



IN THE MATTER OF an application submitted by La Grande Boucherie LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending certain bulk provisions of Article VIII, Chapter 1 (Special Midtown District).

This application for a zoning text amendment (N 240303 ZRM) was filed by La Grande Boucherie LLC on August 25, 2025. This is an application for an amendment of the Zoning Resolution of the City of New York, amending certain bulk provisions of Article VIII, Chapter 1 (Special Midtown District). Approval of the text amendment would permit three new open-air cafes within the through block galleria at 1325 Avenue of the Americas, Community District 5, Manhattan.

RELATED ACTION

In addition to the zoning text amendment (N 240303 ZRM) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

M 880194(C) ZCM A third modification to the original City Planning Commission certification, dated October 5, 1987, approved under ULRUP No. N 880194 ZCM.

BACKGROUND

1325 Avenue of the Americas is located between Sixth and Seventh Avenues and West 53rd and 54th Streets on Manhattan Block 1006, Lot 13. The project site contains a Privately Owned Public Space (POPS) designated as a through block galleria. Through block gallerias are continuous covered public space on a zoning lot connecting two parallel east-west streets to provide through block pedestrian circulation as well as other pedestrian amenities within the Theatre Subdistrict.

In 1990, the development site was developed with an approximately 640,000 square foot, 35-story commercial building (the Building). The building utilized 40,688 square feet of bonus floor area generated by 6,741 square feet of public galleria space (the Galleria), pursuant to ZR Section 81-748 (N 880194 ZCM) on October 5, 1987. On March 31, 1988, the galleria was modified pursuant to ZR Section 81-748 (M 880194(A) ZCM) for minor changes including reducing the size of the galleria, new steps and ramps, and changes to the height of the skylight.

On April 4, 1990, the CPC approved a second modification (M 880194(B) ZCM) permitting the use of “1,222 square feet of previously bonusable galleria space for retail use (delicatessen) and to convert 1,222 square feet of previously non-bonusable space into bonusable space for public use.” The second modification also approved other changes to the Galleria, including reconfiguration of the space between the two column lines and a stairway, increase in the amount of fixed seating, change of materials in the rear wall from granite to glass block, enclosure of the proposed delicatessen in aluminum and glass, addition of six (6) downlights, elimination of 35 wall washers and a change in the color scheme and materials of the paving.

On December 1, 2020, under Application No. N 210030 ZCM, the CPC approved a certification, pursuant to ZR Section 81-231(e), eliminating 183.5 square feet of non-bonused through-block galleria area adjacent to the La Grande Boucherie restaurant.

In 2020, La Grande Boucherie operated an outdoor cafe within the through block galleria pursuant to Mayoral Emergency Executive Order (No. 128). The Executive Order temporarily suspended several ZR Sections related to outdoor cafes and POPS and lapsed in 2022.

Zoning regulations for through block gallerias currently only permit eating and drinking service to be provided adjacent to but not within gallerias and all seating must be public. As a result, through block gallerias cannot operate open-air cafes. Under the proposed zoning text, indoor cafes would be permitted to operate within through block gallerias in tandem with modifications to the original approval requiring CPC certification. The proposed actions would permit three open-air cafes adjacent to and accessory to the La Grande Boucherie and Kaiseki Room

restaurants located on the ground floor of the through block galleria at 1325 Avenue of the Americas.

The project site is located partially within a C6-6 and partially within a C6-6.5 Commercial District. It is entirely within the Theater Subdistrict of the Special Midtown District. Zoning districts in the surrounding area include C5-2.5, C5-3, C5-P, C6-5.5, C6-6 and C6-6.5 districts. The surrounding area's built form is characterized by commercial office buildings, many of which exceed 400 feet in height.

A total of three such through block gallerias, including the project site, were created under the bonus. Other through block gallerias created through ZR Section 81-749 include 1285 Avenue of the Americas (N 850004(A) ZCM), approved in 1986, and 135 West 52nd Street (N 850004 ZCM), approved in 1984. All three gallerias contribute to a series of midblock pedestrian connections between Sixth and Seventh Avenues informally known as "6 ½ Avenue." On April 16, 1996, the CPC approved a text amendment that eliminated public gallerias as bonused amenities and omitted ZR Section 81-749 (N 960110 ZRY).

The surrounding area has a high concentration of POPS, dozens of which are within close proximity. The project site contributes to a series of through block gallerias and arcades authorized under the POPS program which form a midblock pedestrian path informally known as 6 ½ Avenue. These include 151 West 54th Street (between Avenue of the Americas and Seventh Avenue), 1700 Broadway (between West 53rd and West 54th Streets), 1345 Avenue of the Americas (between West 53rd and West 54th Streets), 810 Seventh Avenue (between West 52nd and West 53rd Streets), 135 West 52nd Street (between Avenue of the Americas and Seventh Avenue), 1301 Avenue of the Americas (between West 52nd and West 53rd Streets), and 1330 Avenue of the Americas (between West 53rd and West 54th Streets).

The surrounding area is well served by public transportation with the B, D, F, M, N, Q, R and E subway lines within close proximity to the development site.

ENVIRONMENTAL REVIEW

This application (N 240303 ZRM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the DCP. The designated CEQR number is: 24DCP115M

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on September 12, 2025.

PUBLIC REVIEW

This application (N 230303 ZRM) was duly referred to Manhattan Community Board 5 and the Manhattan Borough President in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Manhattan Community Board 5 held a public hearing on this application (N 230303 ZRM) in conjunction with the related application for a modification to CPC certification (M 880194(C) ZCM) on September 17, 2025, and on October 9, 2025, adopted a resolution recommending disapproval with conditions, by a vote of 32 in favor, five opposed, and two abstaining.

The board recommended disapproval of all requested actions, unless “meaningful bathroom access is provided and clearly communicated to the public.”

Borough President Recommendation

On November 17, 2025, the Manhattan Borough President considered this application (N 240303 ZRM) and issued a recommendation to approve the application.

City Planning Commission Public Hearing

On November 19, 2025 (Calendar No. 6), the CPC scheduled December 3, 2025, for a public hearing on this application (N 240303 ZRM). The hearing was duly held on December 3, 2025 (Calendar No. 15). One speaker testified in favor of the application and none in opposition.

The applicant's attorney provided an overview of the proposed project and text amendment, including a history of past approvals and the inapplicability of the open air cafe zoning text to through block gallerias. The speaker explained that the proposed zoning text will enable the restaurant tenants at 1325 Avenue of the Americas to seek a certification by the Chair of the CPC to operate three open air cafes within the through block galleria totaling approximately one thousand square feet, in addition to related design upgrades within the POPS.

The speaker also outlined the provisions of the proposed zoning text, which states that open air cafes in through block gallerias need not be open to the sky and regulates the size and height of planters or barriers accessory to open air cafes in addition to requiring the removal of such planters or barriers when the cafe is not in active use.

Five members of the Commission posed questions to the applicant representative, centered on the feasibility of providing signage indicating public restroom access. The applicant representative expressed the concern that such signage may impose undue operational challenges and liabilities for the restaurant tenant.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 240303 ZRM) is appropriate. The Commission is supportive of the activation of POPS with complimentary uses such as open air cafes. Open air cafes are currently permitted in arcades, which is a covered pedestrian space bonus substantially similar to through block galleries, and have in no way, in the Commission's view, hindered the usability or the pedestrian experience of the public space. The Commission believes that the proposed zoning text, which extends the applicability of the open air cafe certification to POPS created under the through block galleria program, in conjunction with new regulations regarding the size and placement of moveable planters and barriers, is acceptable.

Throughout the course of public review, significant discussion centered on the question whether public restroom access should be provided as a condition for operating an open air cafe. While the Commission acknowledges the need for greater public restroom access in our city, the role

that POPS can play in meeting that need requires careful analysis and review. The Commission believes that imposing such a requirement in the context of an individual application does not provide the appropriate opportunity for the Commission to consider critical issues such as universal accessibility, the ability for the public to reasonably traverse the establishment to reach the restroom, liability, signage, added costs associated with maintenance and security, and the fact that open air cafes are only approved for three-year terms.

The Commission acknowledges that any future action to evaluate POPS regulations should include consideration of public restroom availability and access. The Commission further wishes to underscore the paramount importance of design that is welcoming to the public when considering open air cafe approvals, lest there be any confusion on whether the public can use the POPS.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS), for which a Negative Declaration was issued on September 12, 2025, with respect to this application (CEQR No. 24DCP115M), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 201 of the New York City Charter that based on the environmental determination and consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

ARTICLE VIII

SPECIAL PURPOSE DISTRICTS

* * *

Chapter 1

Special Midtown District

* * *

81-20

BULK REGULATIONS

* * *

81-22

As-of-right Floor Area Bonuses

As-of-right #floor area# bonuses are not permitted in the #Special Midtown District#, except in accordance with Section 81-23 (Floor Area Bonus for Public Plazas).

Any #floor area# bonus granted by certification for through #block# gallerias prior to August 6, 1998, shall remain in effect provided, however, that such certification shall automatically lapse if substantial construction, in accordance with the plans for which such certification was granted, has not been completed within four years from the effective date of such certification.

81-23

Floor Area Bonus for Public Plazas

* * *

81-231

Existing plazas or other public amenities

- (a) Elimination or reduction in size of existing #publicly accessible open area# or other public amenities

No existing #publicly accessible open area# or other public amenity, open or enclosed, for which a #floor area# bonus has been utilized, shall be eliminated or reduced in size, except by special permit of the City Planning Commission, pursuant to Section 74-761 (Elimination or reduction in size of bonused public amenities).

- (b) Kiosks and open air cafes

Kiosks and open air cafes may be placed within an existing #publicly accessible open area# or through #block# galleria for which a #floor area# bonus has been received by certification, pursuant to Section 37-73 (Kiosks and Open Air Cafes).

However, for through #block# gallerias, the provisions for open air cafes shall be modified as follows:

- (i) such cafes need not be open to the sky; and
- (ii) movable planters or barriers that separate such cafes from the remainder of the through #block# galleria are allowed, provided that such planters or barriers do not exceed a height of three feet, or a depth of 12 inches.

The planters or barriers shall be removed from the through #block# galleria when the open air cafe is not in active use.

- (c) Nighttime closing of existing #publicly accessible open areas#

* * *

The above resolution (N 240303 ZRM), duly adopted by the City Planning Commission on February 2, 2026 (Calendar No. 5), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK, Esq., *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

GAIL BENJAMIN, ALFRED C. CERULLO III, Esq., ANTHONY W. CROWELL, Esq.,

JOSEPH I. DOUEK, DAVID GOLD Esq., RASMIA KIRMANI-FRYE,

ORLANDO MARÍN, JUAN CAMILO OSORIO, Ph.D., RAJ RAMPERSHAD,

Commissioners

LEAH GOODRIDGE Esq., *Commissioner, ABSTAINING*



BOROUGH PRESIDENT RECOMMENDATION

Project Name: 1325 Ave of the Americas-Text Amendment/Cert	
Applicant: Neil Weisbard	Applicant's Administrator: Neil Weisbard
Application # 240303ZRM	Borough: Manhattan
CEQR Number: 24DCP115M	Validated Community Districts: M05

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	MN BP	Date: 11/17/2025 2:47 PM
-----------------------------	-------	--------------------------



OFFICE OF THE

MANHATTAN BOROUGH PRESIDENT

1 Centre Street, 19th Floor, New York, NY 10007
(212) 669-8300 p (212) 669-4306 f
431 West 125th Street, New York, NY 10027
(212) 531-1609 p (212) 531-4615 f
www.manhattanbp.nyc.gov
Mark Levine, Borough President

November 17, 2025

Recommendation on ULURP Application No. 240305LDM, M880194CZCM, N240304ZCM, N240303ZRM - 1325 Ave of the Americas-Text Amendment/Cert By La Grande Boucherie LLC

PROPOSED ACTIONS

La Grande Boucherie LLC (the "Applicant") is proposing multiple land use actions to facilitate open air cafes within the through-block galleria (the "Galleria") at 1325 Avenue of the Americas (Block 1006, Lot 13), in Manhattan Community District 5 (the "Development Site").

The Applicant proposes the following actions:

1. An amendment to Section 81-231(b) (Existing plazas or other public amenities) of the Zoning Resolution of the City of New York ("ZR");
2. A third Modification to the original certification, dated October 5, 1987, approved under ULURP No. N 880194 ZCM; and
3. A certification from the Chairperson of the New York City Planning Commission ("CPC"), pursuant to ZR §§81-231(b) and 37-73 (the "Proposed Actions").

These actions would facilitate three open air cafes totaling 1,077.5 square feet with 57 tables and 114 chairs adjacent to the La Grande Boucherie and Kaiseki Room restaurants on the ground floor of the building.

BACKGROUND

The Development Site is located within both the C6-6 and C6-6.5 Commercial Districts and within the Theater Subdistrict of the Special Midtown District. The 35-story commercial building was completed in 1990 with approximately 640,983 square feet of floor area. The building utilized 40,688.94 square feet of bonus floor area generated by the 6,781.49-square-foot through-block galleria. The City Planning Commission (CPC) approved the original certification for the Galleria on October 5, 1987, under ULURP No. N 880194 ZCM, pursuant to ZR Section 81-748. Under the provisions of that section, eating or drinking service may not be provided within a through-block galleria.

The CPC has subsequently approved two modifications to the original certification in 1988 and 1990. Most recently, on December 1, 2020, the CPC approved a certification under Application No. N 210030 ZCM that eliminated 183.5 square feet of non-bonused galleria area adjacent to the La Grande Boucherie restaurant.

The text amendment would apply to three through-block gallerias constructed pursuant to the former ZR Section 81-748, including the Galleria at the Development Site, a galleria at 135 West 52nd Street approved in 1984, and a galleria at 1285 Avenue of the Americas approved in 1986. In 1996, the CPC eliminated public gallerias as bonused amenities and omitted ZR Section 81-748 from the zoning resolution.

Proposed Development

The Proposed Actions would allow the placement of open-air cafes within the Galleria while maintaining public access to the space. The text amendment would modify ZR Section 81-231(b) to permit open air cafes in through-block gallerias, with specific provisions that such cafes need not be open to the sky and that movable planters or barriers up to three feet in height may separate the cafe areas from the public galleria space.

The Chairperson certification would authorize three open air cafes totaling 1,077.5 square feet. The largest cafe, at 958 square feet with 52 tables and 104 chairs, would be adjacent to La Grande Boucherie on the north side of the Galleria. A smaller cafe of 119.5 square feet with five tables and ten chairs would be adjacent to Kaiseki Room on the south side.

The modification to the original 1987 certification would permit improvements to the Galleria including moveable planters, new benches, new trash receptacles, moveable seasonal heat lamps, enhanced lighting, new decorative pavement treatments, and decorative entry paneling at both the West 53rd and West 54th Street entrances.

Area Context

The Development Site is located in Manhattan Community District 5 in Midtown. The surrounding area is primarily zoned C5-2.5, C5-3, C5-P, C6-5.5, C6-6, and C6-6.5. The Site is within the Theater Subdistrict of the Special Midtown District, which was established in 1982 to guide development with unique floor area ratios, bonuses, and use regulations.

The area is dominated by tall commercial office towers, with many buildings rising over 400 feet and featuring retail establishments at street level. Notable landmarks nearby include the Mecca Temple on West 55th Street, Rockefeller Center, and the CBS Building on West 52nd Street. The neighborhood also contains numerous other Privately Owned Public Spaces.

The Site is well served by transit with the B, D, F, M, N, Q, R, and E subway lines in close proximity. MTA bus service includes the M5, M7, M20, and M104 lines.

COMMUNITY BOARD RESOLUTION

On October 9, 2025, Manhattan Community Board 5 ("CB 5") voted 32-5-2 to recommend denial of the project unless meaningful bathroom access is provided and clearly communicated to the public. The Board acknowledged that the revitalization of the through-block galleria would be a valuable amenity to residents, workers, and visitors. CB 5 noted that the modifications would make pedestrian travel through 6 ½ Avenue more pleasant by providing public seating and private dining amenities, and that the cafe complies with ZR Section 37-70 requirements.

However, the Board recommended denial based on the Applicant's refusal to provide signage stating, "Bathrooms Open to the Public - No Purchase Necessary." CB 5 emphasized its

No. 240305LDM, M880194CZCM, N240304ZCM, N240303ZRM

longstanding advocacy for increasing the number of clean, safe public restrooms in the district and ensuring that POPS are accessible to community members who work non-traditional hours.

BOROUGH PRESIDENT'S COMMENTS

Through-block gallerias were created as public amenities to generate bonus floor area for commercial development. While these spaces serve an important function as publicly accessible open areas in dense Midtown, some regulations have not kept pace with evolving uses and public preferences. The proposed text amendment provides a reasonable framework for activating these gallerias while maintaining their core function as publicly accessible spaces. Allowing outdoor cafe seating adjacent to ground floor restaurants can enhance the vitality of these spaces and make them more inviting to the public. I appreciate that the Applicant is proposing comprehensive improvements to the Galleria, including upgraded landscaping, seating, lighting, and decorative elements.

I share Community Board 5's concern about public restroom access in Midtown. While I am recommending approval of this application, I strongly encourage the Applicant to work with the restaurants to provide bathroom access to the public and to install clear signage indicating "Bathrooms Open to the Public - No Purchase Necessary." This would address the Community Board's legitimate concerns and demonstrate good faith in maintaining the public nature of this space. Public restroom access is a significant quality of life issue in our Borough, and commercial establishments that benefit from a publicly accessible open areas zoning bonus should contribute to meeting this need.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, I recommend **approval** of ULURP Application **No. 240305LDM, M880194CZCM, N240304ZCM, N240303ZRM**



Mark Levine
Manhattan Borough President



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 1325 Ave of the Americas-Text Amendment/Cert	
Applicant: Neil Weisbard	Applicant's Primary Contact: Neil Weisbard
Application # 240303ZRM	Borough: Manhattan
CEQR Number: 24DCP115M	Validated Community Districts: M05

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Unfavorable			
# In Favor: 32	# Against: 5	# Abstaining: 2	Total members appointed to the board: 39
Date of Vote: 10/9/2025 12:00 AM		Vote Location: 12 W 39th St NY NY	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 9/17/2025 6:00 PM	
Was a quorum present? No	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	District Office, 450 7th Ave

CONSIDERATION:		
Recommendation submitted by	MN CB5	Date: 10/14/2025 2:16 PM



Manhattan Community Board Five

Bradley Sherburne, Chair

450 Seventh Avenue, Suite 2109
New York, NY 10123-2199
212.465.0907 f-212.465.1628

Marisa Maack, District Manager

October 10, 2025

Dan Garodnick
Director
Department of City Planning, 31st Floor
120 Broadway
New York, NY 10271

Re: Application from La Grande Boucherie LLC (1325 Avenue of the Americas) for an amendment to Section 81-231(b) of the Zoning Resolution of the City of New York to facilitate private café use within the Through Block Galleria POPS

Dear Director Gardonick:

At the regularly scheduled monthly Community Board Five meeting on Thursday, October 9, 2025, the following resolution passed with a vote of 32 in favor; 5 opposed; and 2 abstaining;

WHEREAS, La Grande Boucherie at 1325 Avenue of the Americas seeks an amendment to Section 81-231(b) of the Zoning Resolution of the City of New York to allow open air cafes within the existing public Through Block Galleria; and

WHEREAS, La Grande Boucherie at 1325 Avenue of the Americas seeks a third modification to the original certification, dated October 5, 1987, approved under ULURP No. N 880194 ZCM; and

WHEREAS, La Grande Boucherie at 1325 Avenue of the Americas seeks a certification from the Chairperson of the New York City Planning Commission to permit three open air cafes totaling 1,077.5 square feet, with a total of 57 tables and 114 chairs adjacent, and accessory to, the La Grande Boucherie and Kaiseki Room restaurants located on the ground floor of the building at 1325 Avenue of the Americas, Tax Block 1006, Lot 13, Manhattan; and

WHEREAS, In 1990, 1325 Avenue of the Americas was developed with an approximately 640,983 square foot, 35-story commercial building that utilized 40,688.942 square feet of bonus floor area within the C6-6 district, generated by 6,781.49 square feet of public galleria space pursuant to ZR §81-748; and

WHEREAS, Improvements to the Galleria include moveable planters, new benches, new trash receptacles, moveable heat lamps (on a seasonal basis), lighting features, new decorative

pavement treatments with sub-floor and new decorative entry paneling/gates at both ends of the Galleria on West 53rd and West 54th Streets; and

WHEREAS, In addition to the through-block galleria at 1325 Avenue of the Americas, two other through-block gallerias are subject to the proposed text amendment: an approximately 6,450 square foot through-block galleria at 135 West 52nd Street, and an approximately 9,282 square feet through-block galleria at 1285 Avenue of the Americas; and

WHEREAS, If these two other gallerias at 135 West 52nd Street and 1285 Avenue of the Americas seek to install an open air café, they must go through a separate certification process than the subject application; and

WHEREAS, The Open Air Café has revitalized the through-block galleria and is a valuable amenity to the residents, workforce and visitors of New York City and, therefore, will promote the public use and enjoyment of the publicly accessible space; and

WHEREAS, By revitalizing the through-block galleria with highly aesthetic and user-friendly amenities, the Open Air Café complements the surrounding area of office and mixed-use buildings; and

WHEREAS, The Open Air Café is constructed in accordance with all the requirements set forth in ZR §37-70, contains less than 20 percent of the total through-block galleria area and will be located on the edge of the through-block galleria directly adjacent to the proposed eating and drinking establishment with minimum clearance widths of no less than 15 feet and will not adversely impact visual and physical access to and throughout the publicly accessible open area; and

WHEREAS, Moveable planters or barriers that separate the Open Air Café from the remainder of the through block galleria shall be removed from the through block galleria when the open air café is not in active use; and

WHEREAS, The applicant has not agreed to have signage in the Open Air Café stating “Bathrooms Open to the Public - No Purchase Necessary”; and

WHEREAS, Community Board Five has long supported the creation and use of 6 ½ Avenue, these modifications will make pedestrian travel through this part of 6 ½ Avenue more pleasant by providing public seating and private dining amenities; and

WHEREAS, Community Board Five has long been advocating for an increase in the number of clean, safe public restrooms in our district; and

WHEREAS, Community Board Five has been supportive of indoor POPS being open for more hours than the minimum required by the Department of City Planning in order for members of our community who do not work traditional hours to also enjoy a safe, clean place to rest during their break time while working in our district or to travel through; therefore, be it

RESOLVED, Community Board Five recommends denial of the application for an amendment to Section 81-231(b) of the Zoning Resolution of the City of New York to allow open air cafes within the existing public Through Block Galleria unless meaningful bathroom access is provided and clearly communicated to the public; and be it

FURTHER RESOLVED, Community Board Five recommends the denial of a third application to the original certification dated October 5, 1987, approved under ULURP No. N 880194 ZCM; unless meaningful bathroom access is provided and clearly communicated to the public; and be it

FURTHER RESOLVED, Community Board Five also recommends the denial of the application for a Chair certification under ZR Section 81-231(b) and 37-73 to legalize three OpenAir Cafés located on the ground floor of the building 1325 Avenue of the Americas unless meaningful bathroom access is provided and clearly communicated to the public.

Sincerely,



Bradley Sherburne
Chair, CB5



Nancy Aber Goshow
Chair, CB5 Land Use, Housing and Zoning Committee