

**RESOLUTION**

**Date: September 3, 2002**

**Committee of Origin: Land Use**

**Re: 261 Columbus Avenue (West 72nd-73rd Streets.)**

**Full Board Vote: 16 In favor 6 Against 3 Abstentions 0 Present**

**BE IT RESOLVED THAT Community Board 7/Manhattan disapproves the new application DCA#1111397 to the Department of Consumer Affairs by PGGGS Gourmet, Inc. d/b/a Columbus Avenue Deli Café at 261 Columbus Avenue, for a one-year consent to operate an unenclosed sidewalk café with 6 tables and 18 seats.**

**RESOLUTION**

**Date: September 3, 2002**

**Committee of Origin: Land Use**

**Re: 393 Amsterdam Avenue (West 79th Street.)**

**Full Board Vote: 24 In favor 4 Against 2 Abstentions 0 Present**

**BE IT RESOLVED THAT Community Board 7/Manhattan approves the new application DCA#1114632 to the Department of Consumer Affairs by Bulgarski & Bulgarski Realty, Inc. d/b/a Bagels & Co. at 393 Amsterdam Avenue, for a one-year consent to operate an unenclosed sidewalk café with 6 tables and 19 seats.**

**RESOLUTION**

**Date: September 3, 2002**

**Committee of Origin: Land Use**

**Re: 2737 Broadway (West 105th Street), Carne.**

**Full Board Vote: 20 In favor 2 Against 2 Abstentions 0 Present**

**WHEREAS, the applicant has submitted revised plans, stamped by the Department of Consumer Affairs, for 15 tables and 30 seats;**

**BE IT RESOLVED THAT Community Board 7/Manhattan approves the new application DCA#1109932 to the Department of Consumer Affairs by The**

**Westside of Broadway Restaurant Group, Inc. d/b/a Carne at 2737 Broadway, for a one-year consent to operate an unenclosed sidewalk café with 15 tables and 30 seats (rather than 17 tables and 34 seats.)**

**Steering: 11-0-0-0. Committee: 6-0-0-0.**

#### **RESOLUTION**

**Date: September 3, 2002**

**Committee of Origin: Land Use**

**Re: 269 Columbus Avenue (West 72nd-73rd Streets), City Grill.**

**Full Board Vote: 20 In favor 2 Against 2 Abstentions 0 Present**

**BE IT RESOLVED THAT Community Board 7/Manhattan approves the renewal application DCA#695954 to the Department of Consumer Affairs by 269 Columbus Restaurant Corp., d/b/a The City Grill at 269 Columbus Avenue, for a five-year consent to operate an enclosed sidewalk café with 16 tables and 34 seats.**

**Steering: 8-0-1-0. Committee: 5-0-0-0.**

#### **RESOLUTION**

**Date: September 3, 2002**

**Committee of Origin: Land Use**

**Re: 223 West 80th Street, formerly Phoenix House (Broadway-Amsterdam Avenue.)**

**Full Board Vote: 22 In favor 2 Against 2 Abstentions 0 Present**

**WHEREAS, Cavan Development Corporation (i.e. the applicant) proposes to construct a 12-story residential building at 223 West 80th on a site whose narrow frontage causes it to be ruled by the Zoning Resolution's 'Sliver Building' provisions, including limitation of height to match the lowest adjacent buildings; and**

**WHEREAS, Community Board 7/Manhattan finds that the proposed structure would interfere with the light and air of apartments and common spaces of adjacent buildings; and**

**WHEREAS, Community Board 7/Manhattan agrees with the residents of those adjacent buildings that their property values would be decreased so that the property values of the residents of the proposed structure could be increased; and**

**WHEREAS, Community Board 7/Manhattan makes these technical findings in accordance with Section 72-21 of the Zoning Resolution:**

**a) The applicant has not clearly demonstrated that there are unique physical conditions peculiar to and inherent in its zoning lot which conditions prevent the applicant from complying with the Zoning Resolution**

**b) Having not met finding a), the applicant has also not met this finding b) concerning a reasonable return on development of the zoning lot**

**c) The applicant has demonstrated that the application, if granted, will not alter the essential character of the neighborhood of the street on which the lot is located and will not be detrimental to the public welfare, but has not demonstrated that the structure for which the variance is being sought will not substantially impair the appropriate use of the adjacent property**

**d) The applicant has not created the difficulties and hardships that the applicant claims as ground for a variance**

**e) The application appears to be the minimum variance necessary to afford the relief the applicant seeks; and**

**WHEREAS, award of a variance depends on an applicant meeting all five tests of Section 72-21 of the Zoning Resolution; and**

**WHEREAS, Community Board 7/Manhattan finds that the applicant has not met findings a), b), and c);**

**BE IT RESOLVED THAT Community Board 7/Manhattan disapproves application #151-02-BZ to the Board of Standards & Appeals (BSA) by Cavan Development Corporation for a variance to exceed the permissible height limitations to permit the construction of a residential building with 12 floors and penthouse at 223 West 80th Street (Broadway – Amsterdam Avenue).**

**Steering: 14-1-1-0.**

**RESOLUTION**

**Date: September 3, 2002**

**Committee of Origin: Land Use**

**Re: Monterey Garage, 137 West 89th Street (Columbus-Amsterdam Avenues.)**

**Full Board Vote: 22 In favor 0 Against 3 Abstentions 0 Present**

**WHEREAS, 137 West 89th Street (The Monterey Garage) was a property taken by eminent domain as part of the West Side Urban Renewal Plan of 1960, but was subsequently determined not to be necessary for the public purpose for which it was taken; and**

**WHEREAS, for the past 40 years the New York City Department of Housing, Preservation and Development (HPD) has leased the garage to an operator, who has maintained its service to the**

**community as a small, family-run business; and**

**WHEREAS, HPD has decided to dispose of this parcel of property and has requested the advice of Community Board 7/Manhattan about how it should go about doing so; and**

**WHEREAS, Community Board 7/Manhattan has held public hearings on the question of the disposal of the property, at which hearings many residents of this community have strongly expressed the view that the garage is important to the fabric of the neighborhood, that the operator has continued his service to the community despite the difficulties of operating a small business under the handicap of a month-to-month lease, and that as a matter of justice, they believe the operator should be sold back the property that was taken for a purpose not needed; and**

**WHEREAS, Community Board 7/Manhattan has consistently taken the position that, to the extent feasible, the urban renewal program should not displace individuals and businesses from this community, and that those displaced should be relocated within the community and, preferably, within the urban renewal area; and**

**WHEREAS, Community Board 7/Manhattan passed a resolution in 1987 requesting that HPD sell 137 West 89th Street to the operator of the Monterey Garage; and**

**WHEREAS, the operator of the Monterey Garage has stated his commitment to undertake a program of historic restoration of the façade of this example of early garage architecture; and**

**WHEREAS, the operator has stated his commitment to continue to operate the Monterey Garage as a garage that will serve the needs of the community;**

**BE IT RESOLVED THAT Community Board 7/Manhattan requests that HPD sell 137 West 89th Street to the current operator, with the provision that the property be operated as a garage by this operator or a successor for a period of at least 30 years; and**

**BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan supports the operator's effort to restore the historic facade, as a service to the community; and**

**BE IT FURTHER RESOLVED THAT, in the event that the operator and HPD are unable to come to an agreement concerning purchase of the property by the operator, Community Board 7 requests that HPD begin an open RFP process for other public or private uses, and that Community Board 7 be consulted on the development of the RFP, and the determination of an award.**

**Steering: 11-3-0-0.**

## **RESOLUTION**

**Date: September 3, 2002**

**Committee of Origin: Landmarks**

**Re: 45 West 70th Street (Central Park West-Columbus Avenue.)**

**Full Board Vote: 23 In favor 0 Against 0 Abstentions 0 Present**

**WHEREAS, this size grill was the only one of its style among other installations on the block; and**

**WHEREAS, the change was not necessary since the purpose of the change could be accommodated in another way;**

**BE IT RESOLVED THAT Community Board 7/Manhattan disapproves application #026507 to the Landmarks Preservation Commission to legalize the installation of a security grille at the basement without LPC permits.**

**Steering: 10-0-0-0. Committee: 3-0-0-0. Public Member: 1-0-0-0.**

## **RESOLUTION**

**Date: September 3, 2002**

**Committee of Origin: Landmarks**

**Re: 139 West 91st Street (Columbus-Amsterdam Avenues.)**

**Full Board Vote: 23 In favor 0 Against 0 Abstentions 0 Present**

**WHEREAS, the condition of the windows is beyond repair; and**

**WHEREAS, the replacement windows have been thoughtfully researched; and**

**WHEREAS, portions of the original windows, which have been fixed, will remain;**

**BE IT RESOLVED THAT Community Board 7/Manhattan approves application #021679 the Landmarks Preservation Commission for replacement of windows.**

**Steering: 10-0-0-0. Committee: 4-0-0-0. Public Member: 1-0-0-0.**

**RESOLUTION**

**Date: September 3, 2002**

**Committee of Origin: Parks, Cultural Affairs and Libraries**

**Re: Proposal by the Department of Parks and Recreation to install public art in Riverside Park: West 91st Street.**

**Full Board Vote: 22 In favor 1 Against 0 Abstentions 0 Present**

**BE IT RESOLVED THAT Community Board 7/Manhattan approves the installation of a Daryl Petit rock sculpture at West 91st Street, top of vale, for 6 months to 1 year.**

**Steering: 10-0-0-0. Committee: 4-0-1-0.**

**RESOLUTION**

**Date: September 3, 2002**

**Committee of Origin: Parks, Cultural Affairs and Libraries**

**Re: Proposal by the Department of Parks and Recreation to install public art in Riverside Park: West 72nd Street.**

**Full Board Vote: 22 In favor 1 Against 0 Abstentions 0 Present**

**BE IT RESOLVED THAT Community Board 7/Manhattan approves the installation of a Daryl Petit sculpture on the south side of the West 72nd Street soccer field for a period of 6 months to 1 year.**

**Steering: 10-0-0-0. Committee: 3-0-2-0.**