mezcal, 304 East 78th Street (Between Second and First Avenues) Removal and Temporary Retail Permit for a Liquor, Wine, Beer and Cider License**

WHEREAS this is a Removal and Temporary Retail Permit for Maz Mezcal Inc, dba Maz Mezcal, at 304 East 78th Street 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 1F: **SLK Restaurant Group LLC, dba N/A, 1550 First Avenue (Between East 80th and East 81st 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 SLK Restaurant Group LLC, dba N/A, at 1550 First Avenue, 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 1G: **Top Table LLC, dba TBD, 1614 Third Avenue (Between East 90th and East 91st 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 Top Table LLC, dba TBD, at 1614 Third Avenue, 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 1H: **AJ 2nd Avenue LLC, dba Farina on 2nd, 254 East 89th Street (Between Third and Second Avenues) New Application and Temporary Retail Permit for a Wine, Beer and Cider License**

WHEREAS this is a New Application and Temporary Retail Permit for AJ 2nd Avenue LLC, dba Farina on 2nd, at 254 East 89th Street, 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.**

Item 1I: **Casa Tua NYC LLC, dba Casa Tua, 20 East 76th Street (Between Fifth and Madison Avenues) 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 Casa Tua NYC LLC, dba Casa Tua, at 20 East 76th Street, 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 1J: **Smorgasburg Productions LLC, dba TBD, Central Park (Between East 71st and East 72nd 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 Smorgasburg Productions LLC, dba TBD, at Central Park, 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 1K: **Inspir Carnegie Hill LLC, dba Inspir Carnegie Hill, 1802 Second Avenue (Between East 93rd and East 94th Streets) New Application for a Liquor, Wine, Beer and Cider License**

WHEREAS this is a New Application for Inspir Carnegie Hill LLC, dba Inspir Carnegie Hill, at 1802 Second Avenue, 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 37 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Item 2A: **Stratos Bakery Corp, dba Bocado Cafe, 1297 Lexington Avenue (Between East 87th and East 88th Streets) New Outdoor Dining Application for a Sidewalk Café – Enclosed**

WHEREAS this is a New Application to the Department of Transportation for Stratos Bakery Corp, dba Bocado Cafe, at 1297 Lexington Avenue, for an Enclosed Sidewalk Café; 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 this resolution by a vote of 34 in favor, 3 opposed, 0 abstentions, and 0 not

voting for cause.

Item 2E: **Upper East Baking Inc, dba Al Badawi, 1725 Second Avenue (Between East 89th and East 90th Streets) 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 Upper East Baking Inc, dba Al Badawi, at 1725 Second Avenue, for a Sidewalk 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.**

Community Board 8 Manhattan approved this resolution by a vote of 36 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

Item 2B: **1279 1st Avenue LLC, dba Patsy's Pizzeria, 1279 First Avenue (Between East 68th and East 69th Streets) New Outdoor Dining Application for a Sidewalk Café – Enclosed**

WHEREAS this is a New Application to the Department of Transportation for 1279 1st Avenue LLC, dba Patsy's Pizzeria, at 1279 First Avenue, for an Enclosed Sidewalk Café; 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: **86/2 Restaurant LLC, dba Gracie's Diner, 242 East 85th Street (Between Third and Second Avenues) New Outdoor Dining Application for a Sidewalk Café – Enclosed**

WHEREAS this is a New Application to the Department of Transportation for 86/2 Restaurant LLC, dba Gracie's Diner, at 242 East 85th Street, for an Enclosed Sidewalk Café; 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: **Eastside Barking Dog Inc, dba Barking Dog, 1678 Third Avenue (Between East 94th and East 95th Streets) New Outdoor Dining Application for a Sidewalk Café – Enclosed**

WHEREAS this is a New Application to the Department of Transportation for Eastside Barking Dog Inc, dba Barking Dog, at 1678 Third Avenue, for an Enclosed Sidewalk Café; 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 35 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.

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

TR-1: Item 2A, 2B, 2D, 2E
TR-2: Item 2C
TR-3: Item 2F

Item 2A: **Dalton School Open Street Application**

WHEREAS, The Dalton School has operated an Open Street program on East 91st Street between Park and Madison Avenues for recess periods since Covid and is applying for another year in the program; and

WHEREAS, the program serves hundreds of students with outdoor play opportunities during the school day; and

WHEREAS, the school utilizes multiple play spaces including rooftop areas, but requires additional outdoor space to accommodate all grade levels; and

WHEREAS, based on 311 and other information available to us, no complaints are of record;

THEREFORE, BE IT RESOLVED, that Community Board 8 Manhattan approves the Open Street application for the Dalton School on East 91st Street between Park and Madison Avenues from 10:30 AM to 2:00 PM when school is in session, from September 9, 2026 through June 11, 2027.

Item 2B: **St. David's School Open Street Application**

WHEREAS, St. David's School has operated an Open Street program on East 89th Street between Fifth Avenue and Madison Avenue for recess periods since Covid and is applying for another year in the program; and

WHEREAS, the program serves hundreds of students with outdoor play opportunities during the school day; and

WHEREAS, the school's small rear yard can't accommodate the recess needs of students; and

WHEREAS, based on 311 and other information available to us, no complaints are of record;

THEREFORE, BE IT RESOLVED, that Community Board 8 Manhattan approves the Open Street application for St. David's School on East 89th Street between Fifth Avenue and Madison Avenue from 10:00 AM to 2:00 PM, Monday through Friday, from July 1, 2026 through June 30, 2027.

Item 2D: **Allen-Stevenson School Open Street Application**

WHEREAS, Allen Stevenson School has operated an Open Street program on East 78th Street between Park Avenue and Lexington Avenue and is applying for another year in the program; and

WHEREAS, the program facilitates student arrival and dismissal periods; and

WHEREAS, the midday period is now rarely used since the school completed the rooftop play area; and

WHEREAS, prior concerns and issues faced by residents and stakeholders on the block have now been addressed, and the school has protocols in place to communicate to its neighbors and to receive approval when a street closure is requested for the midday period;

THEREFORE, BE IT RESOLVED, that Community Board 8 Manhattan approves the Open Street application for Allen Stevenson School on East 78th Street between Park and Lexington Avenue for arrival and dismissal periods and occasional outdoor learning use (10:00 AM-2:00 PM), from September 9, 2026 through June 30, 2027.

Item 2E: **Buckley School Open Street Application**

WHEREAS, The Buckley School has operated an Open Street program on East 73rd Street between Lexington Avenue and Park Avenue since Covid and is applying for another year in the program; and

WHEREAS, the program serves hundreds of students with outdoor play opportunities during the school day and facilitates students traveling between buildings on the block; and

WHEREAS, the school's small roof space can't accommodate the recess needs of students; and

THEREFORE, BE IT RESOLVED, that Community Board 8 Manhattan approves the Open Street application for Buckley School on East 73rd Street between Lexington and Park Avenue for arrival and dismissal periods and occasional outdoor learning use (10:00 AM-2:00 PM), from September 1, 2026 through June 30, 2027.

Community Board 8 Manhattan approved these resolutions by a vote of 25 in favor, 10 opposed, 2 abstentions, and 0 not voting for cause.

Item 2C: **St. Ignatius Loyola School Open Street Application**

WHEREAS, St. Ignatius Loyola School has operated an Open Street program on East 84th Street between Madison Avenue and Park Avenue and is applying for another year in the program; and

WHEREAS, the program serves hundreds of students with outdoor play opportunities during the school day and during arrival and dismissal periods; and

WHEREAS, the school's small roof space can't accommodate the recess needs of students; and

WHEREAS, based on 311 and other information available to us, no complaints are of record;

THEREFORE, BE IT RESOLVED, that Community Board 8 Manhattan approves the Open Street application for St. Ignatius Loyola School on East 84th Street between Madison and Fifth Avenue for arrival (8:00-8:30 AM), recess (11:30 AM-1:15 PM), and dismissal (2:30-3:10 PM) periods, from September 1, 2026 through June 25, 2027.

Community Board 8 Manhattan approved this resolution by a vote of 24 in favor, 10 opposed, 2 abstentions, and 1 not voting for cause.

Item 2F: **Brasil Run Club Open Street Application**

WHEREAS, Brasil Run Club is applying to the NYCDOT Open Street program on Saturdays from July 25, 2026 to August 15, 2026 on East 91st Street between Third Avenue and Lexington Avenue between 10:00AM and 2:00PM; and

WHEREAS, the open street would be used for a wellness event open to all ages, centered around low-impact activities such as stretching, recovery, and yoga; and

WHEREAS, many neighbors on the block have expressed support for the open street; and

WHEREAS, the applicant is the founder of the organization and lives on the block;

THEREFORE, BE IT RESOLVED, that Community Board 8 Manhattan approves the Open Street application for Brasil Run Club on East 91st Street between Lexington and Third Avenue on Saturdays from 10:00 AM to 1:00 PM, from July 25, 2026 through August 15, 2026.

Community Board 8 Manhattan approved this resolution by a vote of 25 in favor, 11 opposed, 1 abstention, and 0 not voting for cause.

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

LM-1: Item 1, Item 4 — Unanimous Approvals
LM-2: Item 2 (159-161 East 78th Street)
LM-3: Item 3 (790 Madison Avenue)

Item 1: **1 East 75th Street (Upper East Side Historic District)** – Ambrose Aliaga-Kelly – A Renaissance style building designed by H. D. Hale and J. G. Rogers and constructed between 1907 and 1909. Application is for the installation of exterior platform lift and door operators at main building entrance

WHEREAS 1 East 75th Street sits on the northeast corner of 75th Street and Fifth Avenue and was designated an Individual Landmark in 1967 (LP-0415); and

WHEREAS the impressive building was built as the residence of Edward Harkness in 1909, and has been the Headquarters of the Commonwealth Fund since 1952 following the death of the widow of Mr. Harkness in 1950; and

WHEREAS the applicant proposes to introduce a wheelchair lift and door operator for accessibility; and

WHEREAS the height of the entrance and the "moat" that separates the sidewalk from the building precludes the use of a ramp; and

WHEREAS to that end, the applicant proposes to introduce a lift that will "store between the west side of the entry stairs and the ornamental fence that surrounds the "moat"; and

WHEREAS the applicant proposes to install a signaling post adjacent to the fence which will activate the lift and the door opener and posts to support the guiderails; and

WHEREAS the lift and its associated hardware and guiderails will be painted to match the existing bronze metalwork of the fence and entry door; and

WHEREAS the installation of the lift will result in an easily reversible change to the existing building and minimal visual disruption of the facade; and

WHEREAS the Committee commended the applicants for their clear and concise presentation and noted the simple elegance of the proposed solution; and

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

Item 4: **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 a horizontal addition on the 5th Floor. The revised presentation incorporates comments from the Community Board.

WHEREAS 31 East 63rd Street is a four-story building with a basement and a cellar; and

WHEREAS the building has a rooftop bulkhead addition with a skylight over a center stair that is on the western side of the building; and

WHEREAS the applicant seeks to enlarge the bulkhead to create a fifth-floor horizontal addition with an office at the front and a bedroom at the rear; and

WHEREAS the applicant has incorporated in the current application comments on prior iterations from the community board; and

WHEREAS the addition is set back 11'3" from the front façade and 4'4" from the rear façade; and

WHEREAS the front façade is clad in limestone; and

WHEREAS front windows are multi-paned, wood windows; and

WHEREAS the rear façade is clad in brick; and

WHEREAS rear windows are multi-paned, wood windows; and

WHEREAS the front façade of the proposed addition will be limestone panels to match the existing limestone; and

WHEREAS new front windows will be multi-paned, wood windows similar to the existing front windows; and

WHEREAS new cornice band at the edge of the new roof will match the existing cornice band below; and

WHEREAS new window moldings will match existing window moldings; and

WHEREAS there will be a new black metal railing at the front edge of the new roof; and

WHEREAS the rear façade of the proposed addition will be brick to match existing; and

WHEREAS new rear windows will be multi-paned, wood windows to match existing rear windows; and

WHEREAS new precast window headers will match existing window headers; and

WHEREAS a new steel railing at the front edge of the fifth floor will match the existing steel railing below; and

WHEREAS there will be a new black metal railing at the rear edge of the new roof; and

WHEREAS new scuppers and leaders will match existing; and

WHEREAS the existing HVAC equipment will be raised to the new rear roof; and

WHEREAS the proposed horizontal addition will not be visible from the street from any angle; and

WHEREAS the proposed new floor 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 these resolutions by a vote of 37 in favor, 0 opposed, 0 abstention, and 0 not voting for cause.

Item 2: **159-161 East 78th Street (Individual Landmark)** – A Vernacular style building with Italianate influences designed by Henry Armstrong and constructed in 1861. Application is to request that the Landmarks Preservation Commission issue a favorable report to the City Planning Commission regarding the continuing maintenance program for the landmarks in connection with a transfer of development rights pursuant to Section 75-42 of the Zoning Resolution.

WHEREAS 159 and 161 East 78th Street sit on the north side of 78th Street between Lexington and Third Avenues and were designated Individual Landmarks in 1968 (LP- 0422 and LP-0423, respectively); and

WHEREAS the three-story buildings were built for the painter John Turner in 1861 as part of a row of 11 houses on the block built by Henry Armstrong; and

WHEREAS the houses retained their charm through a number of renovations and are now single-family residences with different owners; and

WHEREAS under Section 75-42 of the Zoning Resolution as part of the City of Yes for Housing Opportunity the owners have entered into a transfer of development rights (4,000 SF for each building) with the developers of a nearby proposed development at the southeast corner of 79th Street and Lexington Avenue; and

WHEREAS the transfer of development rights will preserve the existing floor area of the two houses and preclude any additions to them; and

WHEREAS to that end, the applicants propose to designate 20% of the consideration for the transfer to a restoration program and an additional 10% to continued maintenance; and

WHEREAS the proposed restoration scope for both buildings will include selective brick replacement where brick is either cracked or spalled, brick patching at areas where embeds have been removed, removing any existing paint from brick surfaces, removing incompatible mortar and re-pointing where required, patching brownstone trim where necessary, repainting missing or flaking paint at brownstone trim; and

WHEREAS additionally, for 159 East 78th Street, the proposed restoration scope will also include front facade window replacement to match the historic wood windows in material, configuration, operation, and details; and

WHEREAS a periodic inspection shall occur every ten years and will include all portions of the existing building envelope as well as inspecting for structural integrity; and

WHEREAS the Committee commended the applicants for their clear and concise presentation and noted the benefit of a thorough restoration and continued maintenance program to the buildings and the general public; and

WHEREAS although the Transfer of Development Rights does not sit within the formal purview of the Committee, several committee members pointed out the difficulty in weighing the transfer against the potential development to which the rights are to be transferred absent any information concerning the nature and potential appearance of the receiving project, prompting votes against the application; and

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WHEREAS nonetheless, several committee members noted that the visual improvements and the preclusion of any rooftop or rear yard additions to the applicant's properties outweighed the unknown quality of the receiving development; and

WHEREAS the Transfer of Development Rights is an as-of-right action taken under the Zoning Resolution;

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

Community Board 8 Manhattan approved this resolution by a vote of 31 in favor, 5 opposed, 1 abstention, and 0 not voting for cause.

Item 3: **790 Madison Avenue (Upper East Side Historic District)** – Daniel C. Ruzeu – A Neo-Grec style building designed by F.S. Barus and constructed in 1871. Application is to change the finish of the storefront mullions and entry door from mirror-polished stainless steel to gold stainless steel and for signage.

WHEREAS 790 Madison Avenue is a neo-Grec style building designed by F. S. Barus and constructed in 1871; and

WHEREAS 790 Madison Avenue is located on the corner of East 67th Street; the storefront comprises the ground floor, the second floor and lower level; and

WHEREAS 790 Madison Avenue was previously the home to Michael Kors; the two-story storefront will now house Italian luxury brand Jacob Cohen; and

WHEREAS there are a total of 11 storefront windows at the first and second floors along Madison Avenue and at the first and second floors along East 67th Street; and

WHEREAS the applicant proposes to remove the existing metal frames and replace with new metal frames with a satin stainless steel gold finish; and

WHEREAS the applicant also proposes to remove the existing metal frame around the entry doors and replace with a new metal frame with a satin stainless steel gold finish; and

WHEREAS the applicant also proposes signage above the Madison Avenue entry door and at East 67th Street centered above the two storefront windows at the first floor; lettering will be 12" high naming the brand; and

WHEREAS there will be secondary signage 1 1/4th" high at the Madison Avenue corner and at the East 67th Street corner; and

WHEREAS brand symbols/plaques are proposed for either side of the entry door and at the second floor in the center of the first and third storefront windows; and

WHEREAS at second and fourth storefront windows at the second floor discreet 1 1/4" high letters will be centered with the brand name; and

WHEREAS there will be a similar treatment to the 2 windows at the second floor along 67th Street — one containing the brand plaque and the other containing the brand name; and

WHEREAS the applicant does not propose any other changes to either the front elevation or the side elevation; and

WHEREAS there is a third opening on the second floor at the 67th Street elevation which now presents as a black hole; the applicant should consider the same stainless brushed gold finish for this opening;

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

D. Zoning, Development, and Housing Committee – Elizabeth Ashby, Anthony Cohn, and Elizabeth Rose, Co-Chairs

ZDH-1: Item 2

Item 2: **PROPOSED AFFORDABLE HOUSING FAST TRACK METHODOLOGY**

WHEREAS, the New York City Planning Commission has proposed rules set forth in a new Chapter 13 to Title 62 of the Rules of the City of New York, to establish a methodology to determine the 12 Community Board Districts that have produced the lowest ratio of new affordable housing units built within a five year period most recently completed prior to the calculation relative to the total housing units existing within the Community Board district at the start of such period (the "Proposed Rules");

WHEREAS, the Proposed Rules define "affordable" as income restricted units and ignore units that are rent stabilized or rent controlled;

WHEREAS, the New York City Planning Commission has proposed rules set forth in a new Chapter 13 to Title 62 of the Rules of the City of New York, to establish a methodology to determine the 12 Community Board Districts that have produced the lowest ratio of new affordable housing units built within a five year period most recently completed prior to the calculation relative to the total housing units existing within the Community Board district at the start of such period (the "Proposed Rules");

WHEREAS, the Proposed Rules define "affordable" as income restricted units and ignore units that are rent stabilized or rent controlled;

WHEREAS, the 12 Community Board districts with the lowest ratio of new affordable housing unit production as determined by the Proposed Rules will be required to follow a new "Fast Track" ULURP process for qualifying projects;

WHEREAS, the new "Fast Track" ULURP is intended to speed up the process for projects meeting the requirements for Mandatory Inclusionary Housing;

WHEREAS, given that our district is, according to the housing market study provided in COYHO's DEIS, unfortunately first among all New York City Community Districts in housing units lost during the period 2010-2024, despite luxury residential tall tower construction booming along almost every avenue in our district (there are currently, 3 luxury housing developments underway on Second Avenue between 71st and 72nd Streets alone, all the result of the razing of approximately 18 low rise affordable walk-ups which, also housed mom and pop small businesses);

WHEREAS, the combination of (a) construction of such massive buildings with almost no incremental housing, (b) the conversion of small tenements to single family homes, (c) the combination of units in condos and coops to create family sized apartments, and (d) the conversion of residential locations to medical institutional use, has left our district with substantial construction activity despite the destruction of housing, often lower cost housing, and replacing it with some of the largest most expensive housing units in the world;

WHEREAS, it has long been a primary goal of Community Board 8M to help in the facilitation and creation of affordable housing in our District and elsewhere in the City of New York;

WHEREAS, Community Board 8M has pro-actively advocated for the development of affordable housing within our district, including most recently in 2025 and 2026, identifying to the Department of City Planning and our elected officials, specific City owned sites in our District that may be used for affordable housing, and additionally, developing and submitting a proposal to City Planning to rezone several portions of blocks within our District from manufacturing to residential, which would generate Mandatory Inclusionary Housing requirements for future development;

WHEREAS, the price of land and construction economics in our District favor luxury, market rate housing projects, such that, Community Board 8M is skeptical that "fast tracking" will result in any more MIH projects being proposed in our District than we have seen historically (including, the recently enacted City of Yes legislation that expanded the UAP option to our District and has, thus far, yet to generate any proposed new affordable units);

WHEREAS, in recognition of the City's acute affordable housing crisis, even when Community Board 8M has relaxed our staunch support of R8B height limitations and has approved otherwise unpalatable ULURP rezoning applications for midblock residential towers that grossly exceed existing zoning height limitations, seriously degrade the light and air and overall quality of life for neighboring residents, and contain fewer two- and three-bedroom units in favor of more studios

(and with AMI percentage levels that do not promote or meet the needs of the community), we still have not seen any of those projects move forward beyond City "approval"-- in all likelihood due to a lack of sufficient economic incentives to move forward;

WHEREAS, neither the proposed rules for determining the 12 eligible districts nor the Fast Track ULURP process include consideration of how many lower cost units are being demolished to make room for the new developments that either provide fewer units for the initial calculation nor in the ultimate approval process of a Fast Track proposal, resulting in the potential that these construction projects could easily result in a net loss of total units; and

WHEREAS, Community Board 8M has, without any great effort, identified gross errors in the most recently publicly available data for our District including HPD/DOB data showing only 9 affordable units at 250 East 83rd Street when NYC Housing Connect shows 33, and only 5 affordable units at 300 East 83rd Street when NYC Housing Connect shows 28;

NOW, THEREFORE, be it resolved that Community Board 8M submits the following comments and suggestions for modification of the Proposed Rules:

1. **Inclusion of Preservation Programs**: Affordable units that are preserved as part of a new development project should be counted towards the total new affordable units produced. If a developer is allowed to count preservation units towards eligibility for FAR bonuses or fulfillment of any type of requirement for affordable housing associated with a project (by way of example, we cite 985 Fifth Avenue -- a rental building which is being turned into a luxury condo building with fewer units than it has today -- which has apparently solved its FAR bonus eligibility requirement by transferring $7million to James Lenox House, a Mitchell Lama Housing Program for older adults at 49 East 73 Street, with 99 "affordable" rental units, and by so doing, the new project with no affordable units is eligible for a 20% FAR bonus), these units should likewise be counted toward the numerator of the ratio;
2. **Data Transparency, Accuracy, and Integrity**: The data to be used for both the numerator and denominator should be publicly available well in advance of the "final" calculation, and there should be a reasonable public comment period and process for correction prior to the final determination by DCP/CPC/another agency as to the "final 12". Community Board 8M has observed concerning inconsistencies in the data on affordable housing from HPD (see for example, 250 East 83rd Street and 300 East 83rd Street as noted above). Community Board 8M strongly believes that ALL units included as income restricted at any level should be included in the numerator of the ratio calculation if there is to be an accurate determination of the Fast Track districts. Community Board 8M additionally hereby advocates for the inclusion of not for profit provided affordable/subsidized housing units that are not subject to a regulatory agreement in the calculation. In Community District 8 many hospital/medical and educational institutions provide lower cost/subsidized housing for their employees and students. These units are NOT included in the calculation and yet represent many of the "affordable" units constructed in the last 5 to 10 years in our District. The people who live in these units vote in our elections, attend our schools, use public transportation, and add to the density of population in our District and for those units to be excluded from the calculation seems odd, at the very least;
3. **Not all Units are created Equal**: The count of affordable units should be weighted with a consideration of square footage/bedroom count and AMI level in conjunction with the absolute number of units so as to differentially value -- and ultimately encourage -- a wide range of AMI levels and unit types from studios to multi-bedroom family apartments, from deepest affordability to workforce housing. A system that in any way incentivizes the production of only studio apartments or counts a studio as equivalent to a two- or three-bedroom apartment does not meet the needs of our diverse population nor the desire to make New York City an attractive, affordable, and sustainable long-term option for families;
4. **Initial Cycle: Total Housing Units at the Start of each Five-Year Cycle**: The first cycle to be measured should have a longer than 5 year look back given that the first period to be evaluated occurred right after the height of the COVID epidemic and the data may not be representative of what would be historical norms for housing starts in a District given COVID disruption; and
5. **Timing of Fast Track applications and the 60 day Community Board Review Period** – while Community Board 8M understands that the Proposed Rules focus only on determining the "Fast Track" Community Districts, we believe it is never too early to comment that the applicable Community Board and each Community must have a fair and reasonable opportunity to evaluate each application, meaning the schedules of Community Board meetings must be taken into account when determining the timing of the 60 day review period. Community Board 8M emphasizes that the measurement of 60 days should be tolled during summer months, and additionally, should be linked to

regularly scheduled land use and full board meetings; Fast Tracking must not create a "gotcha" situation, whereby the clock has the effect of limiting a full evaluation of the proposed project and the ability of the community to have a real voice in the process.

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

E. Parks and Waterfront Committee – Felice Farber, Bradley Hershenson, and Judy Schneider, Co-Chairs

PW-1: Item 1

Item 1: **Approval of the Central Park Conservancy's master plan for rules related to signage at park entrances and restrooms**

WHEREAS, the Central Park Conservancy presented plans for a new master plan sign strategy at entrances to Central Park; and

WHEREAS, the Central Park Conservancy presented plans for a new master plan sign strategy at restrooms in Central Park;

THEREFORE, BE IT RESOLVED, Community Board 8 Manhattan approves the Central Park Conservancy's master plan for rules related to signage at park entrances and at park restrooms.

Community Board 8 Manhattan approved this resolution by a vote of 34 in favor, 3 opposed, 0 abstention, and 0 not voting for cause.

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

SF-1: Items 1, 3, 4, 5 – Unanimous Approvals
SF-2: Item 2

Item 1: **Friendship Walk Carnival (Sponsored by Friendship Circle Upper East Side) —** Full Street Closure at East 77th Street between York and First Avenues, Sunday 5/17/2026, from 9:00 AM – 4:00 PM.

THEREFORE, BE IT RESOLVED that the Friendship Walk Carnival application is **APPROVED AS PRESENTED.**

Item 3: **Ramaz Block Party (Sponsored by Ramaz School) —** Full Street Closure at East 78th Street between Park and Madison Avenues, Wednesday 4/22/2026, from 1:00 PM – 4:30 PM.

THEREFORE, BE IT RESOLVED that Ramaz Block Party application is **APPROVED AS PRESENTED.**

Item 4: **PS 527 Fall Fair (Sponsored by PS 527 PTA) —** Full Street Closure at East 91st Street between First and Second Avenues, Sunday 10/4/2026, from 11:00 AM – 3:00 PM.

THEREFORE, BE IT RESOLVED that PS 527 Fall Fair application is **APPROVED AS PRESENTED.**

Item 5: **Field Day (Sponsored by Pre-K Center at Third Ave) —** Full Street Closure at East 95th Street between Third and Second Avenues, Friday 5/29/2026, from 9:00 AM – 12:00 PM.

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

Community Board 8 Manhattan unanimously approved these resolutions by a vote of 37 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Item 2: **The Longest Table - Upper East Side (Sponsored by Lenox Hill Neighborhood House) —** Full Street Closure at East 70th Street between First and Second Avenues, Thursday 6/11/2026, from 6:00 PM – 8:00 PM.

THEREFORE, BE IT RESOLVED that The Longest Table - Upper East Side application is **APPROVED AS PRESENTED.**

Community Board 8 Manhattan unanimously approved this resolution by a vote of 36 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

G. Rules and By-Laws Committee – Taína Borrero, Russell Squire, and Charles S. Warren, Co-Chairs

The Rules and By-Laws Committee presented an update on the rules and by-laws for Community Board 8 Manhattan, to be vote upon at the next Full Board Meeting on May 20, 2026

9. **Old Business –** No items of Old Business were discussed.
10. **New Business –** No items of New Business were discussed.
11. **Executive Session** – The Board entered a closed executive session for the purpose of discussing the hiring of a new member of staff in the Board Office.

The meeting was adjourned at 9:15 PM.

Valerie S. Mason, Chair

Name	Attendance	SL-1	SL-2	SL-3	SL-4	TR-1	TR-2	TR-3	LM-1	LM-2	LM-3	ZDH-1	PW-1	SF-1	SF - 2
~~ANDERSON, MICHAEL~~	~~Excused~~														
ANGELOS, BILL	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ASHBY, ELIZABETH	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Abst	No	Yes	No	Yes	Yes
AVISSAR, DANIELLE	Virtual	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			Yes	Yes	Yes
BARON, P. GAYLE	Virtual	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BIRNBAUM, MICHELE	Present	Yes	No	No	No	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes
BORES, LORI ANN	Virtual	Yes	Yes	Yes	Yes	Yes	NVFC	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BORRERO, TAINA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
~~CAMP, ALIDA~~	~~Excused~~														
CHU, SARAH	Present	Yes	Yes	Yes	Yes	No	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes
COHN, ANTHONY	Present	Yes	No	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
COLEMAN, SAUNDREA	Virtual	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
~~CORMACK, LINDSEY~~	~~Excused~~														
FALKSON, DJ	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FARBER, FELICE	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FINK, MILES	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
HALLUM CLARKE, SEBASTIAN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
HARTZOG, EDWARD	Present	Yes	Yes	Yes	Yes	Abst	Abst	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
~~HELPERN, DAVID P.~~	~~Excused~~														
HERSHENSON, BRADLEY	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
HUSAIN, SAHAR	Present	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
JOHNSON, WILMA	Present	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
~~KRIKLER, PAUL~~	~~Excused~~														
LADER, CRAIG	Virtual	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
LEHV, ADDESON	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MASON, VALERIE	Present	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MCCLEMENT, JOHN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
~~MEYERSON, EVAN~~	~~Excused~~														
MICHAELS, JENNIFER															
PARSHALL, JANE	Present	Yes	Yes	Yes	Yes	No	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes
PHILIPS, JOHN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
POPE-MARSHALL, SHARON	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
PRICE, MARGARET	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ROSE, ELIZABETH	Present	Yes	Yes	Yes	Yes	Yes	Yes	Abst	Yes	No	Yes	Yes	Yes	Yes	Yes
RUDDER, BARBARA	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
~~SALCEDO, ABRAHAM~~	~~Excused~~														
~~SANCHEZ, WILLIAM~~	~~Excused~~														
SCHNEIDER, JUDY	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SELIGSON, ROBIN	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SELLAM, SACHA	Present	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SELWAY, KIMBERLY	Present	Yes	Yes	Yes	Yes	No	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes
SLAY, DAYNE	Present	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SQUIRE, RUSSELL	Present	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
~~STEIN, TODD~~	~~Excused~~														
TAMAYO, MARCO	Present	Yes	No	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes
WALD, ADAM	Present	Yes	Yes	Yes	Yes	Abst	Abst	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
WARREN, CHARLES	Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	NVFC
WEINBERGER, SAM															
~~WEINER, SHARON~~	~~Excused~~														
Total Yes		37	34	36	35	25	24	25	37	31	35	36	34	37	36
Total No		0	3	1	2	10	10	11	0	5	1	0	3	0	0
Total Abstain		0	0	0	0	2	2	1	0	1	0	0	0	0	0
Total Not Vote For Cause		0	0	0	0	0	1	0	0	0	0	0	0	0	1
Total Votes	32 -- Quorum	37	37	37	37	37	37	37	37	37	36	36	37	37	37