

RESOLUTION

Date: March 4, 2008

Committee of Origin: Transportation

Re: Request for secondary street naming for Robert Wollis.

Full Board Vote: 31 In favor 2 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** requests for secondary street naming at the Northeast side of West 95th Street between Columbus Avenue and Central Park West **Robert Woolis Way**.

Committee: 7-0-0-0. Board Members: 3-0-0-0. Public Members: 4-0-0-0.

RESOLUTION

Date: March 4, 2008

Committee of Origin: Transportation

Request for secondary street naming for James Garst.

Full Board Vote: 31 In favor 2 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** requests for secondary street naming at the Southwest side of West 94th Street between Columbus and Amsterdam Avenues **James Garst Way**.

Committee: 7-0-0-0. Board Members: 3-0-0-0. Public Members: 4-0-0-0.

RESOLUTION

Date: March 4, 2008

Committee of Origin: Transportation

Re: Request for secondary street naming for Doris Rosenblum.

Full Board Vote: 31 In favor 2 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** requests for secondary street naming at the Southeast side of West 94th Street between Columbus Avenue and Central Park West **Doris Rosenblum Way**.

Committee: 7-0-0-0. Board Members: 3-0-0-0. Public Members: 4-0-0-0.

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RESOLUTION

Date: March 4, 2008

Committee of Origin: Transportation

Re: 808 Columbus Avenue (West 97th Street.)

Full Board Vote: 25 In favor 5 Against 3 Abstentions 1 Present

The following facts and concerns were taken into account in arriving at our conclusion:

Stellar Management has applied to construct, maintain, and use vaults under the public sidewalks on West 97th Street & Columbus Avenue as part of the cellars under 808 Columbus Avenue for retail and garage uses; and

Stellar Management continues to meet with Community Board 7/Manhattan, as well as with residents of Park West Village on a continuing basis, to resolve issues pertaining to, but not limited to:

- a) Construction hours and noise
- b) Dust amelioration
- c) Parking issues
- d) Resolution of the through-street
- e) Garage issues
- f) Truck loading/unloading of Whole Foods at 97th St loading dock
- g) Access to the Bloomingdale branch of the NY Library
- h) Replacement of street trees lost during or after construction
- i) Access to the open space at 808 Columbus Avenue.

While CB 7 remains extremely concerned about ongoing issues related to retail development, open-space access, loading dock issues on the east side of Columbus Avenue, and the overall impact of this large-scale development on the neighboring communities, we believe that the usage of the vault under 808 Columbus Avenue is not a factor in resolving these issues.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application for retail and garage usage and maintenance of the vaults under Columbus Avenue, stretching from West 97th Street to West 100th Street, which will enable a better configuration of the retail and garage space for all users, and

BE IT FURTHER RESOLVED THAT Community Board 7 expects a continuing dialogue with all developers of the Park West Village development and the Community Board, as well as residents of PWV, so that the ongoing construction can be the best and least-disruptive process that is possible, under difficult conditions.

Committee: 5-2-0-0. Board Members: 0-1-1-0. Public Member: 0-0-1-0.

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RESOLUTION

Date: March 4, 2008

Committee of Origin: Transportation

Re: 334 Amsterdam Avenue (West 76th Street.)

Full Board Vote: 32 In favor 1 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application by the Jewish Community Center of Manhattan to the Department of Transportation for installation of bollards on the Amsterdam Avenue and West 76th Street sidewalks.

Committee: 7-0-0-0. Board Members: 2-0-1-0. Public Member: 0-0-1-0.

RESOLUTION

Date: March 4, 2008

Committee of Origin: Transportation

Re: 61 Columbus Avenue (West 62nd Street.)

Full Board Vote: 27 In favor 1 Against 0 Abstentions 1 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application DCA# 1190070 to the Department of Consumer Affairs by 62 West Operating, LLC., d/b/a Rosa Mexicano, for a two-year consent to operate an unenclosed sidewalk café with 14 tables and 28 seats.

Committee: 6-1-0-0. Board Members: 2-0-0-0. Public Members: 1-0-1-0.

RESOLUTION

Date: March 4, 2008

Committee of Origin: Transportation

Re: 2723 Broadway (West 104th Street.)

Full Board Vote: 28 In favor 1 Against 0 Abstentions 1 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application DCA# 1187714 to the Department of Consumer Affairs by Broadway 104, LLC, d/b/a Café Du Soleil, for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats, with the following conditions:

- A removable barrier will be used at the perimeter of the café;
- Staff will be as quiet as possible in moving tables and not bring out tables prior to 8 AM each day;
- To help with noise abatement, the café awning will be down and in place at all times that the café is open, being set up, or begin disassembled each day with the exception of difficult weather conditions.

Committee: 5-1-0-0. Board Members: 2-0-1-0. Public Member: 1-0-0-0.

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RESOLUTION

Date: March 4, 2008

Committee of Origin: Transportation

Re: 568 Amsterdam Avenue (West 87th -88th Street.)

Full Board Vote: 30 In favor 1 Against 0 Abstentions 1 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application DCA# 1273996 to the Department of Consumer Affairs by Mermaid 88, LLC, d/b/a Mermaid Inn, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats. *Committee: 5-1-0-0. Board Members: 2-0-0-0. Public Members: 1-0-1-0.*

RESOLUTION

Date: March 4, 2008

Committee of Origin: Transportation

Re: 960 Amsterdam Avenue (West 107th Street.)

Full Board Vote: 31 In favor 0 Against 0 Abstentions 1 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application DCA# 1275484 to the Department of Consumer Affairs by Thai Market, Inc., d/b/a Thai Market, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 25 seats.

Committee: 6-0-0-0. Board Members: 2-0-0-0. Public Members: 1-0-1-0.

RESOLUTION

Date: March 4, 2008

Committee of Origin: Transportation

Re: 200 Columbus Avenue (West 69th Street.)

Full Board Vote: 20 In favor 10 Against 1 Abstention 2 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application DCA# 1271565 to the Department of Consumer Affairs by Magnolia Columbus Avenue. LLC, d/b/a Magnolia Bakery, for a two-year consent to operate an enclosed sidewalk café with 15 tables and 39 seats, with the following conditions: both doors must be utilized; the internal layout must be such that customers are encouraged to move into the store and circulate within the store; the cafe **MUST** be used for tables and chairs, and when necessary, the party room should be pressed into service to seat additional patrons, thus freeing up the lines at the door.

Committee: 4-0-1-0. Board Member: 1-0-0-0.

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RESOLUTION

Date: March 4, 2008

Committee of Origin: Transportation

Re: PlaNYC Proposed Congestion Pricing

Full Board Vote: 26 In favor 4 Against 0 Abstentions 0 Present

The following facts and concerns were taken into account in arriving at our conclusion:

The City of New York has proposed a Congestion Pricing plan for part of Manhattan in an attempt to reduce congestion and reduce air pollution, and fund mass transit improvements.

This plan has several components, some of which have been changed by the NYC Congestion Mitigation Commission (Commission).

One of these changes made by the Commission was a change of the northern border of the zone to 60th Street.

Another change made by the Commission was the removal of congestion pricing charges for vehicles based within the "zone".

Community Board 7/Manhattan believes the goals of reducing greenhouse gases and vehicular congestion are worthy goals for reasons of both health and commerce.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the congestion pricing plan of the NYC Congestion Mitigation Commission, with the following caveats:

1. All of the revenue raised as a result of the plan must go to mass transit, and must be untouchable for any other uses. (lockbox)
2. Transit improvements must be identified well in advance, so that the affected communities have the opportunity to comment on them.
3. All congestion pricing revenues must be additive - neither the State nor the City of New York may cut their support for mass transit as a result of the new revenue source.
4. Special attention must be paid to communities that border the boundaries of "the zone" - with an eye towards extra congestion, parking demands, transit usage, etc.
5. Greater use of congestion cameras - specifically to keep bus lanes clear, must be utilized, as well as enforcement of all traffic regulations, utilizing extra personnel, if necessary.
6. Residential parking permits must be considered, especially for neighborhoods bordering "the zone".
7. Consideration of incentives for off-hour deliveries in commercial areas of "the zone" should be considered, including a pilot project.
8. Aspects of the plan must be assessed periodically to judge their effectiveness – as well as revenue implications.
9. Changes to the overall plan must be easy to implement, without onerous legislative approvals.

Committee: 8-0-0-0. Board Members: 2-0-0-0. Public Member: 1-0-0-0.

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RESOLUTION

Date: March 4, 2008

Committee of Origin: Parks & Preservation

Re: 390 West End Avenue (West 79th Street.) Application #08-5082 for exterior renovations.

Full Board Vote: 27 In favor 0 Against 0 Abstentions 0 Present

In addition to the questions raised by Committee Members, Community Board 7/Manhattan Board Members and the general public, further research and a site visit by some members aided the drafting of this resolution. Our findings are as follows:

The Apthorp is one of a handful of early Twentieth century apartment houses and was at the time it was built in 1905 by Clinton & Russell, considered to be New York City's largest apartment building. Built on property acquired by William Backhouse Astor, John Jacob Astor's son, it is now considered as one of the most extraordinary and rare residential building type because of its architectural style, the spacious landscaped interior courtyard, use of limestone throughout all facades and the placement of ornamental sculptures over the primary entrances.

As a general comment, the presentation was confusing and many of the detailed drawings did not entirely support the verbal descriptions, containing insufficient information or missing larger-scale details entirely, including:

- Basic facts about the construction and modifications over time;
- Plans of the existing and proposed changes to the courtyard (only an annotated photograph was provided);
- The configuration of the original design of the courtyard plantings and design giving dimensions and notations where the original design had been altered, including a schedule of the times and numbers of cars accessing and using the space for loading and unloading to justify removal of a portion of the interior sidewalk;
- A detail describing the specification of the cut back granite paving in the courtyard;
- The design concept and requirement for two security booths;
- A suggested detail as to how the security boot would be installed against the existing masonry;
- A suggested detail as to how the gas piping would be installed to reach the new lamp posts and wall sconces;
- The details to support the removal of the 79th Street recess (bench) that appears to have been an opening to access the lower level/basement areaway.

THEREFORE, BE IT RESOLVED THAT Community Board 7 / Manhattan **disapproves** the proposed design concepts.

Committee: 4-0-0-0. Board Members: 2-0-0-0.

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RESOLUTION

Date: March 4, 2008

Committee of Origin: Parks & Preservation

Re: 390 West End Avenue (West 79th Street.) Application #08-5204 for window replacement.

Full Board Vote: 27 In favor 0 Against 0 Abstentions 0 Present

The following facts and concerns were taken into account in arriving at our conclusion:

The window replacement program appeared impressive until the details of the proposal were examined and discussed. There seemed to be a general lack of understanding of the operation and detailing of the arched window sashes and their placement. Photographs showing deterioration were not specific, and in areas where there was noticeable deterioration and material loss, the applicant is proposing to abandon and conceal the deteriorated elements by panning over. From recollection, full elevations and existing conditions for the interior courtyard windows were not presented.

Using on-line source material and photographic archives, we were able to compile the following statistics:

- The arched windows exist on the main floor, 3rd, 10th and 12th floors. No reference was made to the setback penthouse at the roof level, we noted that these also have arched window openings.
- On the exterior above the third floor there are 84 windows per floor on the exterior perimeter. This accounts for a total of 920 windows on floors 3 -12, of which 252 or 27% are arched.
- Further study and review of the existing window configuration and construction indicate that these are arched glass panes set into a square frame with the corners above the glass filled in with solid wood. This gives the appearance of an arched top sash against the stone archway opening, but is in fact square and part of the interior framing and decoration of the window when viewed from the inside.
- The window configuration of both 1/1 and 2/2 vertical mullioned double hung sashes and their placement on the four exterior façades and the interior courtyard was not clearly presented, only theories as to why each façade had a different patterning.

The Parks & Preservation Committee recognizes that at present, the building is tenanted and cost of replication may be an issue. We do not believe the increases in a wood replacement are as high as presented at the Committee Meeting by the applicant and this option should be explored further. We also do not believe that replicating only the exterior corner casement windows in wood, and panning over and replacing all of the other windows in aluminum is aesthetically appropriate or feasible, as the curved elements of the double hung sash will look very different from the original design and appearance.

The Parks & Preservation Committee was unable approve this part of the application as presented, primarily because of both missing and misleading information. We urge the Landmark Commission to revisit the special configuration of the windows, their placement in the facade and the visibility of this historic building whose elevations are clearly visible on three sides as a result of the broad avenues and cross street where it is located. We strongly recommend that wood repairs and replacement in kind will be essential to maintaining the character and detail of the building. The same care and attention taken to determining the earlier paint color should be applied to the technology selected for the repairs and replication.

THEREFORE, BE IT RESOLVED THAT Community Board 7 / Manhattan **disapproves** of the proposed window replacement program using a combination of wood windows for the corner casements and aluminum replication with aluminum panning over the window sills for the remainder of the windows.

Committee: 3-1-0-0. Board Members: 2-0-0-0.

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RESOLUTION

Date: March 4, 2008

Committee of Origin: Parks & Preservation

Re: 175-177 West 89th Street, former Claremont Riding Stables (Amsterdam Avenue.)

Full Board Vote: 24 In favor 0 Against 0 Abstentions 0 Present

The following facts and concerns were taken into account in arriving at our conclusion:

The proposed penthouse addition and bulkheads are only minimally visible from the public way.

The proposed modifications to the previously approved plans are generally simplifications of the original design, and except for the additional stair bulkhead and metal railings, they are less visible than was the original design.

The applicant has agreed to clad the bulkheads and parapet in metal rather than continuing the brick of the penthouse, in order to clearly articulate the distinction between the residential and service components of the new addition.

The Parks & Preservation Committee of Community Board 7/Manhattan believes that the proposed design is reasonably appropriate to the historic character of the building, and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the modification of previously approved plans for 5th floor penthouse addition at 175-177 West 89th Street.

Committee: 3-0-0-0. Board Members: 1-1-0-0.

RESOLUTION

Date: March 4, 2008

Committee of Origin: Parks & Preservation

Re: 65 Central Park West (West 66th – 67th Street.)

Full Board Vote: 27 In favor 0 Against 0 Abstentions 0 Present

The following facts and concerns were taken into account in arriving at our conclusion:

The proposed replacement terrace doors and windows will be minimally visible from the public way.

The proposed changes will continue the pattern set by the penthouse on the southeastern elevation which were previously approved by the Parks & Preservation Committee.

The design of the new doors and windows will help create a cohesive penthouse story on this building, continuing the horizontal sightlines of the other windows and doors.

The plans specify the same windows as the southeastern elevation, including color, materials and manufacture.

The Parks & Preservation Committee believes that the proposed design is reasonably appropriate to the historic character of the building, and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan approves the replacement of terrace windows and doors at 65 Central Park West.

Committee: 3-0-0-0. Board Members: 2-0-0-0.

RESOLUTION

Date: March 4, 2008

Committee of Origin: Parks & Preservation

Re: 70 West 71st Street (Columbus Avenue.)

Full Board Vote: 27 In favor 0 Against 0 Abstentions 0 Present

The following facts and concerns were taken into account in arriving at our conclusion:

The proposed rear yard addition will not be visible from any public way.

The Parks & Preservation Committee believes that the proposed rear yard addition is reasonably appropriate to the historic character of the building, and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan approves the proposed rear yard addition at 70 West 71st Street.

Committee: 5-0-0-0.

RESOLUTION

Date: March 4, 2008

Committee of Origin: Parks & Preservation

Re: 316 West 75th Street (West End Avenue.)

Full Board Vote: 27 In favor 0 Against 0 Abstentions 0 Present

The applicant did not attend the Parks & Preservation Committee meeting.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** application

#06-2657 to the Landmarks Preservation Commission for a penthouse addition, without prejudice.

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RESOLUTION

Date: March 4, 2008

Committee of Origin: Parks & Preservation

Re: 480 Amsterdam Avenue (West 83rd Street.)

Full Board Vote: 27 In favor 0 Against 0 Abstentions 0 Present

The following facts and concerns were taken into account in arriving at our conclusion:

The proposed design will replace the existing “log-cabin” storefront facade with operable wood frame French doors with divided lites. The stone fascia and cornice above the glazed openings as well as the stone corbelling at the base on the Amsterdam Avenue façade will be restored, modeled on the existing stone fascia, coursing (and corbelled base?) remaining on the 83rd Street façade..

The applicant has agreed that the proposed backlit fabric sign will be lifted from where it was shown on the presentation drawings to align with the upper stone fascia to show the restored coursing.

The Parks & Preservation Committee believes that the proposed design is reasonably appropriate to the historic character of the building, and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan approves the storefront renovation at 480 Amsterdam Avenue.

Committee: 3-0-0-0. Board Members: 2-0-0-0.