

**Manhattan Community Board Six  
Full Board Meeting Minutes  
April 8<sup>th</sup>, 2015 – 7:00 PM  
NYU Langone Medical Center, 551 First Avenue Alumni Hall B**

**Public Session**

Board Chair Sandro Sherrod called the meeting to order at 7:05 pm. Before proceeding with the business of the meeting, Chair Sherrod recognized a number of attendees who wished to speak about the Parks, Landmarks and Cultural Affairs Committee resolution regarding the Friends Seminary expansion plan.

**Public Hearing**

Speaking in opposition to the project:

Chris Calas  
Adam Jacobs  
Joshua Reitzas  
Bill McCracken

Speaking in support of the project:

Eric Kahn  
Frances Halsbend  
Michael A. Nieminen  
Bo Lauder  
Susan Wilen  
Sisi Kamal  
Harriet Burnett  
Tyler Donaldson  
Janeen Mangel  
Carol Warner  
Luigi Caiola  
Kary Norton  
Annie Harper  
Sam Pribish  
Susie Kim  
Matthew Annenberg  
Elizabeth Enbe  
Kennedy Cogan  
Wendy Wilderotter

Wendy Levine  
Thomas Appleton  
Will Hopkins  
Adrienne Weremchuk  
Jessica DeCoux  
Leitzel Schoel  
John Galayda  
Peter Weiss  
Alyns Evans  
Cynthia Lopez

The first roll call was conducted by Secretary Aaron S. Humphrey at 7:45 pm. There was a question about whether the Parks, Landmarks and Cultural Affairs Committee would be able to review the Landmarks Preservation Commission plan to de-calendar landmarks at its next meeting and give their comments to the Borough President's office before the suggested deadline. The agenda was adopted, pending confirmation of that point. The BP's Office confirmed later in the meeting that there was enough time and the agenda was officially adopted.

### **Public Session - Elected Representatives Reports**

State Assembly Member Brian Kavanagh congratulated retiring CB-6 Board Member Clara Reiss on her fifty years of service to Community Board Six. He reported on the recently released New York State Budget and his fight to retain and expand funding for many programs. He is pleased with the expansion of school funding. While the \$100M in capital funding for public housing is not as much as he would like to see, it is a positive step forward.

Assembly Member Kavanagh also reports that \$25M has been set aside for capital funding for Mitchell-Lama renovations and that funding for the Tenant Protection Unit has been retained. He reports that he is disappointed with the expansion of charter schools and the increased emphasis on student testing. The MTA funding gap has only been partly addressed and a new funding stream is still needed. The State Assembly passed a bill requiring additional disclosure of outside income for Assembly Members, but more work is needed to close loopholes in campaign finance laws.

Finally, he reports that with rent regulation laws set to expire on June 15 of this year, public events are being held in the City on May 7 at 5 pm and on May 19 in Albany to rally for the renewal of rent protection regulations for 2.5 million tenants. For more information please go to: <http://www.briankavanagh.org/>.

Bessie Schachter from the office of State Senator Liz Krueger announced that the fifth and last in their annual series Roundtable for Boomers and Seniors will take place on Thursday, April 16, 2015, at Lenox Hill Neighborhood House at 331 East 70<sup>th</sup> Street from 8:30 am to 10:30 am. Coffee and bagels will be served.

She also suggested everyone review the monthly bulletin, which features an article on zoning changes. For more information please go to: <http://www.lizkrueger.com/>.

Brice Peyre from the office of Assembly Member Richard Gottfried advised us of a detailed article on Albany budget news in their monthly bulletin. The Assembly Member spoke at the recent Bellevue Community Advisory Board meeting and has authored a bill requiring all hospitals to have CABs to work with and advise the hospitals on the communities they serve.

Mr. Peyre stated that Assembly Member Gottfried's bill banning discrimination (the Gender Expression Non-Discrimination Act or GENDA) is a top priority for the LGBTQ community. On Tuesday, April 28, 2015, the Empire State Pride Agenda (ESPA) will travel to Albany for ESPA's annual 'Equality and Justice' Day at the State Capital. For more information please go to: <http://www.dickgottfried.org/>.

Max Markham from the office of State Senator Brad Hoylman reported that \$4.5M has been allocated for Runaway and Homeless Youth Programs. The Senator, who is a Ranking Member of the Senate's Environmental Conservation Committee, is holding an Earth Day Open House at his district office at 322 Eighth Avenue on Friday, April 24, 2015, from 4 pm to 6 pm. There will be discussions on the environment and climate change and an opportunity for you to recycle your old batteries. Mr. Markham announced that this is his last day working for Senator Hoylman. For more information please go to: <http://bradhoylman.com/>.

Rohan Narine from the office of State Assembly Member Dan Quart reported on an accident involving a pedestrian and an MTA bus at the intersection of Third Avenue and 57<sup>th</sup> Street. This intersection has already been identified as a DOT safety-priority location. Assembly Member Quart is advocating for increased crossing time for pedestrians in crosswalks. His Op-Ed article entitled 'Our Midtown Danger Zone' about improving public safety was published in Our Town on March 30, 2015. For more information please go to: <http://assembly.state.ny.us/mem/Dan-Quart>.

Dan Campanelli from the office of Comptroller Scott Stringer announced the publication of a manual entitled 'Immigrant Rights and Services Manual', as well as a policy brief entitled 'Time to Deliver: Pregnancy And The Affordable Care Act'. Finally, Mr. Campanelli invited everyone to an Irish Community Breakfast on Friday, April 24, from 9 am to 10 am in the Comptroller's Board Room of the Municipal Building. For more information please go to: [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov).

Laura Atlas from the office of Public Advocate Letitia James reported that Ms. James is working to unseal the grand jury minutes in the Eric Garner case. Ms. James is also a supporter of the gunfire detection technology, Shotspotter, and of using other technologies to improve the criminal justice system, such as police body cameras.

Ms. Atlas tells us that Ms. James introduced legislation creating a commission of experts to study the establishment of a pension fund for private sector workers in New York City. For more information please go to: <http://pubadvocate.nyc.gov/>.

Howie Levine from the Office of Councilmember Dan Garodnick reported that there have been meetings of the working group reviewing the proposed Department of Sanitation garage on the Brookdale site. A tour of two other DSNY garages is planned for Thursday, April 9, 2015. The East Midtown subcommittee has reviewed the Phase I portion of the proposal, which is to rezone Vanderbilt Avenue between 42<sup>nd</sup> and 47<sup>th</sup> Streets. This proposal is currently going through the Uniform Land Use Review Process (ULURP) and Council Member Garodnick says that he is more amenable to this proposal than the one he opposed at the end of the Bloomberg Administration.

As Chair of the City Council's Committee on Economic Development, Council Member Garodnick is pushing for greater accountability within the New York City Economic Development Corporation's spending practices.

Mr. Levine reports that Council Member Garodnick took part in the New York Road Runner's Health and Fitness Clinic on March 29, 2015, at P.S. 59.

Lastly, Council Member Garodnick introduced a bill that would require the New York Police Department to publish its Patrol Guide on its website, and update it within thirty days of any adopted amendments. For more information please go to: <http://www.garodnick.com/>.

Matt Viggiano from the Office of Council Member Rosie Mendez reported on the tragic East Village explosion and read a statement from Ms. Mendez in which she complimented City agencies on their response in the aftermath of the explosion.

Mr. Viggiano directed us to Council Member Mendez' newsletter which contains an article on the Mayor's Zoning for Quality and Affordability Plan. For more information please go to: <http://council.nyc.gov/d2/html/members/home.shtml>.

Council Member Ben Kallos reminded us that his office holds an open house on the first Friday of each month from 8 am to 10 am to meet constituents and discuss what's important to the community. He also advised us that his office holds an open house for policy discussions every second Tuesday of the month from 6 pm to 7 pm for those constituents looking to become more involved in community policy-setting.

He is also encouraging residents of his district to join him April 18 and 19 at his district office at 244 East 93<sup>rd</sup> Street to suggest ways to spend a \$1M fund through participatory budgeting.

His newsletter discusses affordable housing and his opposition to the Mayor's Zoning for Quality and Affordability Plan, as well as a report on the recent education rallies he attended in Albany.

Council Member Kallos discussed his opposition to the ninety story residential tower recently announced for East 58<sup>th</sup> Street. Since it is being built as-of-right, grounds for opposition are limited. Nevertheless, the tower is not within context for the neighborhood.

He reviewed his findings on the MTA bus service data with the conclusion that MTA is not running buses as frequently as they have represented they are. He has requested more accurate data from the MTA.

Finally, Council Member Kallos is in agreement that the Department of City Planning should be more cooperative in their presentations and time-tables with all Community Boards in the City; and specifically requests that Community Board Six prepare a letter to the Department of City Planning listing our concerns on the short time frame for review of the Zoning for Quality and Affordability Plan. For more information please go to: <http://benkallos.com/>

### **Public Session - Members of the Public**

Jasmine Vargas from NYC Parks 54th Street Center told us about a day of classic street games being held at Thomas Jefferson Park at 114<sup>th</sup> Street and First Avenue on April 25<sup>th</sup>, from 11 am to 3 pm. She updated us on the adaptive swimming program at East 54<sup>th</sup> Street and Asser Levy and advised us that those with Municipal ID cards can receive a discount for membership. More information: <http://www.nycgovparks.org/facilities/recreationcenters/M130>

## **Business Session**

The March Full Board minutes were adopted.

### **Chair's Report**

Board Chair Sandro Sherrod reported that public member terms are expiring at the end of April. Last month, two East Side Coastal Resiliency Project workshops took place and the next workshop is set for May 19, 2015. Chair Sherrod thanked First Vice-Chair Rick Eggers for chairing the March Full Board Meeting.

### **District Manager's Report**

District Manager Dan Miner reported on quality of life concerns around Third Avenue between 32nd and 33rd Streets and his continual efforts towards the removal of nearby phone booths that harbor unsavory activities. He also updated us on the continuing neighborhood disturbance caused by the noisy protesters at Sparks Restaurant on East 46th Street.

The tenant who lives upstairs from Blockheads Restaurant that spoke about the noise from patrons of Blockheads Restaurant at March's Full Board Meeting recently reported to Dan that her landlord has agreed to install soundproof windows.

The Department of Health has inspected rat activity in and around Ralph Bunche Park on 42nd Street and First Avenue and has recommended that the ivy in the park be removed. They've also suggested that nearby residential properties improve their trash management.

Community Board Six will hold its next free business marketing workshop on April 16, 2015. The workshop will focus on social media marketing.

Lastly, the Spring Senior Forum is set for May 5, 2015, and will focus on mental health wellness and treatment. The keynote speaker will be City Council Member Corey Johnson.

### **Treasurer's Report**

Assistant Treasurer Charles Buchwald reported in the absence of Treasurer Beatrice Disman that with the exception of salary payments, the budget is essentially the same as last month. The modified starting total 2015 PS budget amount is now \$165,228, from which \$113,247.43 has been spent and \$51,980.57 remains. From the modified total OTPS budget of \$140,454, \$86,985.97 now remains. Most of OTPS is the street fair fund of \$71,608. Total OTPS without the street fair fund would be \$15,377.97. Rent is \$112,863. The total for PS, OTPS and rent is \$418,545.

### **Borough President's Report**

Jesus Perez directed attendees to the MBPO newsletter and their report on small storefront businesses. The MBPO office is working on a timeline for Landmark Preservation Commission actions, making its calendar process more efficient and publication of style guidelines for historic districts clearer so that the public can be better informed of LPC's requirements.

He also reported that Community Board appointments are now being finalized. Mr. Perez, after consulting with his colleagues, confirmed that the MBPO would accept the recommendations of the Parks, Landmarks and Cultural Affairs Committee regarding the Landmarks Preservation Commission plan to de-calendar landmarks after the May PL&CA Committee meeting.

Mr. Perez was joined by Mr. Levine and Mr. Viggiano, representing the offices of Council Members Garodnick and Mendez, as well as CB-6 Chair Sandro Sherrod in issuing proclamations honoring Clara Reiss for fifty years of service as a Community Board Six member and past Chair of Community Board Six. Shelly Winfield, who was also being honored as a "Woman of the Month" recipient, read a variation of Aesop's Fables that she created to honor the perseverance and many accomplishments of Clara Reiss. Ms. Reiss spoke after the presentations, thanking everyone for their well-wishes.

## **Committee Resolutions & Reports**

### **1. Health and Education**

Robin Broshi reported in the absence of Health and Education Committee Chair Ahsia Badi. The Committee heard a presentation from Bellevue Hospital and learned that Bellevue is a regional trauma center, engaged in injury prevention education. The presentation revealed that 45% of hospital admissions are due to falls and 30-35% of hospital admissions are from traffic-related injuries.

Ms. Broshi reports that there is now capacity for 600 new Pre-K students in Community Education District 2; of that figure 180 will be within CB-6. The Department of Education is setting up Pre-K Centers so that the number of new seats will remain stable.

## 2. Budget and Governmental Affairs

Chair Pedro Carrillo waived his report.

## 3. Housing, Homeless and Human Rights Committee

Chair Raj Nayar waived his report.

## 4. Public Safety and Environment

Chair Nick Smolney was absent and there was no report.

## 5. Transportation

Chair Molly Hollister agreed to bundle the committee's resolutions, all of which carried. She waived her report.

5. Transportation – Molly Hollister, Chair				
a. Queens Mid-Town Tunnel MTA Rehab Project	36	0	0	0
b. Request for Loading Zone at Lex Boutique Hotel at 67 Lexington (between 24th & 25th)	36	0	0	0
c. Request for Bus Stop at 373 E. 42nd (42nd & 1st Avenue) for Concord Bus	36	0	0	0

## 6. Parks, Landmarks and Cultural Affairs

Chair Mark Thompson asked past Committee Chair Gary Papush to discuss Resolution 6A, the Certificate of Appropriateness for the Friends Seminary project. Mr. Papush explained that the Committee can only consider the appropriateness of landmark-related aspects of the proposal. The resolution was amended to delete a clause that Friends will provide free meeting space to neighboring civic groups and tenant associations; and the resolution carried as amended. He waived a report.

*Parks Friends Seminary resolution amendments from Gary Papush:*

- There will be regular meetings between Friends Seminary and the community with updates on the progress of the project.
- An ombudsman will be made available to coordinate construction activities between the community and Friends Seminary.

## 6. Parks, Landmarks & Cultural Affairs – Mark Thompson, Chair

a. LPC Certificate of Appropriateness application for Friends Seminary, 218 & 222 E. 16 <sup>th</sup> St.: Phase II Campus addition	<b>32</b>	<b>1</b>	<b>3</b>	<b>0</b>
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## 7. Business and Street Activities

It was noted that Resolution N actually consisted of three separate items. Chair Sherrod directed members to write on the back of their ballot columns to indicate their votes for new Resolutions 7-O, Fitzgerald’s Pub; 7-P, Mercury Bar and Grill; and 7-Q, The Irish Exit. He asked that the ballot be amended to reflect those changes.

<b>7. Business Affairs &amp; Street Activities – Keith Powers, Chair</b>				
a. New OP Liq Lic., Dumpling Manhattan Inc dba TBD, 350 3rd Ave btw E. 25th & 26th Sts.	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>
b. New BW Lic, Sushi Para 33 Corporation dba TBD, 165 E. 33rd St btw Lexington & 3rd Aves.	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>
d. New BW Lic., Espresso Room Inc dba Pennylane Coffee, 305 E. 45th St. btw 1st & 2nd Aves	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>
e. New OP Liq Lic., 920 Avenue Tavern Corp dba TBD, 920 2nd Ave. btw E. 48th & 49th Sts	<b>30</b>	<b>6</b>	<b>0</b>	<b>0</b>
f. New OP Liq Lic., Brian Stapleton & Dieter Sedig dba Plug Ugliers, 256 3rd Ave @ E. 21st St.	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>
g. New BW Lic, Hatsuhana Park Inc. dba Warera by Hatsuhana, 249 E. 49th St btw 2nd & 3rd Aves.	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>
i. New OP Liq Lic, 179 Ventures LLC dba Mumbles, 179 3rd Ave btw E. 16th & 17th Sts.	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>
j. New OP Liq Lic, Mon Cher dba TBD 151 E. 57th St btw Lexington & 3rd Aves.	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>
m. Corp Change for Go Nobu Inc dba Sushi Tsushima, 210 E 44th St. btw 2nd & 3rd Aves	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>
o. Renewal Liq. Lic. & Community concerns for - 336 Pub Inc. dba Fitzgeralds Pub, 336 3rd Ave	<b>34</b>	<b>2</b>	<b>0</b>	<b>0</b>
p . Renewal Liq. Lic. & Community concerns for 493 Rest. Corp dba Mercury Bar & Grill, 493 3rd Ave.	<b>35</b>	<b>1</b>	<b>0</b>	<b>0</b>
q. Renewal Liq. Lic. & Community concerns for 978 Second Pub Inc dba The Irish Exit, 978 2nd Ave	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>

Chair Keith Powers offered all the resolutions except for 7E and 7F as a bundle, and all carried. Resolutions 7E and 7F were discussed and both carried. He waived a report.

## 8. Land Use and Waterfront

It was noted that Resolutions 8B and 8C on the agenda were listed as 8A and 8B on the ballot. Resolution 8A on the agenda had been withdrawn, and the ballot and the agenda were changed to reflect that. Resolution 8C was amended to include an additional 'Resolved', as listed below. Both Resolutions 8B and 8C carried.

LU &WF Committee members present agreed to add an additional 'Resolved' to Resolution 8C after a suggestion was made during discussion

Chair Terrence O'Neal reported that the East Midtown Steering Committee will be concluding its work soon. The Department of Sanitation and the Economic Development Corporation will be coming before the committee again in May to again discuss the proposed sanitation garage for the Brookdale site.

Chair O'Neal will coordinate a walking tour with the LU&WF Committee of Third Avenue in mid-town in association with the 197-A plan.

<b>8. Land Use/Waterfront – Terrence O'Neal, Chair</b>				
b. BSA (40-15-BZ) to apply for a Special Permit to permit a Physical Culture Establishment which will be located within portions of two existing buildings located at 465 Lexington Avenue and 140 East 46th Street, Manhattan.	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>
c. Zoning for Quality and Affordability Text Amendment	<b>35</b>	<b>1</b>	<b>0</b>	<b>0</b>

## Old/New Business

There was no old or new business to discuss amongst the board.

The second roll call was conducted by Secretary Aaron S. Humphrey.

The meeting adjourned at 9:45 pm.

Minutes submitted by Dan Miner, Aaron S. Humphrey and Kathy Thompson.

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## Appendices

**5a--RE: Queens Midtown Tunnel Repair, Restoration and Rehabilitation Projects**

**Whereas,** the Queens Midtown Tunnels sustained significant corrosive salt water damage when the 2012 super storm Sandy flooded them with 12 million gallons of contaminated water; and

**Whereas,** major tunnel elements and critical systems were damaged during super storm Sandy, necessitating major repairs and mitigation measures to withstand future storms, which will also support long-term development; and

**Whereas,** the Triborough Bridge and Tunnel Authority (TBTA), a division of the Metropolitan Transportation Authority (MTA), presented their plans for repair, restoration and rehabilitation of the Queens Midtown Tunnel to Community Board Six Transportation Committee at its April 6<sup>th</sup> meeting; and

**Whereas,** the BTA proposed work to be done in two phases lasting from June 2015 to June 2019 as follows:

- The first two years of construction, estimated to start in mid-2015, will include major repairs of the Manhattan-bound tunnels (the two north tubes, each having two lanes of traffic). BTA will close one tube at a time for night construction only during this period. (Mon. to Thurs: 10:30 PM to 5:30 AM, Fri.: 11 PM to 5:30 AM and selective weekends as needed, Fri. to Mon.: 10:30 PM on Fri. and 5:30 AM on Mon.) All tunnels will remain open during daytime.
  - To maintain three Manhattan-bound traffic lanes, one of the two Queens-bound tubes (south tubes) would have Manhattan-bound traffic using the same set-up for normal weekday morning rush hours.
  - NYPD Traffic Enforcement Agents will be deployed at tunnel entrances and exits to direct traffic as needed. In addition, required signage to divert traffic will be posted as needed.
  
- The second two-year period of construction (June 2017 to June 2019) will involve repairs to the Queens-bound tunnels (two south tubes), one tube at a time during night-time only. All tunnels will be open during daytime. The hours for the below changes are the same as detailed above.
  - To maintain three Queens-bound traffic lanes, one of the two Manhattan-bound tubes (north tubes) will have two-way traffic using the same schedule stated above.
  - Queens-bound traffic will be detoured onto 2<sup>nd</sup> Ave. and E. 34<sup>th</sup> or E. 35<sup>th</sup> Street to the North tube entrance instead of using the usual entrance at 2<sup>nd</sup> Ave. and 36<sup>th</sup> Street.
  - Tunnel streets 34<sup>th</sup> and 36<sup>th</sup> Streets just east of 2<sup>nd</sup> Ave. will be closed during this phase. The closure would only occur during night hours.
  - During this time, as part of the exit plaza work, 37<sup>th</sup> Street between Second Avenue and the Midtown Tunnel exit will be converted from one-way (westbound) traffic to two-way. The added eastbound traffic lane would facilitate tunnel exit traffic to Second Avenue. There might be a short street closure for traffic conversion. After completing the tunnel project, 37<sup>th</sup> Street traffic is expected to return to one-way traffic west-bound. The closure of 37<sup>th</sup> Street would only occur during night hours only.
  - 35<sup>th</sup> Street between the tunnel exit and 2<sup>nd</sup> Ave. will be one-way east-bound. This traffic pattern will last till the end of tunnel project, after, the traffic will return to

- two-way traffic. The one-way west-bound traffic would only occur during night hours only.
- Additional detour, electronic messages signs and Traffic Enforcement Agents will be deployed as needed: and

**Whereas**, the necessary planned work is extensive, including replacement and/or relocation of tiles, roadway, air ducts, lighting, fire lines, and cable conduits, asbestos abatement, and communication system upgrades; and

**Whereas**, TBTA has committed to using the most stringent noise mitigation measures during night construction, especially at the opening of each tube being worked on; and

**Whereas**, TBTA is committed to coordinate their work with New York City Department of Transportation and Police Department to ensure the least impact to the community; and

**Whereas**, TBTA will establish a communication network to inform the community, Community Board Six, and elected officials of regular project status updates; now

**Therefore, be it**

**Resolved, that** Manhattan Community Board Six supports TBTA's proposed plans for repair, restoration and rehabilitation to the Queens Midtown Tunnel; and

**Be it further**

**Resolved**, that Manhattan Community Board Six urges TBTA to fulfill its stated commitment to coordinate with DOT and NYPD on its construction work to ensure the least impact to the community.

**VOTE: 36 in Favor 0 Opposed 0 Abstain 0 Not Entitled**

**Committee Vote:** 0 In Favor: 16 Opposed: 0 Abstain: 0 Not Entitled: 0

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**5b.--Re: Request for Hotel Loading Zone (No Standing Anytime) at Lex Boutique Hotel at 67 Lexington (between E26th & E25th)**

**Whereas**, the applicant, Lex Boutique Hotel located at 67 Lexington Avenue (between East 26th Street to the north and East 25th Street / Plaza to the south), wishes to have a no standing-hotel loading zone designated for two parking spaces (approximately 30' in length) in front of the applicant's place of business; and

**Whereas**, the applicant is a hotel with 50 rooms and thus is required to present to the local community board for a no standing-hotel loading zone application; and

**Whereas**, the applicant agrees to strictly abide by no standing-hotel loading zone regulations that prevent such loading zones from being used as employee parking or standing; now

**Therefore be it,**

**Resolved**, that Community Board 6 has no objections to the request for a no standing-hotel loading zone for Lex Boutique Hotel located at 67 Lexington Avenue.

**VOTE: 36 in Favor 0 Opposed 0 Abstain 0 Not Entitled**

**Committee Votes - For: 16; Against: 0; Abstain: 0; Abstain for Cause: 0**

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**5c--RE: Request 373 East 42nd Street Bus Stop for Concord Coach Lines**

**WHEREAS**, the proposed bus stop location for operator Concord Coach Lines is an existing bus stop (to be shared with NYC Transit buses) at 373 East 42nd Street, between First and Second Avenues, north side of the street, measured to be 166ft long; and

**WHEREAS**, the proposed location is adjacent to a retaining wall and under a transverse bridge that provides some shelter, and has a waiting area that provides additional shelter; and

**WHEREAS**, the bus will travel from New York City to Portland, ME; and

**WHEREAS**, there will be scheduled service on a weekly basis with  
3 pick-ups daily on Monday, Friday and Sunday;  
2 pick-ups Tuesday, Wednesday, Thursday, and Saturday;  
3 drop-offs Thursday, Friday, and Sunday;  
2 drop-offs Monday, Tuesday, Wednesday and Saturday; and

**WHEREAS**, service will be between the hours of 8:30 am and 10:00 pm; and

**WHEREAS**, the operator has assured the community that no planned layovers are aimed for the district, and that planned overnight layovers will happen out-of-state in Secaucus, NJ; and

**WHEREAS**, the operator is aware of temporary relocation issues due to the UN General Assembly on an annual basis; and

**WHEREAS**, the operator will work with DOT on relocation solutions when needed, and can alert riders via email about temporary relocations as it is a reservation-only service; now

**THEREFORE BE IT,**

**RESOLVED**, that Community Board 6 has no objections to the Concord Coach Lines bus stop at 373 East 42nd Street.

**VOTE: 36 in Favor 0 Opposed 0 Abstain 0 Not Entitled**

**Committee Votes - For: 14; Against: 1; Abstain: 0; Abstain for Cause: 0**

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**6a.--RE: LPC Certificate of Appropriateness application for Friends Seminary, 218 & 222 E. 16<sup>th</sup> St.: Phase II Campus addition**

**Whereas** Friends Seminary, a not-for-profit educational institution located at 222 East 16<sup>th</sup> Street, serving grades K-12, has applied to the Landmarks Preservation Commission (“LPC”) for a Certificate of Appropriateness allowing it to expand and renovate its building complex located within the Stuyvesant Square Historic District; and

**Whereas** this application is for the second phase of a larger plan, the first part of which was approved by Community Board 6 and the LPC, and completed in 2006; and

**Whereas** the complex includes the 1958-vintage Hunter Hall (220 East 16<sup>th</sup> Street; modified in the earlier phase), which is proposed to be expanded with a full single story roof top addition plus a partial floor addition, with the net-enclosed play area relocated on top, reaching 69’ (excluding the net enclosure); and

**Whereas** the LPC stated in its designation report for the Stuyvesant Square Historic District “recognizes that the new portion (aka Hunter hall) is wholly used for school purposes and that in the years ahead expansion or a change may be required, entailing alterations to the existing structure or the creation of another structure on this portion of the seminary property. The designation of this Historic District is not intended to freeze the present structure, prevent future appropriate alterations of the creation of a new structure to meet the changing requirements of the structure. The Commission wishes to state that it recognizes the potential need for those changes and looks forward to working with the Society of Friends should they ever desire to make them; and

**Whereas** the three contiguous row houses at 212-216 East 16<sup>th</sup> Street owned by the school, built in 1852 as part of a larger block of identical rowhouses, which currently serve as a mix of administrative spaces and classrooms, will have the façades restored, with the inclusion of a replacement cast iron balcony that once spanned the structures, the extension of the historic fence across the front yards, the creation of landscaped green space in the yards, and the rooftop addition of two angled, stepped-back floors (not visible from the public way); and

**Whereas** there will be a one story addition to the rear of the row houses with a replacement for the existing meditation “Peace Garden” with a modification of the rear façade (not visible from the public way); and

**Whereas** The LPC designation report does not comment on the rear facades of the three rowhouses, which have been significantly altered with little remaining original material; and

Whereas aside from the LPC approval the proposal is ‘as of right;’ and

**Whereas** Friends Seminary is aware through outreach of concerns regarding construction activity surrounding the proposal and will continue outreach to the community through the activation of a website with updated information on the project, constant communication with Community Board Six, emailing updates, meetings and other resources; and

**Therefore Be It**

**Resolved** that Manhattan Community Board Six supports the application for a Certificate of Appropriateness by Friends Seminary.

**VOTE: 32 in Favor 1 Opposed 3 Abstain 0 Not Entitled**

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**7a.--Re: New OP Liq. Lic., Dumpling Manhattan Inc dba TBD, 350 3<sup>rd</sup> Ave btw E 25<sup>th</sup> & 26<sup>th</sup> Sts**

**WHEREAS**, Zara Lucas appeared before the Business Affairs and Street Activities Committee of Community Board 6 Manhattan (CB6M) on March 26th, CB6M having jurisdiction of the premises in the license application process; and

**WHEREAS**, the applicant currently operates one location of this restaurant and is applying to open a second location; and

**WHEREAS**, the restaurant will close at 11:30 pm on weekdays and 12 am on weekends; and

**WHEREAS**, there were no objections from the community; now

**THEREFORE**, be it

**RESOLVED**, that pursuant to the presentation made by the Representative at the meeting of the Business Affairs and Street Activities committee held on March 26, 2015 and pursuant to all other considerations, CB6M has **no objection** to the application so long as the Applicant adheres to all the Representations made by the Representative to the Committee.

**BE IT FURTHER RESOLVED**, if the SLA application, **however**, contains a different method of operation than has been presented to CB6M as stated in this, **including** “Hours of Operation,” that differ in **any way** from those described above, then CB6M **opposes** the application and **urges** the SLA to deny the application based on such misrepresentation to Community Board 6 Manhattan.

**VOTE: 36 in Favor 0 Opposed 0 Abstain 0 Not Entitled**

\*\*\*

**7b.--Re: New BW Lic., Sushi Para 33 Corporation dba TBD, 165 E. 33<sup>rd</sup> St btw 2nd & 3rd Aves.**

**WHEREAS**, Jason Lin, owner, and Mark Schwedt, representative, appeared before the Business Affairs and Street Activities Committee of Community Board 6 Manhattan (CB6M) on March 26th, CB6M having jurisdiction of the premises in the license application process; and

**WHEREAS**, the applicant plans to open a high-end Japanese restaurant; and

**WHEREAS**, the owner currently owns a similar restaurant on the Upper East Side; and

**WHEREAS**, the restaurant will close at 11 pm each night; and

**WHEREAS**, there were no objections from the community; now

**THEREFORE**, be it

**RESOLVED**, that pursuant to the presentation made by the Representative at the meeting of the Business Affairs and Street Activities committee held on March 26, 2015 and pursuant to all other considerations, CB6M has **no objection** to the application so long as the Applicant adheres to all the Representations made by the Representative to the Committee.

**BE IT FURTHER RESOLVED**, if the SLA application, **however**, contains a different method of operation than has been presented to CB6M as stated in this, **including** "Hours of Operation," that differ in **any way** from those described above, then CB6M **opposes** the application and **urges** the SLA to deny the application based on such misrepresentation to Community Board 6 Manhattan.

**VOTE: 36 in Favor 0 Opposed 0 Abstain 0 Not Entitled**

**Committee Vote: 5 in Favor 0 Opposed 0 Abstention 0 Not Entitled**

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**7d.--Re: New BW Lic., Espresso Room Inc. dba Pennylane Coffee, 305 E 45<sup>th</sup> St. btw 1<sup>st</sup> & 2<sup>nd</sup> Aves.**

**WHEREAS**, Jamie Rodgers, representative, appeared before the Business Affairs and Street Activities Committee of Community Board 6 Manhattan (CB6M) on March 26th, CB6M having jurisdiction of the premises in the license application process; and

**WHEREAS**, Pennylane Coffee is currently in operation and would like a beer and wine license to allow them to increase sales; and

**WHEREAS**, the establishment requested a license until 10 pm, but often closes earlier in the day; and

**WHEREAS**, there were no objections from the community; now

**THEREFORE**, be it

**BE IT FURTHER RESOLVED**, if the SLA application, **however**, contains a different method of operation than has been presented to CB6M as stated in this, **including** “Hours of Operation,” that differ in **any way** from those described above, then CB6M **opposes** the application and **urges** the SLA to deny the application based on such misrepresentation to Community Board 6 Manhattan.

**VOTE: 36 in Favor 0 Opposed 0 Abstain 0 Not Entitled**

**Committee Vote: 5 in Favor 0 Opposed 0 Abstention 0 Not Entitled**

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**7e.--Re: New BW Lic., 920 Avenue Tavern Corp dba TBD, 920 2<sup>nd</sup> Ave. btw E. 48<sup>th</sup> & 49<sup>th</sup> Sts.**

**WHEREAS**, Owner Anthony Cullinan and his daughter Kerry Cullinan appeared before the Business Affairs and Street Activities Committee of Community Board 6 Manhattan (CB6M) on March 26th, CB6M having jurisdiction of the premises in the license application process; and

**WHEREAS**, the applicant is looking to assume the space formerly occupied by Manchester Pub; and

**WHEREAS**, the applicant would like to maintain the 4 am closing time of the previous establishment; and

**WHEREAS**, several people from the community spoke in support of CB6M’s policy of requiring a 2 am closure for new applicants with new establishments; and

**WHEREAS**, the new establishment is in an area extremely saturated by bars and nightlife which has collectively been the source of longtime neighborhood complaints and issues; and

**WHEREAS**, the applicant did not agree to a 2 am closure; now

**THEREFORE**, be it

**RESOLVED**, that pursuant to the presentation made by the Representative at the meeting of the Business Affairs and Street Activities committee held on March 26, 2015 and pursuant to all other considerations, CB6M **opposes** this application.

**VOTE: 30 in Favor 6 Opposed 0 Abstain 0 Not Entitled**

**Committee Vote: 4 in Favor 1 Opposed 0 Abstention 0 Not Entitled**

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**7f.--Re: New OP Liq. Lic., Brian Stapleton & Dieter Sedig dba Plug Ugliers, 256 3<sup>rd</sup> Ave @ E. 21<sup>st</sup> St.**

**WHEREAS**, Owners Brian Stapleton and Dieter Seelig appeared before the Business Affairs and Street Activities Committee of Community Board 6 Manhattan (CB6M) on March 26th, CB6M having jurisdiction of the premises in the license application process; and

**WHEREAS**, Plug Ugliers is an existing bar located across the street from the proposed new location; and

**WHEREAS**, the landlord informed the owners that they must vacate the current location due to new plans for the building; and

**WHEREAS**, the owners will be taking over a current establishment, Exchange Bar and Grill; and

**WHEREAS**, the owners plan to maintain the method of operation from the current location to the new location; and

**WHEREAS**, the applicant agreed to no pub crawls, no expansion, and to close windows and doors at 11 pm; and

**WHEREAS**, the application is not in conflict with the Board's stated policy of a 2 am closures for the first year of new applicants with new establishments; and

**WHEREAS**, a number of community members spoke in support of the establishment as a positive part of the neighborhood; now

**THEREFORE**, be it

**RESOLVED**, that pursuant to the presentation made by the Representative at the meeting of the Business Affairs and Street Activities committee held on March 26, 2015 and pursuant to all other considerations, CB6M has **no objection** to the application so long as the Applicant adheres to all the Representations made by the Representative to the Committee.

**BE IT FURTHER RESOLVED**, if the SLA application, **however**, contains a different method of operation than has been presented to CB6M as stated in this, **including** "Hours of Operation," that differ in **any way** from those described above, then CB6M **opposes** the application and **urges** the SLA to deny the application based on such misrepresentation to Community Board 6 Manhattan.

**VOTE: 36 in Favor 0 Opposed 0 Abstain 0 Not Entitled**

**Committee Vote: 5 in Favor 0 Opposed 0 Abstention 0 Not Entitled**

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**7g.--Re: New BW Lic., Hatsuhana Park Inc. dba Warera by Hatsuhana, 249 E. 49<sup>th</sup> St. btw 2<sup>nd</sup> & 3<sup>rd</sup> Aves.**

**WHEREAS**, President Keita Sato and Attorney Megan Muoio appeared before the Business Affairs and Street Activities Committee of Community Board 6 Manhattan (CB6M) on March 26th, CB6M having jurisdiction of the premises in the license application process; and

**WHEREAS**, the owner presented an application for a new sushi restaurant; and

**WHEREAS**, the closing times are 10 pm on weekdays and 11 pm on weekdays; and

**WHEREAS**, there are no upstairs neighbors above the restaurant location; and

**WHEREAS**, there are no objections from the community; now

**THEREFORE**, be it

**RESOLVED**, that pursuant to the presentation made by the Representative at the meeting of the Business Affairs and Street Activities committee held on March 26, 2015 and pursuant to all other considerations, CB6M has **no objection** to the application so long as the Applicant adheres to all the Representations made by the Representative to the Committee.

**BE IT FURTHER RESOLVED**, if the SLA application, **however**, contains a different method of operation than has been presented to CB6M as stated in this, **including** “Hours of Operation,” that differ in **any way** from those described above, then CB6M **opposes** the application and **urges** the SLA to deny the application based on such misrepresentation to Community Board 6 Manhattan.

**VOTE: 36 in Favor 0 Opposed 0 Abstain 0 Not Entitled**

**Committee Vote: 5 in Favor 0 Opposed 0 Abstention 0 Not Entitled**

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**7i.--Re: New Op Liq Lic., 179 Ventures LLC dba Mumbles, 179 3<sup>rd</sup> Ave btw E. 16<sup>th</sup> & 17<sup>th</sup> Sts.**

**WHEREAS**, Owners David Feldman and Winston Hazel appeared before the Business Affairs and Street Activities Committee of Community Board 6 Manhattan (CB6M) on March 26th, CB6M having jurisdiction of the premises in the license application process; and

**WHEREAS**, Mr. Hazel is joining Mr. Feldman as an owner in Mumbles to help provide improvements to the restaurant; and

**WHEREAS**, the method of operation will remain the same; and

**WHEREAS**, Mr. Feldman and Mr. Hazel agreed to contact CB6M if there are any alterations or reconfigurations to the premises other than minor upgrades and any changes in ownership; and

**WHEREAS**, the owners agreed to no pub crawls or lines outside of the restaurant; and

**WHEREAS**, the establishment has been a longstanding neighborhood restaurant and the applicant has multiple restaurants in the CB6M district; and

**WHEREAS**, members of the community spoke in favor of the establishment and supported the application; now

**THEREFORE**, be it

**RESOLVED**, that pursuant to the presentation made by the Representative at the meeting of the Business Affairs and Street Activities committee held on March 26, 2015 and pursuant to all other considerations, CB6M has **no objection** to the application so long as the Applicant adheres to all the Representations made by the Representative to the Committee.

**BE IT FURTHER RESOLVED**, if the SLA application, **however**, contains a different method of operation than has been presented to CB6M as stated in this, **including** “Hours of Operation,” that differ in **any way** from those described above, then CB6M **opposes** the application and **urges** the SLA to deny the application based on such misrepresentation to Community Board 6 Manhattan.

**VOTE: 36 in Favor 0 Opposed 0 Abstain 0 Not Entitled**

**Committee Vote: 5 in Favor 0 Opposed 0 Abstention 0 Not Entitled**

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**7g.--Re: New OP Liq Lic, Mon Cher dba TBD 151 E. 57<sup>th</sup> St btw Lexington & 3<sup>rd</sup> Aves.**

**WHEREAS**, Attorneys Joseph Levey and Helbraun Levey appeared before the Business Affairs and Street Activities Committee of Community Board 6 Manhattan (CB6M) on March 26th, CB6M having jurisdiction of the premises in the license application process; and

**WHEREAS**, the applicant intends to open a Romanian-Parisian café; and

**WHEREAS**, the establishment will close at 2 am for 7 days a week; and

**WHEREAS**, the location is a predominately commercial area; and

**WHEREAS**, there were no objections from the community; now

**THEREFORE**, be it

**RESOLVED**, that pursuant to the presentation made by the Representative at the meeting of the Business Affairs and Street Activities committee held on March 26, 2015 and pursuant to all other considerations, CB6M has **no objection** to the application so long as the Applicant adheres to all the Representations made by the Representative to the Committee.

**BE IT FURTHER RESOLVED**, if the SLA application, **however**, contains a different method of operation than has been presented to CB6M as stated in this, **including** “Hours of Operation,” that differ in **any way** from those described above, then CB6M **opposes** the application and **urges** the SLA to deny the application based on such misrepresentation to Community Board 6 Manhattan.

**VOTE: 36 in Favor 0 Opposed 0 Abstain 0 Not Entitled**

**Committee Vote: 5 in Favor 0 Opposed 0 Abstention 0 Not Entitled**

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**7m.--Re: Corp Change for Go Nubu Inc dba Sushi Tsushima, 210 E 44<sup>th</sup> btw 2<sup>nd</sup> & 3<sup>rd</sup> Aves.**

**WHEREAS**, Owner Tsugio Tsushima appeared before the Business Affairs and Street Activities Committee of Community Board 6 Manhattan (CB6M) on March 26th, CB6M having jurisdiction of the premises in the license application process; and

**WHEREAS**, Mr. Tsushima currently owns 50% of the restaurant and seeks to become the sole owner; and

**WHEREAS**, the restaurant will continue the existing method of operation; and

**WHEREAS**, the closing hours will continue to be 1 am on Monday to Wednesday, and 2 am on Thursday to Sunday; and

**WHEREAS**, there were no objections from the community; now

**THEREFORE**, be it

**RESOLVED**, that pursuant to the presentation made by the Representative at the meeting of the Business Affairs and Street Activities committee held on March 26, 2015 and pursuant to all other considerations, CB6M has **no objection** to the application so long as the Applicant adheres to all the Representations made by the Representative to the Committee.

**BE IT FURTHER RESOLVED**, if the SLA application, **however**, contains a different method of operation than has been presented to CB6M as stated in this, **including** "Hours of Operation," that differ in **any way** from those described above, then CB6M **opposes** the application and **urges** the SLA to deny the application based on such misrepresentation to Community Board 6 Manhattan.

**VOTE: 36 in Favor 0 Opposed 0 Abstain 0 Not Entitled**

**Committee Vote: 5 in Favor 0 Opposed 0 Abstention 0 Not Entitled**

**7o.--RE: Renewal of OP Liq. License, for 336 Pub Inc. d/b/a Fitzgeralds Pub, 336 3<sup>rd</sup> Avenue btw. 24<sup>th</sup> & 25<sup>th</sup> Sts.**

**WHEREAS**, Owner Denis Fitzgerald appeared before the Business Affairs & Street Activities Committee of Community Board 6 Manhattan (CB6M) on March 26, 2015, having jurisdiction of the premises in the license application; and

**WHEREAS**, the Renewal License was brought before the Committee because of past noise complaints; and

**WHEREAS**, a Change-Agreement was enacted, signed by Mr. Fitzgerald and notarized, close its doors and windows at 10 PM on weekdays/10 PM on weekends; now

**THEREFORE**, be it

**RESOLVED**, that pursuant to presentation by the Representative at the meeting of the Business Affairs and Street Activities Committee held on March 26, 2015 and pursuant to all other considerations, CB6M does not object to this application.

**BE IT FURTHER RESOLVED**, if the SLA application, **however**, contains a method of operation than has been presented to CB6M as signed and notarized in the Agreement which is attached to this resolution, then CB6M **opposes** the application and **urges** the SLA to deny this Renewal Application based on such misrepresentation to the Community Board 6 Manhattan.

**VOTE: 34 in Favor 2 Opposed 0 Abstain 0 Not Entitled**

**Committee Vote: 5 in Favor 0 Opposed 0 Abstention 0 Not Entitled**

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**7p.--RE: Renewal of OP Liq. License, for 493 Rest. Corp d/b/a Mercury Bar & Gill, 493 3<sup>rd</sup> Ave. btw. 34<sup>th</sup> and 35<sup>th</sup> Sts.**

**WHEREAS**, Manager Keith McKeon appeared before the Business Affairs & Street Activities Committee of Community Board 6 Manhattan (CB6M) on March 26, 2015, having jurisdiction of the premises in the license application; and

**WHEREAS**, the Renewal License was brought before the Committee because of past community noise complaints; and

**WHEREAS**, the establishment objected to applying with the Community Board's request for earlier window and door closures to mitigate noise issues; now

**THEREFORE**, be it

**RESOLVED**, that pursuant to the presentation by the Representative at this meeting of the Business Affairs and Street Activities committee held on March 26, 2015 and all other considerations, CB6M objects to this New On-Premise Liquor License application.

**VOTE: 35 in Favor 1 Opposed 0 Abstain 0 Not Entitled**

**Committee Vote: 5 in Favor 0 Opposed 0 Abstention 0 Not Entitled**

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**7q.--RE: Renewal of OP Liq. License, for 978 Second Pub, Inc. d/b/a The Irish Exit, 978 2<sup>nd</sup> Ave. btw. 51<sup>st</sup> & 52<sup>nd</sup> Sts.**

**WHEREAS**, the applicants did not appear before BASA's March 26, 2015 meeting to answer any concerns regarding this license; and

**WHEREAS**, failure to appear rendered the committee unable to make a determination to whether the applicant has improved upon past issues; and

**THEREFORE**, be it

**RESOLVED**, that Community Board Six objects to this application.

**VOTE: 36 in Favor 0 Opposed 0 Abstain 0 Not Entitled**

**Committee Vote: 5 in Favor 0 Opposed 0 Abstention 0 Not Entitled**

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**8b.--RE: BSA (40-15-BZ) to apply for a Special Permit to permit a Physical Culture Establishment which will be located within portions of two existing buildings located at 465 Lexington Avenue and 140 East 46th Street, Manhattan.**

**WHEREAS**, Decampo, Diamond & Ash, LLP on behalf of owners of 465 Lexington Avenue and 140 East 46th Street, Manhattan, New York, presented to the Land Use and Waterfront Committee of CB6 on Wednesday, April 1, 2015 an application to apply for a Special Permit (Calendar #40-15-BZ) under Zoning Resolution §73-36, to permit a Physical Culture Establishment within portions of two existing buildings located at 465 Lexington Avenue and 140 East 46th Street, Manhattan; and

**WHEREAS**, the above applications is pursuant to Section 73-36 New York City Zoning Resolution; and

**WHEREAS**, applicant has filed all papers necessary with the Board of Standards and Appeals to apply for a Special Permit to permit a Physical Culture Establishment; and

**WHEREAS**, the physical Culture establishment will not adversely impact the neighborhood; and

**WHEREAS**, the special permit will permit a health club (operated by "B Fit" Strategies LLC) to operate the new facility, which will contain a total of 3,669 sq. ft. on the ground floor, 948 sq. ft. on the second floor of 465 Lev. Ave. (a residential building). The proposed health club will

connect at the cellar only to 140 East 46th Street commercial and residential building occupying a total 4,489 sq. ft.; and

**WHEREAS**, the entrance (ADA accessible) to the physical culture establishment will be located at the ground floor of 465 Lexington; and

**WHEREAS**, the physical culture establishment will comply with all building and fire codes including Local Law 58/87; and

**WHEREAS**, the physical culture establishment will engage an Acoustical Engineer to recommend measures to comply with all NYC Noise Code; and

**WHEREAS**, B Fit will be open Monday through Friday from 5:15 AM to 9 PM, and on Saturday and Sunday from 7:30 to 4 PM; and

**WHEREAS**, B Fit will provide facilities, body building, and weight reduction as part of its services. No massage will be offered at B Fit; now

**THEREFORE**, be it

**RESOLVED**, that Community Board Six has no objection to the application for an a Special Permit (Calendar #40-15-BZ) under Zoning Resolution §73-36, to permit a Physical Culture Establishment which will be located within portions of two existing buildings located at 465 Lexington Avenue and 140 East 46th Street, Manhattan for a period of five years.

**BE IT FURTHER RESOLVED**, that since one of the buidings is wood construction, CB6 wants to ensure the proposed Physical Culture Establishment being built which connecting two different building will meet all New York City Department of Buildings and Fire Department codes.

**VOTE: 36 in Favor 0 Opposed 0 Abstain 0 Not Entitled**  
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### **8c.--RE: Zoning for Quality and Affordability**

**WHEREAS**, as part of its affordable housing initiative the City has proposed modifications of the zoning resolution to reduce obstacles to the development of affordable housing, including changes to remove obsolete and redundant provisions, to allow smaller dwelling units, to allow more density and larger zoning envelopes, and to require less parking, and

**WHEREAS**, the provision of affordable housing units seamlessly integrated into the community and commodious housing in well designed buildings that contribute to the excellence of the urban design of neighborhoods are long established objectives of Community Board Six, and

**WHEREAS**, inadequate time was scheduled between the publication of the proposal and the hearing on the scope for the environmental review for a community board to study the materials, solicit community response, and prepare testimony for the scoping hearing and although Community Board Six invited City Planning to present at its March and April meetings City Planning declined saying it did not have enough staff, and

**WHEREAS**, on their face, changes intended to keep the Zoning Resolution current and clear without changing its meaning are unobjectionable, and

**WHEREAS**, changes to better match the size and mix of dwelling units with the nature and needs of their occupants is unlikely to be objectionable provided it does not discriminate among social groups, and

**WHEREAS**, changes to the zoning envelope and density rules of the Zoning Resolution that increase the size of buildings, especially in contextual zoning districts, have the potential to change the intended character of the public realm, and

**WHEREAS**, building envelope sky exposure controls were established in the 1916 Zoning Resolution and FAR density controls were added in the 1961 Zoning Resolution, providing two complementary sets of rules to limit development so as to protect the public realm, but were not intended to set bulk or density entitlements for sites, and

**WHEREAS**, Community District Six is an area in which instead of requiring parking the zoning resolution limits the maximum amounts of parking and is on record in favor of lower parking requirements, now

**THEREFORE, BE IT**

**RESOLVED**, that Community Board Six of Manhattan is inadequately briefed on the proposed Zoning for Quality and Affordability to comment constructively at this time but encourages the City to allow adequate time and to provide briefings and analyses such that the community may understand both the universal and local implications of the proposals and the intended and the unintended consequences of the zoning changes so as to offer constructive comments in the future.

**Be it further**

**RESOLVED**, that Community Board 6 requests an extension of the comment period to not earlier than May 31, 2015, so that the board can be adequately briefed and can vote on a fully informed resolution at its May meeting.

**VOTE: 35 in Favor 1 Opposed 0 Abstain 0 Not Entitled**

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<i>RESOLUTIONS</i>				<b>NOT</b>
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	FOR	AGAINST	<u>ABSTAIN</u>	ENTITLED
<b>5. Transportation – Molly Hollister, Chair</b>				
a. Queens Mid-Town Tunnel MTA Rehab Project	36	0	0	0
b. Request for Loading Zone at Lex Boutique Hotel at 67 Lexington (between 24th & 25th)	36	0	0	0
c. Request for Bus Stop at 373 E. 42nd (42nd & 1st Avenue) for Concord Bus	36	0	0	0
<b>6. Parks, Landmarks &amp; Cultural Affairs – Mark Thompson, Chair</b>				
a. LPC Certificate of Appropriateness application for Friends Seminary, 218 & 222 E. 16 <sup>th</sup> St.: Phase II Campus addition	32	1	3	0
<b>7. Business Affairs &amp; Street Activities – Keith Powers, Chair</b>				
a. New OP Liq Lic., Dumpling Manhattan Inc dba TBD, 350 3rd Ave btw E. 25th & 26th Sts.	36	0	0	0
b. New BW Lic, Sushi Para 33 Corporation dba TBD, 165 E. 33rd St btw Lexington & 3rd Aves.	36	0	0	0
d. New BW Lic., Espresso Room Inc dba Pennylane Coffee, 305 E. 45th St. btw 1st & 2nd Aves	36	0	0	0
e. New OP Liq Lic., 920 Avenue Tavern Corp dba TBD, 920 2nd Ave. btw E. 48th & 49th Sts	30	6	0	0
f. New OP Liq Lic., Brian Stapleton & Dieter Sedig dba Plug Uglies, 256 3rd Ave @ E. 21st St.	36	0	0	0
g. New BW Lic, Hatsuhana Park Inc. dba Warera by Hatsuhana, 249 E. 49th St btw 2nd & 3rd Aves.	36	0	0	0
i. New OP Liq Lic, 179 Ventures LLC dba Mumbles, 179 3rd Ave btw E. 16th & 17th Sts.	36	0	0	0
j. New OP Liq Lic, Mon Cher dba TBD 151 E. 57th St btw Lexington & 3rd Aves.	36	0	0	0
m. Corp Change for Go Nobu Inc dba Sushi Tsushima, 210 E 44th St. btw 2nd & 3rd Aves	36	0	0	0
o. Renewal Liq. Lic. & Community concerns for - 336 Pub Inc. dba Fitzgeralds Pub, 336 3rd Ave	34	2	0	0
p. Renewal Liq. Lic. & Community concerns for 493 Rest. Corp dba Mercury Bar & Grill, 493 3rd Ave.	35	1	0	0
q. Renewal Liq. Lic. & Community concerns for 978 Second Pub Inc dba The Irish Exit, 978 2nd Ave	36	0	0	0
<b>8. Land Use/Waterfront – Terrence O’Neal, Chair</b>				
b. BSA (40-15-BZ) to apply for a Special Permit to permit a Physical Culture Establishment which will be located within portions of two existing buildings located at 465 Lexington Avenue and 140 East 46th Street, Manhattan.	36	0	0	0
c. Zoning for Quality and Affordability Text Amendment	35	1	0	0

## **April 2015 Attendance**

	<b>NAME</b>	<b>Jan'15</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>
1	Fred Arcaro	A	P	P	P
2	Ahsia Badi	P	P	P	A
3	Martin Barrett	P	P	P	P
4	Robin Broshi	P	P	P	P
5	Charles Buchwald	P	P	P	P
6	Pedro Carrillo	P	P	P	P
7	Genevieve Cervera	E	E	P	E
8	Jim Collins	P	P	P	P
9	Colleen Curtis	P	P	P	P
10	Louise Dankberg	P	A	P	P
11	Daniel Devine	P	A	P	A
12	Beatrice Disman	P	P	P	E
13	Richard Eggers	P	P	P	P
14	Lyle Frank	P	A	P	P
15	Florence Friedman	A	P	P	
16	Ernest Grigg	E	A	P	P
17	Molly Hollister	P	P	P	P
18	Aaron Humphrey	P	P	P	P
20	Ellen Imbimbo	P	P	P	P
21	Paige Judge	P	E	P	P
22	Jeffrey Mailman	P	A	P	P
23	Sandra McKee	P	P	P	P
24	Debra Millman	A	A	P	
25	Rajesh Nayar	E	P	P	P
26	Terrence O'Neal	P	P	P	P
27	Nicole Paikoff	E	P		
28	Gary Papush	P	P	P	P
29	Joseph Parrish	P	P	P	P
30	Keith Powers	E	P	P	P
31	Clara Reiss	P	P	P	P
33	Eugene Santoro	P	P	P	P
34	Frank Scala	E	P	P	P
35	Paula Schaeffer	A	P	P	P
36	Lawrence Scheyer	A	P	P	P
37	Ann Seligman	P	P	P	P
38	Lou Sepersky	P	P	P	P
39	Sandro Sherrod	P	P	P	P
40	Letty Simon	P	P	P	P
41	Nicholas Smolney	P	P	P	A
42	Susan Steinberg	P	P	P	A
43	Kathy Thompson	P	P	P	P
44	Mark Thompson	P	E	P	P
45	Brian Van Nieuwenhoven	P	P	P	P
46	Wilbur Weder	E	A	P	P
47	John Pettit West	P	A	P	P
48	Ronald White	A	P	P	P
49	Claude L. Winfield	P	P	P	P

### April 2015 Resolution Votes

