

RESOLUTION

Date: June 1, 2010

Re: Department of Transportation's proposal for a protected bike lane on the east side of Columbus Avenue from West 96th to West 77th Streets.

Full Board Vote: 23 In favor 19 Against 1 Abstention 0 Present

The following facts and concerns were considered in arriving at our conclusion:

Many members of the public, business community, and elected officials of the Upper West Side have all expressed support for protected bike lanes through petitions, surveys, letters, and public testimony.

Protected bike lanes have brought measurable safety improvements to other neighborhoods in Manhattan.

The Department of Transportation (DOT) prepared a proposal to install a Class 1 protected bike lane on the east side of Columbus Avenue from 77th Street to 96th Street.

The DOT proposal includes a high-level analysis of projected impacts on traffic, bike safety, pedestrian safety, public transportation, business operations and interests, parking, loading/unloading, etc., and this analysis was reviewed by Community Board 7.

The DOT has stated that the Columbus protected lane would initially be installed for one year and that the DOT would come back to the community board and report on safety and usage.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan supports the Department of Transportation's initiative to create a Class 1 protected bike lane on Columbus Avenue from 77th Street to 96th Street; and

BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan requests increased NYPD enforcement of bicycle and vehicular traffic regulations on Columbus Avenue from 77th Street to 96th Street; and

BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan requests that Columbus Avenue be repaved prior to the installation of the proposed protected bike lane; and

BE IT FURTHER RESOLVED THAT after a reasonable period of adjustment, Community Board 7/Manhattan requests that:

- If the protected bike lane proves successful and desirable to residents and businesses of the Upper West Side, that DOT will consider extending it to the North from 96th Street to 110th Street as soon as possible, and will study the possibility of extending it to the South to connect with the 9th Avenue protected bike lane, or
- If the protected bike lane significantly and adversely impacts the quality of life of residents or businesses, DOT will remove the bike lane.

RESOLUTION

Date: June 1, 2010

Committee of Origin: Land Use

Re: 95 West 95th Street (Columbus Avenue.) Application [M 920493 (E) ZAM] to Department of City Planning by Columbus 95th Street LLC requesting a modification of the previously approved Large Scale Residential Development (LSRD) within the former West Side Urban Renewal Area, to facilitate the enlargement of the 1st and 2nd stories of an existing 33-story mixed use building at the above referenced location, to utilize available floor area for commercial and community facility uses.

Full Board Vote: 29 In favor 4 Against 6 Abstentions 1 Present

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

In 2008 Community Board 7/Manhattan approved an amendment to the text of the Zoning Resolution so as to allow community facility and retail development (within existing zoning envelopes) in buildings along Columbus and Amsterdam Avenues, within the former West Side Urban Renewal Area, with the purpose of enlivening certain dark and forbidding streetscapes; and

Columbus 95th Street LLC is applying for a modification of the previously approved Large Scale Residential Development (LSRD) within the former West Side Urban Renewal Area to facilitate the enlargement of the first and second stories of an existing 33-story mixed-use building at 95 West 95th Street, to utilize available floor area for commercial and community facility uses, pursuant to that recently approved text amendment, now 78-06b3 of the Zoning Resolution (ZR); and

Community Board 7/Manhattan agrees that the West 95th Street and West 96th Street frontages would benefit from lively street walls at the property line, but believes that much of the Columbus Avenue frontage works well now, with highly trafficked and popular local retail in place—and an unusual streetscape of tower and small building separated by an open area, also very popular in the neighborhood; and

ZR 78-06b3 requires that a successful request for modification must adhere to certain use and design restrictions, met by the applicant, and must also “[enhance] the streetscape and ... [promote] a harmonious relationship with the existing development and contiguous blocks within the large-scale residential development”; and

Retaining small, local (i.e., “mom-and-pop”) retail businesses is a very high priority for Community Board 7/Manhattan and the community it represents;

THEREFORE, BE IT RESOLVED that Community Board 7/Manhattan **disapproves** these portions of application [M 920493 (E) ZAM] to Department of City Planning by Columbus 95th Street LLC, for modification of the LSRD to facilitate enlargement

- along Columbus Avenue, between the south end of the tower building and the north end of the small building
- of the entrance overhang and second story on West 95th Street, east of the small building (Community Board 7/Manhattan notes that this overhang was reduced, but

not eliminated, between the committee and full board presentations of the application); and BE IT FURTHER RESOLVED that Community Board 7/Manhattan **disapproves** these additional portions of application [M 920493 (E) ZAM] to Department of City Planning by Columbus 95th Street LLC, for modification of the LSRD to facilitate enlargement

- along West 96th Street
- along the existing building frontages (tower and small building) Columbus Avenue
- along the existing building frontage (small building) of West 95th Street **unless** Columbus 95th Street LLC can demonstrate that it has accommodated its existing retail tenants in at least the following ways:
- designed the new retail space to accommodate businesses of the type of the existing retail tenants
- offered the existing retail tenants the right of first refusal for rental of the new commercial spaces, and provide Community Board 7/Manhattan documentation of these offers and of the responses from the existing retail tenants
- stage the construction to maximize the ability of the existing retail tenants to operate on the site throughout the construction period; and

BE IT FURTHER RESOLVED that, if the approvable portions of this project do go forward, the new second story of the expanded small building should be designed with the greatest possible transparency, to throw as much light and liveliness as possible on the open areas (i.e., between the expanded small building and the tower, as well as the entrance area) and that the open area be designed with increased plantings and greenery, rather than hardscape.

RESOLUTION

Date: June 1, 2010

Committee of Origin: Land Use

Re: Department of City Planning's proposed citywide text amendment to the Zoning Resolution regarding car share vehicles.

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the proposed changes in the Text Amendment to the Zoning Resolution that will create regulations to allow car share vehicles to park in off-street accessory garages and lots and in public parking facilities in all zoning districts.

Committee: 5-0-2-0. Board Members: 2-0-0-0.

RESOLUTION

Date: June 1, 2010

Committee of Origin: Transportation

Andrew Albert and Dan Zweig, Co-Chairpersons

Re: Newsstand at the northwest corner of Amsterdam Avenue and West 59th Street.

Full Board Vote: 27 In favor 2 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #1342402 to the Department of Consumer Affairs by Islam Amirul to construct and operate a newsstand at the northwest corner of Amsterdam Avenue and West 59th Street.

Committee: 6-1-0-0. Board Members: 5-0-0-0.



RESOLUTION

Date: June 1, 2010

Committee of Origin: Transportation

Re: Broadway and West 96th Street intersection.

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

The following facts and concerns were considered in arriving at our conclusion:

DOT has installed advance left turns for both north and southbound Broadway at West 96th Street.

These parallel movements are extremely confusing to motorists, resulting in many near-miss accidents between vehicles turning simultaneously.

The pegatracks DOT has installed are so worn away that at nighttime they are virtually worthless.

DOT has used the subway construction at West 96th Street as an excuse to not change anything there.

The subway construction is winding down and will be finished in late September/early October.

Community Board 7 doesn't want a death to occur here regardless of the construction.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan requests the urgent change to the simultaneous advanced left-turn arrows on Northbound and Southbound Broadway without further delay.

Committee: 10-1-0-0. Board members: 2-0-0-0.

RESOLUTION

Date: June 1, 2010

Committee of Origin: Preservation

Lenore Norman and Gabrielle Palitz, Co-Chairpersons

Re: 130-132 West 70th Street (Broadway- Columbus Avenue.) Application #10-5379 to the Landmarks Preservation Commission to construct rooftop and rear-yard additions, reconstruct a stoop and alter the front areaways.

A. Full Board Vote: 28 In favor 0 Against 1 Abstention 1 Present

B. Full Board Vote: 27 In favor 2 Against 1 Abstention 1 Present

The following facts and concerns were considered in arriving at our conclusion:

The front facade of number 132 West 70th Street will be restored, and for the most part, will match that of 130 West 70th Street.

A new fish-scale slate roof will be installed, brick work will be cleaned and repaired and air conditioner sleeves removed. New wooden double hung windows will be installed throughout the building.

Although the parti wall will be removed between the two buildings creating one large interior space, the buildings will read as two separate buildings from the Street.

The roof-top addition does not exceed the zoning allowance of 60 feet and is not visible from the street.

The entire rear facade will be replaced and new projections will respect the 30-foot rear-yard and have the center brick pier to maintain the semblance of two buildings.

A. THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposed reconstruction of the front facade.

Committee: 8-0-1-0. Board Member: 1-0-0-0.

B. The Committee believes that the revised rear facade and the roof-top addition are minimally appropriate.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the roof-top addition and rear-yard extension.

Committee: 7-0-1-0.

RESOLUTION

Date: June 1, 2010

Committee of Origin: Preservation

Re: 101 West 80th Street, aka 418-422 Columbus Avenue. Application #10-6585 to the Landmarks Preservation Commission for window replacements.

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

The following facts and concerns were considered in arriving at our conclusion:

About one half of the windows in the building have been replaced with double-hung aluminum windows.

The proposed windows for the 10th floor are considered "special" because, although the window frame will be straight, the window sash will be curved in the corners to follow the line of the original arched window openings on the 10th floor.

The windows will have a bronze painted finish on the exterior.

The Preservation Committee believes the windows are 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 window replacement on the 10th floor of 101 West 80th Street.

Committee: 9-0-0-0.

RESOLUTION

Date: June 1, 2010

Committee of Origin: Preservation

Re: 56 West 66th Street, ABC (Central Park West-Columbus Avenue.) Application to the Landmarks Preservation Commission for a facade restoration, an ADA-compliant ramp, three new doors in existing entrances, parapet extensions, an elevator tower, stair bulkheads, modernization of mechanical equipment and replacement of the roof.

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

The following facts and concerns were considered in arriving at our conclusion.

This is a conversion from a television studio to commercial space and includes the necessary changes to accommodate that new use.

There is minimal new construction , most of which will be on the interior and includes new windows and doors in existing openings and an ADA compliant ramp on the east side of the facade.

All the existing mechanicals will be replaced and the rooftop air conditioning equipment reduced in size.

The new skylights to bring light into the top floor will not be visible from the street.

The extension of the side parapets is minimally visible and will mask rooftop HVAC equipment.

The new roof will be of standing seam metal.

The Preservation Committee believes that these changes to the building are appropriate and are consistent with the historical character of the building and applauded the Architect for his clear precise presentation

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan approves the application to the Landmarks Preservation Commission for the proposed work at 56 West 66th Street.

Committee: 9-0-0- 0.

RESOLUTION

Date: June 1, 2010

Committee of Origin: Preservation

Re: 115 West 69th Street (Columbus-Amsterdam Avenues.) Application to the Landmarks Preservation Commission for a rear-yard addition.

Full Board Vote: 29 In favor 0 Against 2 Abstentions 0 Present

The following facts and concerns were considered in making our decision.

This application involves the removal of an existing rear yard extension and creation a new 4-story rear yard addition across the full width of the building. At the garden level (B), the addition will have a greenhouse space extending past the 30-foot setback line, before setting back to the required 30 feet on the three upper floors.

The entire rear façade will be clad in clear glass within brushed aluminum frames.

The side walls of the extension will be brick.

A Juliette balcony will be constructed on the 2nd floor with a sliding glass door with brushed aluminum surround.

Structural glass will be installed on the roof of the greenhouse for a terrace.

The side facade is of brick.

A roof-top addition of glass with asphalt shingles was approved by the Landmarks staff.

The Preservation Committee found the project to be totally out of scale for this building and having too

much glass, creating light and sound pollution and destroying the historical character of the building.

The Committee asked the applicant if he would delay his appearance at the Landmarks Preservation

Commission on June 1, 2010 and work to improve parts of his application and return to the Committee meeting next month. The Architect refused.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the Landmarks Preservation Commission for a rear-yard addition 115 West 62nd Street.

Committee: 6-0-2-0.

RESOLUTION

Date: June 1, 2010

Committee of Origin: Preservation

Re: 27 West 74th Street (Central Park West- Columbus Avenue.) Application to the Landmarks Preservation Commission for a stoop alteration.

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

The following facts and concerns were considered in arriving at our conclusion.

This application involves the modification of an existing stoop to return it to its original L-shaped “box stoop” configuration. (Its twin box stoop was demolished prior to 1930.) The masonry of the stoop will also be restored.

Currently there is a wide first step behind a metal gate, so that the steps down to the Basement entrance are located directly in front of the Basement windows, blocking light. Returning to the original “box stoop” design alleviates this problem. The iron gate will also be removed.

The Preservation Committee found this would make it consistent with other Brownstone stoops in the neighborhood and was appropriate to the building.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the Landmarks Preservation Commission for a stoop alteration at 27 West 74th Street.
Committee: 8-0-0-0.

RESOLUTION

Date: June 1, 2010

Committee of Origin: Preservation

Re: 113 West 88th Street (Columbus – Amsterdam Avenues.)

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

The applicant did not attend the committee meeting.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** Application #10-8012 to the Landmarks Preservation Commission to legalize alterations to the areaway completed in non-compliance with Certificate of No Effect 00-3158, without prejudice.

Committee: 9-0-0-0.

RESOLUTION

Date: June 1, 2010

Committee of Origin: Business & Consumer Issues

Re: 142 West 65th Street (Broadway.)

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** applications to the SLA for a two-year liquor licenses by RA Patina, d/b/a To Be Determined.

Committee: 7-0-0-0. Board Member: 1-0-0-0.

RESOLUTION

Date: June 1, 2010

Committee of Origin: Business & Consumer Issues

Re: 100 West 82nd Street (Columbus Avenue.)

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** applications to the SLA for a two-year liquor licenses by 100 West 82nd Street LLC, d/b/a/ Ditch Plains.

Committee: 7-0-0-0. Board Member: 1-0-0-0.

RESOLUTION

Date: June 1, 2010

Committee of Origin: Business & Consumer Issues

Re: 200 West 60th Street (Columbus Avenue.)

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** Renewal application DCA# 0984345 to the Department of Consumer Affairs by Heledona, Inc., d/b/a Olympic Flame Diner, for a two-year consent to operate an enclosed sidewalk café with 11 tables and 32 seats.

Committee: 7-1-0-0. Board Member: 1-0-0-0.

RESOLUTION

Date: June 1, 2010

Committee of Origin: Business & Consumer Issues

Re: 2186 Broadway (West 77th – 78th Streets.)

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

The applicant did not attend committee meetings in April or May.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** renewal application DCA# 1262190 to the Department of Consumer Affairs by Cosi, Inc., d/b/a Cosi, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 10 seats.

Committee: 7-0-0-0. Board Member: 1-0-0-0.

RESOLUTION

Date: June 1, 2010

Committee of Origin: Business & Consumer Issues

Re: unenclosed café renewal applications:

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following unenclosed café renewal applications:

- **433 Amsterdam Avenue (West 80th - 81st Street.)** Renewal application DCA# 1027125 to the Department of Consumer Affairs by Haru Amsterdam Avenue Corp., d/b/a Haru, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 22 seats.

Committee: 6-1-0-0. Board Member: 1-0-0-0.

- **442 Amsterdam Avenue (West 81st – 82nd Street.)** Renewal application DCA# 0953744 to the Department of Consumer Affairs by 442 Amsterdam Restaurant Group, d/b/a Gin Mill, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 14 seats.

Committee: 6-1-0-0. Board Member: 1-0-0-0.

- **477 Amsterdam Avenue (West 83rd Street.)** Renewal application DCA#0883095 to the Department of Consumer Affairs by 83rd Amsterdam Restaurant Corp., d/b/a Hi Life Bar & Grill, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 26 seats.

Committee: 6-1-0-0. Board Member: 1-0-0-0.

- **718 Amsterdam Avenue (West 95th Street.)** Renewal application DCA# 1277777 to the Department of Consumer Affairs by Iano Corp., d/b/a Acqua, for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.

Committee: 7-0-0-0. Board Member: 1-0-0-0.

- **2728 Broadway (West 104th – 105th Streets.)** Renewal application DCA# 1221141 to the Department of Consumer Affairs by Tokyo Pop, LLC, d/b/a Angelina Pizza Bar, for a two-year consent to operate an unenclosed sidewalk café with 17 tables and 34 seats.

Committee: 7-1-0-0. Board Member: 1-0-0-0.

- **2756 Broadway (West 106th – 107th Street.)** Renewal application DCA# 0890575 to the Department of Consumer Affairs by Wild Rose Management, Inc., d/b/a Meridiana Restaurant, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 31 seats.

Committee: 8-0-0-0. Board Member: 1-0-0-0.

RESOLUTION

Date: June 1, 2010

Committee of Origin: Business & Consumer Issues

Re: New Unenclosed Sidewalk Café Applications.

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following new unenclosed sidewalk café applications:

- **2398 Broadway** (88th Street.) New application DCA# 1351071 to the Department of Consumer Affairs by Aged 88 Street, LLC, d/b/a Aged, for a two-year consent to operate an unenclosed sidewalk café with 17 tables and 36 seats.

Committee: 7-1-0-0. Board Member: 1-0-0-0.

- **935 Columbus Avenue** (West 105th – 106th Streets.) New application DCA# 1347879 to the Department of Consumer Affairs by Amsterdam Avenue Restaurant, LLC, d/b/a Fortago, for a two-year consent to operate an unenclosed sidewalk café with 20 tables and 40 seats.

Committee: 7-1-0-0. Board Member: 1-0-0-0.

- **969 Amsterdam Avenue** (West 107th – 108th Streets.) New application DCA# 1348898 to the Department of Consumer Affairs by Ploy Dee, Inc., d/b/a Wondee Siam V, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats.

Committee: 7-1-0-0. Board Member: 1-0-0-0.