



Manhattan Community Board Five

Bradley Sherburne, Chair

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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