

RESOLUTION

Date: September 8, 2009

Committees of Origin: Land Use and Transportation

Re: 2148 Broadway (West 76th Street.)

Full Board Vote: 28 In favor 8 Against 5 Abstentions 0 Present

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

A grandfathered rental-car facility of 270 spaces was closed to allow for the development of the Laureate (2148 Broadway, at West 75th Street).

This rental-car facility consistently used the sidewalk and street to stage its arriving and departing cars.

The Zoning Resolution precludes new rental-car facilities from having more than 100 spaces.

Readily available rental cars make it possible for New Yorkers not to own cars of their own, thus reducing congestion, pollution, and demand for parking.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #090478ZSM to the Department of City Planning by 76th and Broadway LLC for a special permit pursuant to ZR Sections 13-562 and 74-52 to allow a 194-space public parking garage to be constructed on portions of the ground floor, cellar, and sub-cellar of a new as-of-right, mixed-use residential and commercial retail building to be located at 2148 Broadway in Manhattan (Block 1167, Lots 37 and 40), and

BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan applauds 76th and Broadway LLC for attempting to replace the rental-car spaces on site and urges City Planning to reexamine the counterintuitive and counterproductive limitation on rental-car space, and

BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan requests that the developer provide an safe environment for pedestrians, with adequate signage and sound and light signals, at the garage entrance/exit, and

BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan asks for a commitment from the developer that no cars, including rental cars, will be parked or driven on the sidewalk or parked illegally on West 76th Street.

Joint Committees: 9-2-0-0.

RESOLUTION

Date: September 8, 2009

Re: 344 Amsterdam Avenue, aka 205 West 76th Street.

Full Board Vote: 44 In favor 0 Against 1 Abstention 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #272-07BZ to the Board of Standards & Appeals by Equinox 76th Street to enlarge the physical cultural establishment at 344 Amsterdam Avenue, aka 205 West 76th Street.

Committee: 8-1-0-0.

RESOLUTION

Date: September 8, 2009

Committees of Origin: Parks & Preservation

Re: 40 West 68th Street, York Prep. Application to the Landmarks Preservation Commission for rear-yard addition.

Full Board Vote: 36 In favor 0 Against 0 Abstentions 1 Present

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

The applicant reduced the size and bulk of the proposed addition after the vote of the Full Board of Community Board 7 with respect to its application for a zoning variance.

The Parks & Preservation Committee of Community Board 7/Manhattan, believes that the proposed rear-yard addition, as scaled back and presented to it at its July, 2009 regularly scheduled meeting, 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 40 West 68th Street, the York Preparatory School.

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

RESOLUTION

Date: September 8, 2009

Committee of Origin: Parks & Preservation

Re: 61 West 68th Street (Central Park West - Columbus Avenue.) Application to the Landmarks Preservation Commission for legalization of terrace on back of building.

Full Board Vote A: 29 In favor 7 Against 0 Abstentions 0 Present

Full Board Vote B: 25 In favor 11 Against 2 Abstentions 0 Present

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

The Parks & Preservation Committee of Community Board 7/Manhattan, is concerned that the infill of the historic open terrace at the top floor rear of this townhouse building, which was paired with the same configuration and architectural elements at the top floor rear of the townhouse building to the east, destroyed a distinct original element, but nevertheless a majority of the Committee believes that the materials, paint color, fence and windows are at least minimally appropriate to the historic character of the building and of the Historic District.

THEREFORE,

A: BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the legalization of the infill material, paint color and fence at the rear terrace of 61 West 68th Street.

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

B: BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the legalization of the windows at the rear terrace of 61 West 68th Street.

Committee: 4-3-0-0. Board Member: 1-0-0-0.

RESOLUTION

Date: September 8, 2009

Committee of Origin: Parks & Preservation

Re: 56 West 70th Street (Central Park West-Columbus Avenue.) Application to the Landmarks Preservation Commission for replacement of front windows.

Full Board Vote: 29 In favor 3 Against 1 Abstention 0 Present

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

The Parks & Preservation Committee of Community Board 7/Manhattan, believes that the proposed single-light casement/tilt-and-turn windows at the ground floor and parlor floor are minimally appropriate to the historic character of the building and of the Historic District.

The representative of the applicant who presented the application to the Committee agreed to request that the Landmarks Preservation Commission defer consideration of its application to install a new ground floor door, in light of the lack of detail presented about the proposed door, until after the Committee's September, 2009 regularly scheduled meeting, at which the applicant would present a more developed proposal for the door.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the proposed replacement windows at 56 West 70th Street.

Committee: 4-0-0-0.

RESOLUTION

Date: September 8, 2009

Committees of Origin: Transportation and Parks & Preservation

Re: 225 West 86th Street (Amsterdam Avenue - Broadway.)

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the request by Extell Belnord, LLC to the Department of Transportation for a revocable consent for a proposed guard booth located at the exterior wall adjacent to the 86th Street entrance

Committee: 9-0-0-0. Board Members: 0-0-1-1. Public Members: 3-0-1-0.

RESOLUTION

Date: September 8, 2009

Committee of Origin: Transportation

Re: 2180 Broadway (West 77th – 78th Street.)

Full Board Vote: 32 In favor 5 Against 1 Abstention 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application DCA# 1021206 to the Department of Consumer Affairs by 2180 Broadway Restaurant, Inc., d/b/a Manhattan Diner, for a two-year consent to operate an enclosed sidewalk café with 18 tables and 38 seats.

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

RESOLUTION

Date: September 8, 2009

Committee of Origin: Transportation

Re: 283 Amsterdam Avenue (West 73rd - 74th Street.)

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application DCA# 1321660 to the Department of Consumer Affairs by Nabucco, LLC, d/b/a Salumeria Rosi, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 15 seats.

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

RESOLUTION

Date: September 8, 2009

Committee of Origin: Transportation

Re: 225 West 77th Street (Amsterdam Avenue - Broadway.)

Full Board Vote: 27 In favor 9 Against 2 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application DCA# 1319273 to the Department of Consumer Affairs by Pita Grill 77, LLC, d/b/a Vai Restaurant, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats, with recommendation that the bike rack be relocated.

Committee: 7-1-1-0. Board Member: 0-1-0-0. Public Members: 3-1-1-0.

RESOLUTION

Date: September 8, 2009

Committee of Origin: Transportation

Re: 511 Amsterdam Avenue (West 84th – 85th Streets.)

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application DCA# 1320797 to the Department of Consumer Affairs by 511 Amsterdam Vino, Corp., d/b/a Bar Luna, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 20 seats.

Committee: 9-0-0-0. Board Member: 0-0-1-0. Public Members: 3-0-0-0.

RESOLUTION

Date: September 8, 2009

Committee of Origin: Transportation

Re: West 61st Street.

Full Board Vote: 23 In favor 7 Against 4 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** request by the Power Memorial Academy Alumni Association to secondarily name West 61st Street, east of Amsterdam Avenue, in honor of the former school that was located at 161 West 61st Street from 1931 to 1984.
Committee: 8-0-1-0. Board Member: 1-0-0-0. Public Members: 1-2-1-0.

RESOLUTION

Date: September 8, 2009

Committee of Origin: Business & Consumer Issues

Re: 217 West 85th Street (Broadway.)

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application to the SLA for a two-year liquor license by Broadway 21 LLC, d/b/a “To Be Determined”.

Committee: 4-0-0-0.

RESOLUTION

Date: September 8, 2009

Committee of Origin: Business & Consumer Issues

Re: 2427 Broadway (a/k/a 251 West 89th Street)

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application to the SLA for a two-year liquor license by WMK 89th Street, d/b/a "To Be Determined".

Committee: 4-0-0-0.

RESOLUTION

Date: September 8, 2009

Committee of Origin: Business & Consumer Issues

Re: 612 Amsterdam Avenue (West 89th Street.)

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application to the SLA for a two-year liquor license by Nipa Thai Restaurant Corp. d/b/a "To Be Determined".

Committee: 4-0-0-0.

RESOLUTION

Date: September 8, 2009

Committee of Origin: Steering

Re: Intro 1015 Resolution

Full Board Vote: 29 In favor 0 Against 1 Abstention 0 Present

WHEREAS, Council Member Dan Garodnick has introduced, with the co-sponsorship of Council Members Gale Brewer and Jessica Lappin, City Council Intro 1015 to maintain the safety of construction sites where permitted work is temporarily suspended; and

WHEREAS, according to the Department of Buildings (DOB), open construction sites are a greater safety hazard to the public than active ones; and

WHEREAS, stalled or abandoned construction projects can be a drag on neighboring commercial activity and property values; and

WHEREAS, difficult economic conditions are contributing to stalled construction projects, as developers lose the necessary financing to complete their buildings; and

WHEREAS, The New York Times reported on July 19, 2009 that there are currently 362 stalled construction sites around the city, including 57 in Manhattan; and

WHEREAS, Intro 1015 would allow developers to renew work permits that would otherwise expire due to inactivity, provided that they notify the Buildings Commissioner when permitted work will be suspended and when it will be resumed, and that they submit a detailed plan for maintaining the safety of the construction site during the period when permitted work will be suspended, and that such plan be approved by the Buildings Commissioner; and

WHEREAS, such safety plan shall contain proposed measures for securing the site from access by unauthorized persons, and schedules for inspecting the equipment remaining on such site, and such other provisions as the Buildings Commissioner shall require; and

WHEREAS, Intro 1015 would lead to increased monitoring of inactive work sites and would engage developers and the DOB in safety planning before hazards arise, rather than reacting to accidents after they have occurred; and

WHEREAS, Intro 1015 as proposed would not impose undue burdens on developers, but rather would create an incentive for them to secure inactive work sites by saving them from having to refile and/or update their building plans; and

WHEREAS, The City has a clear interest in preventing construction accidents;

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **supports** the passage of Intro 1015, and urges its City Council members to vote in favor of such bill should it come before them for a vote.

Committee: 12-0-0-0; Board Member: 1-0-0-0.

RESOLUTION

Date: September 8, 2009

Re: Cut in station agents in subway stations.

Full Board Vote: 37 In favor 1 Against 0 Abstentions 0 Present

WHEREAS, booth agents are the direct line of contact between customers and NYC Transit, and
WHEREAS, persons with disabilities and oversized packages and/or walkers need to be buzzed
in at many stations, and

WHEREAS, NYC Transit intends to phase out many of these booth agents, leaving passengers
with special needs few options to enter stations, and

WHEREAS, safety, security, and rising ridership may be compromised by the elimination of
these agents, incurring increasing incidents of crime and fare evasion, and

WHEREAS, many stations in CD7, such as 59th St-Columbus Circle, 72nd Street/Broadway,
66th St-Lincoln Center, 79th St/Broadway, 86th St/Broadway, 110th St/Broadway, will be impacted by
these changes,

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan strongly opposes the
removal of these agents as anti-customer and anti-passenger safety, jeopardizing the movement of
persons with disabilities, and others, and strongly urges the MTA to abandon this penny-wise but pound-
foolish action.