

RESOLUTION

Date: July 5, 2011

Committee of Origin: Business & Consumer Issues

Re: 70 West 68th Street, (Columbus Avenue)

Full Board Vote: 37 In Favor 0 Against 1 Abstention 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application to the State Liquor Authority for a two-year liquor license by Second Wind Restaurant LLC, d/b/a “To be determined”.

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

RESOLUTION

Date: July 5, 2011

Committee of Origin: Business & Consumer Issues

Re: 2350 Broadway (West 85th Street)

Full Board Vote: 37 In Favor 0 Against 1 Abstention 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application to the State Liquor Authority for a two-year liquor license by BT Restaurant Enterprises LLC, d/b/a “To be determined”.

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

RESOLUTION

Date: July 5, 2011

Committee of Origin: Business & Consumer Issues

Re: 429 Amsterdam Avenue (West 80th Street)

Full Board Vote: 37 In Favor 0 Against 1 Abstention 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application to the State Liquor Authority for a two-year liquor license by VAI UWS, LLC, d/b/a VAI Restaurant.

Committee: 9-0-0-0. Board Members: 2-0-0-0.

RESOLUTION

Date: July 5, 2011

Committee of Origin: Business & Consumer Issues

Re: 474-476 Columbus Avenue (West 83rd Street)

Full Board Vote: 37 In Favor 0 Against 1 Abstention 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application to the State Liquor Authority for a two-year liquor license by Spring Natural Corp., d/b/a “To be determined”.
Committee: 9-0-0-0. Board Members: 2-0-0-0.

RESOLUTION

Date: July 5, 2011

Committee of Origin: Business & Consumer Issues

Re: 447 Amsterdam Avenue (West 81st Street)

Full Board Vote: 37 In Favor 0 Against 1 Abstention 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application to the State Liquor Authority for a two-year liquor license by Anemonas Rest. Corp., d/b/a Amsterdam Diner.
Committee: 9-0-0-0. Board Members: 2-0-0-0.

RESOLUTION

Date: July 5, 2011

Committee of Origin: Business & Consumer Issues

Re: 410 Amsterdam Avenue (West 80th Street).

Full Board Vote: 35 In Favor 1 Against 1 Abstention 0 Present

The applicant installed special umbrellas and provided a signed letter from the neighboring residents who stipulated that improvements had been made.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the State Liquor Authority for a two-year liquor license by 410 Amsterdam LLC, d/b/a Tolani.

Committee: 9-0-0-0.

RESOLUTION

Date: July 5, 2011

Committee of Origin: Business & Consumer Issues

Re: 45 West 81st Street (Columbus Avenue.)

Full Board Vote: 37 In Favor 0 Against 2 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the State Liquor Authority for a two-year liquor license by 410 Calle 8, LLC, d/b/a Calle Ocho, unless the following conditions are incorporated into the SLA application and listed in the “Method of Operation” section of the SLA On Premise License:

- Last call for liquor service will be one hour after last seating, which will be:
 - Monday - Thursday: 4pm to 10:30pm (last call 11:30pm)
 - Friday : 4pm to 11:30pm (last call 12:30am)
 - Saturday: 12pm to 11:30pm (last call 12:30am)
 - Sunday: 12pm to 10pm (last call 11pm)
- Customers will enter/exit exclusively through the main hotel lobby door
- Noise/Odor disruptions will be minimized:
 - Amplified music outdoors will be prohibited
 - Service doors will be closed at all times
 - Emergency doors will be for egress only
 - Waste bins will be maintained inside the fenced driveway of the building
 - Waste removal will not occur between 2am and 6am
 - Cooking odors will be minimized using industry standard equipment and venting
- Applicant will adhere to all NYC codes, including Certificate of Occupancy and Fire Department regulations
- Applicant will not apply to alter the Certificate of Occupancy to accommodate more than 200 people
- Vehicular disruptions will be minimized:
 - Parking restrictions in front of the premises will not be changed
 - Vehicles (customers, deliveries, staff etc) will not double-park
 - Vehicles will not idle in front of the premises
- Sidewalk disruptions will be minimized:
 - Service will not be provided outdoors
 - Congregation or assembly on sidewalks or near service entrance will be prohibited
 - Rope lines, checkpoints, or check-in tents will be prohibited
 - Plaques will be posted: "Please respect the peace and quiet of our neighbors"
- Promoters or third party booking agents will not be used
- A designated community liaison will be available by telephone to receive and respond to concerns 24/7, and to meet with community residents monthly or as requested
- A designated staff person will ensure smooth flow of traffic and quiet on the sidewalk
- Applicant agrees to submit/amend its SLA application to include all of the above conditions.

Committee: 9-0-0-0. Board Member: 1-0-0-0.

RESOLUTION

Date: July 5, 2011

Committee of Origin: Business & Consumer Issues

Re: 240 Columbus Avenue (West 71st Street)

Full Board Vote: 34 In Favor 3 Against 3 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the State Liquor Authority for a two-year liquor license by Café Tallulah LLC, d/b/a Cafe Tallulah .

Committee: 9-0-0-0. Board Members: 2-0-0-0.

RESOLUTION

Date: July 5, 2011

Committee of Origin: Business & Consumer Issues

Re: 519 Columbus Avenue (West 85th Street.)

Full Board Vote: 33 In Favor 1 Against 2 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application DCA #1395448 to the Department of Consumer Affairs by De La Fontaine, LLC, d/b/a "To be determined", for a two-year consent to operate an unenclosed sidewalk café with 21 tables and 42 seats.

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

RESOLUTION

Date: July 5, 2011

Committee of Origin: Business & Consumer Issues

938 Amsterdam Avenue (West 106th Street.)

Full Board Vote: 33 In Favor 1 Against 2 Abstention 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application DCA# 1387898 to the Department of Consumer Affairs by 938 Amsterdam Avenue Restaurant, Corp., d/b/a Amsterdam Tavern, for a two-year consent to operate an unenclosed sidewalk café with 3 tables and 12 seats.

Committee: 9-0-0-0. Board member: 1-0-0-0.

RESOLUTION

Date: July 5, 2011

Committee of Origin: Business & Consumer Issues

Re: 485 Columbus Avenue (West 83rd-84th Streets.)

Full Board Vote: 28 In Favor 1 Against 2 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal application DCA# 1249725 to the Department of Consumer Affairs by Cilantro West, LLC, d/b/a Cilantro, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats.

Committee: 9-0-0-0.

RESOLUTION

Date: July 5, 2011

Committee of Origin: Preservation

Re: 1 West 67th Street (Central Park West.) Application to the Landmarks Preservation Commission for an alteration of an existing parapet.

Full Board Vote: 34 In Favor 0 Against 0 Abstentions 0 Present

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

- As part of a waterproofing masonry repair project of the building's rear facade, the existing brick parapet wall was removed and replaced by taller brick parapet walls at both the east and west wings.
- This rear façade is visible from 68th Street to the north.
- Preceding the façade work, a metal-framed glass wall had been installed above the original 24" high brick parapet wall of the west wing for safety, maintaining views out from the penthouse terrace.
- The replacement parapet wall, in being 42" high solid brick, limits the view out compared to the pre-renovation conditions.
- The proportion of this replacement parapet wall appears heavy compared to the original 24" high parapet.
- The now-proposed replacement parapet – a 6" high masonry base with a 36" high glass extension, made up of butt-jointed, clear glass panels installed at the inner face of the masonry base - appears proportionately light as a cap above the top floor windows.
- The Preservation Committee recommends that the 42" high solid masonry parapet wall be altered to be 24" high as originally built, with an 18" high glass extension above, made of clear butt-jointed glass as proposed.
- The Committee further supports the recommendation to the neighboring tenant that this same modification be made for the east wing of the rear facade to restore the building's original massing symmetry.

The Preservation Committee of Community Board 7/ Manhattan believes that the parapet alteration as described above in its modified form with a 24" high masonry parapet wall topped by an 18" high glass wall extension 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** as modified the alteration of an existing parapet wall..

Committee: 5-1-0-0. Board Member: 1-0-0-0.

RESOLUTION

Date: July 5, 2011

Committee of Origin: Preservation

Re: 269 Columbus Avenue, d/b/a Columbus Tavern (West 72nd-73rd Streets.) Application to the Landmarks Preservation Commission for legalization of a canopy.

Full Board Vote: 34 In Favor 0 Against 0 Abstentions 0 Present

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

- The original box-shaped, flat-top canopy frame was existing at the time of District designation.
- The flat-top canopy shape was modified into an arch-top frame by the previous tenant.
- The current proposal maintains the arch-shaped canopy frame, replacing the green and gold canvas with a black and white canvas canopy.

The Preservation Committee of Community Board 7/ Manhattan believes that the existing canopy as described above 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 canopy legalization.

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

RESOLUTION

Date: July 5, 2011

Committee of Origin: Preservation

Re: 305 West 78th Street (West End Avenue.) Application to the Landmarks Preservation Commission for a new dormer addition in the roof.

Full Board Vote: 34 In Favor 0 Against 0 Abstentions 0 Present

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

- The proposed dormer will be 12'-6" wide by 8'-8" high. At its roof, it will project approximately 6'-6" from the steeply-sloping main roof; its front face will align with the existing narrow doorway dormer to the south.
- The dormer will be minimally visible from only one specific viewpoint from west 79th street - through an open alley way between two tall apartment buildings.
- The dormer will face an existing lot-line chimney and a rooftop bulkhead on the neighboring roof at 303 West 78th Street.
- The front face of the dormer will be entirely glazed – two central sliding door panels with two equal-width flanking fixed panels. The door and window assembly will be aluminum-clad wood, bronze finish, similar to the existing skylight to the south.
- The side panels of the dormer will be stucco-faced, tinted terracotta-color to match existing.
- The dormer roof will be terracotta-colored asphalt shingles to match the existing roofing.

The Preservation Committee of Community Board 7/ Manhattan believes that the new dormer 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 construction of a new dormer.

Committee: 5-0-0-0.

RESOLUTION

Date: July 5, 2011

Committee of Origin: Preservation

Re: 51 West 83rd Street (Central Park West-Columbus Avenue.) Application to the Landmarks Preservation Commission for a 3-story horizontal enlargement at the rear of the building and a 1-story penthouse addition within the required front and rear sightline setbacks from public thoroughfares.

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

- The front brick facade will be repaired and restored, including re-bricking the openings of removed through-wall air conditioners; replacing the existing wood front door with a new wood front door of similar design; and replacing existing aluminum windows with new one-over-one double hung windows.
- The three-story rear-yard addition will extend 11.5 feet out, leaving a 30-foot rear-yard.
- A rectangular indoor/outdoor pool will be installed at the rear yard level. The exterior portion of the pool (separated from the interior by a removable Lexan panel) will occupy the western half of the rear yard, set 1.5 feet off the west property line, and ending 3.5 feet south of the northern property line. The rear façade of the three-story addition will consist of a gray steel frame enclosing large wood framed windows.
- The side walls will be solid brick to match the existing rear facade.
- The existing top floor façade will remain in its original location. The proposal called for preserving the existing brick cornice detail, but altering the masonry wall below - replacing the three separate “punched” window openings with one large central opening containing wood-framed floor-to-ceiling windows and sliding glass doors, bracketed by small brick wall sections at the outer sides.
- The one-story penthouse addition will be constructed of masonry, faced in stucco (color to be determined), with wood-framed sliding glass doors. The penthouse addition will not be visible from the street.

The Preservation Committee of Community Board 7/ Manhattan believes that the rear-yard addition as described above in its modified form, with punched window openings at the top floor; and the penthouse addition as described are reasonably appropriate to the historic character of the building and of the Historic District. The Preservation Committee furthermore believes that the proposed renovations to the front facade as modified to include a cornice above the front door, and the rear-yard plan as modified to include additional vegetation are appropriate to the historic character of the building and of the Historic District.

The Full Board considered two resolves:

- 1) BE IT RESOLVED THAT Community Board 7/ Manhattan **approves as modified** the three-story rear-yard addition and **approves** the penthouse addition as presented with the following conditions:
 - That a decorative cornice similar to the one existing at 49 West 83rd Street be re-created above the front doors at the top of the stoop.
 - That in addition to the proposed plantings within the 3.5 feet at the rear of the yard, additional greenery be incorporated into the rear-yard plan.
 - That openings within this facade, in being part of the original rear wall of the building, maintain the three-part “punched” opening character of the original façade (and of its two neighbors), in either door or window form.

Full Board Vote: 19 In Favor 15 Against 5 Abstentions 0 Present

2) BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the three-story rear-yard addition and **disapproves** the penthouse addition as presented.

Full Board Vote: 19 In Favor 17 Against 2 Abstentions 0 Present

Since neither resolution was adopted, no action was taken.

Note: The Preservation Committee approved the modified three-story rear-yard addition and penthouse with the conditions in 1) above listed as recommendations, not as conditions of approval.

Vote : Committee 4-2-0-0 and Board Member 1-0-0-0.

RESOLUTION

Date: July 5, 2011

Committee of Origin: Transportation

Re: 234 West 109th Street, PS 165, Playstreet Request

Full Board Vote: 36 In Favor 0 Against 1 Abstention 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the request by PS165 for a playstreet on West 109th Street, Amsterdam-Broadway, 10:30AM- 1:30PM, during construction at the school, with the understanding that the street will return to its prior status upon completion of construction.

Committee: 9-0-1-0. Board Members: 2-0-0-0.



RESOLUTION**Date: July 5, 2011****Committee of Origin: Land Use****Re: Fordham University. Minor modification to the special permit related to transparency to new buildings at Amsterdam Avenue & West 62nd and West 60th Streets.****Full Board Vote: 37 In Favor 1 Against 0 Abstentions 0 Present**

West 62nd Street LLC and Fordham University seek a modification of the special permit and restrictive declaration setting forth certain restrictions and requirements in connection with, among others, site 3 (Amsterdam Avenue and 60th Street) and Site 4 (Amsterdam Avenue and 62nd Street) of the Fordham superblock, which sites are designated for private residential development, with ground floor commercial uses. The proposed modification would reduce the minimum ground floor streetwall transparency on Amsterdam Avenue from 70% to 60%; would increase the minimum ground floor streetwall transparency on 62nd Street from 50% to 60%, and would increase the minimum ground floor streetwall transparency on 60th Street from 0 to 60%.

Community Board 7 finds the proposed modification to be minor and benign. In this connection we note that the developer has represented that complying with the 70% requirement in the existing permit and declaration would pose significant engineering difficulties; that the increase of transparency along 62nd and 60th street will be beneficial; and that the City Planning Staff has recently proposed streetwall transparency requirements of 50%, i.e. less than is proposed for these sites, for portions of Broadway, Amsterdam and Columbus Avenues north of 73d Street. Accordingly,

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposed modification to the special permit and restrictive declaration to permit changes in minimum required ground floor streetwall transparency as follows: On Amsterdam Avenue frontage, from 70% to 60%; on 62nd Street frontage, from 50% to 60%; on 60th Street frontage, from 0 to 60%.

Committee: 7-0-0-0.

RESOLUTION

Date: July 5, 2011

Committees of Origin: Parks & Environment and Youth, Education and Libraries

Re: PS87 (West 77th Street, Columbus-Amsterdam Avenues.) Department of Parks & Recreation's proposed renovation of the PS 87 courtyard and adjacent sidewalk.

Full Board Vote: 36 In Favor 0 Against 1 Abstention 0 Present

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

The Department of Parks and Recreation consulted extensively with representatives of the PS 87 administration and of school parents in designing the proposed renovation of the PS 87 courtyard space.

The proposed final design very substantially addresses the concerns of those user groups, and also appears reasonably to address projected uses of the courtyard by the community at large during non-school hours.

The Parks and Environment Committee of Community Board 7/Manhattan believes that the proposed final design, in its use of materials, colors, street furniture and other amenities, is an excellent approach to the limited amount of available space and competing uses with regard to that space.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the final design for the renovation of the PS 87 courtyard, and **urges** DPR to stage the work, to the extent possible, to minimize interruption of use of the courtyard during the school year.

Community Board 7/Manhattan also **urges** DPR to consult with representatives of the West 77th Street Block Association about its design proposals for the PS 87 courtyard, including but not limited to changes to the tree pits and/or tree guards and the West 77th Street streetscape.

Joint Committees: 10-1-0-0. Board Members: 3-0-0-0.

RESOLUTION

Date: July 5, 2011

Committee of Origin: Parks & Environment

Re: Department of Parks & Recreation’s Request for Proposals (RFP) for a horseback riding concession in Central Park.

Full Board Vote: 30 In Favor 2 Against 1 Abstention 0 Present

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

Early this year, the Department of Parks and Recreation issued a Request for Proposals for a new horseback riding concession in Central Park without having received input from Community Board 7/Manhattan. To the extent that that was a result of a failure of communication between DPR and CB7, CB7 regrets that failure of communication.

DPR has received three proposals in response to the Request for Proposals. Each proposal would involve a concessionaire bringing numerous horses into the park each day by van, parking the van in the park and assembling the horses at a location in the park for rental to individuals or groups – potentially composed of novice riders -- for group rides on the existing bridal trails in the park. The prices proposed would be approximately \$50 - \$125 per person per hour. The proposed concession would be for seven years.

Revenue to New York City would be relatively minimal. The concessionaire would not make any capital improvement to the park. The obligation to maintain the bridal trails, including removal of the horse manure, would remain with the Central Park Conservancy, under its contract with DPR with regard to maintaining the park.

DPR has several existing horseback riding concessions in other New York City parks that are much less crowded than Central Park.

As the number of recreational users of Central Park has continued to increase in recent years, the demand for space to run, jog, exercise walk, stroll, roller blade and bicycle has correspondingly increased. Particularly since the closing of the Claremont Stables several years ago, an increasing number of recreational users such as runners and walkers have used the bridal trails, because, among other things, the bridal trails provide a route that is separate from the route used by automobiles and bicycles, and they provide a soft surface, in contrast to the concrete of the park roadways.

CB7 believes that the advantages for park users of the proposed horseback riding concession in Central Park are outweighed by the disadvantages.

(a) The number of potential users of the concession would be relatively small, and those users would for the most part have to have substantial financial resources to spend on their horseback rides.

(b) On the other hand, the effect on existing pedestrian users of the bridal paths would be substantial. CB7 is concerned, among other things, about the impact of groups of horses, even if the riders were experienced, suddenly coming up in front of, or behind, pedestrian users, and the resultant possibility of horses endangering pedestrians (and also their riders) in such sudden encounters. CB7 is also concerned that the increase in horse manure on the bridal trails would be a substantial negative for pedestrian users, and would contribute unreasonably to the Conservancy’s maintenance obligations.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **urges** the Department of Parks and Recreation **not** to award any concession pursuant to the existing Request for Proposals. It further requests that DPR consult with CB7 (and other Community Boards) prior to drafting or issuing any other RFP for a horseback riding concession in Central Park.

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