

March 2003 Resolutions

Transportation Committee

Co-Chairs: Andrew Albert and Dan Zweig

1. Re: Proposed closings of token booths in stations in CD7: 96th and 110th Street IND and 79th, 86th, and 110th Street IRT.

Full Board Vote: 27 In favor 2 Against 0 Abstentions 1 Present

WHEREAS, token booth clerks are the eyes and ear of the transit system; and

WHEREAS, token booth clerks are the means by which physically challenged customers, as well as customers with strollers or oversized packages, are buzzed into the subways; and

WHEREAS, many of the proposed booth closings would remove that accessibility from one side of a station, including stations with no crossovers, including 79th, 86th, and 110th Street on the # 1,9 lines; and

WHEREAS, in the security-conscious times we are living in, the last thing we want to do is remove a transit rider's link with the police;

BE IT RESOLVED THAT Community Board 7/Manhattan urges the Metropolitan Transit Authority to abandon plans to close token booths throughout the transit system.

Committee: 5-0-0-0.



2. Re: 245 West 76th Street. Application to the Department of Transportation by 4 Uptown Properties, LLC for a revocable consent to enlarge the existing areaway.

Full Board Vote: 16 In favor 5 Against 4 Abstentions 0 Present

WHEREAS, the proposed modifications to the 245 West 76th Street areaway create a space in which to hide unsightly containers for refuse; and

WHEREAS, the 2-foot outward extension of the areaway would not impede pedestrian flow since it is located between two adjacent properties with stoops that extend out just as far; and

WHEREAS, this would make an overall improvement to the site;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the Department of Transportation by 4 Uptown Properties, LLC for a revocable consent to enlarge the existing areaway in from of 245 West 76th Street.

Committee: 4-1-0-0.



3. Re: 2770 Broadway (West 103rd Street).

Full Board Vote: 25 In favor 0 Against 3 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application by 2700 Broadway LLC to the Department of Transportation for a revocable consent to construct and maintain a vault under the sidewalk.

Committee: 5-0-0-0 Public Member: 1-0-0-0



Land Use Committee

Co-Chairs: Richard Asche and Hope Cohen

4. Re: 223-227 West 60th Street. Application #315-02-BZ by Touro College to the Board of Standards and Appeals for bulk variances to allow the construction of a mixed-use building at 223-227 West 60th Street (West End-Amsterdam Avenues).

Full Board Vote: 29 In favor 2 Against 3 Abstentions 0 Present

WHEREAS, Touro College LLC (i.e. the applicant) proposes to construct a mixed-use building at 223-227 West 60th Street; and

WHEREAS, the applicant is requesting seven variances from the Board of Standards & Appeals (BSA) concerning bulk, numbers of dwelling units, and open space requirements; and

WHEREAS, Community Board 7/Manhattan finds that the proposed structure is out of scale with the neighborhood; and

WHEREAS, Community Board 7/Manhattan finds that the conditions claimed by the applicant to be unique to the site, i.e. the slope, the existence of bedrock, the existence of contaminated soil, and the existence of a manufacturing building, are not unique to the site, but rather exist in varying degrees at numerous sites in the adjacent area; and

WHEREAS, Community Board 7/Manhattan appreciates the applicant's effort to address architectural issues of concern to Community Board 7/Manhattan, but regrets that the applicant has neither reduced the proposed bulk of the project, nor adequately explained its economic justification; 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** demonstrated that there are unique physical conditions which, either singly or in combination, are peculiar to and inherent in its zoning lot which conditions prevent the applicant from complying with the Zoning Resolution
- b) The applicant's financial analysis obscures the role of the not-for-profit applicant in the for-profit development, and Community Board 7/Manhattan is unable to assess its relevance or correctness regarding reasonable return on investment
- c) The applicant has **not** 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, and 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) Community Board 7/Manhattan is not convinced that the applicant faces difficulties and hardships necessitating a variance, and so is unable to assess whether any such difficulties or hardships are the creation of the applicant
- e) The applicant has **not** demonstrated that the application is 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), c), and e);

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** application #315-02-BZ to the Board of Standards & Appeals (BSA) by Touro College LLC for six [how many?] variances concerning bulk, dwelling units, and open space requirements to permit the

construction of a mixed-use building at 223-227 West 60th Street (West End –Amsterdam Avenue).

Committee: 5-0-0-0.

[Original resolution, December 2002, came from Land Use joint with Housing Committee:

Joint Committees: 7-0-1-0. Board Members: 3-0-0-1. Public Member: 0-1-0-0]

5. Re: 2298 Broadway (West 83rd-82nd Streets).

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the renewal application DCA# 1082469 to the Department of Consumer Affairs by Chung Cheung Corp., d/b/a Neo Japanese Restaurant at 2298 Broadway (West 83rd Street) for a five-year consent to operate an enclosed sidewalk cafe with 24 tables and 48 seats.

Committee: 3-0-1-0.

6. Re: 642 Amsterdam Avenue (West 91st-92nd Streets).

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

WHEREAS, the applicant has agreed to change the configuration of the proposed sidewalk café to eliminate 2 seats and reduce the depth of the café to 9 feet; and

WHEREAS, the applicant has agreed to submit to Community Board 7/Manhattan plans revised to document these changes and stamped by the NYC Department of Consumer Affairs;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the new application DCA# 1130054 to the Department of Consumer Affairs by Miyako Sushi Corp, d/b/a Miyako Sushi at 642 Amsterdam Avenue for a one-year consent to operate an unenclosed sidewalk cafe with 11 tables and 22 seats.

Committee: 3-0-0-0.

7. Re: 442 Amsterdam Avenue (West 81st-82nd Streets).

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the renewal application DCA# 0953744 to the Department of Consumer Affairs by 442 Amsterdam Avenue Corp., d/b/a Gin Mill at 442 Amsterdam Avenue (West 81st – 82nd Streets) for a five-year consent to operate an unenclosed sidewalk cafe with 8 tables and 14 seats.

Committee: 2-0-1-0.

Landmarks Committee

Co-Chairs: Lenore Norman and Patricia Stevens

8. Re: 442 Amsterdam Avenue, d/b/a the Gin Mill (West 81st - 82nd Streets).

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

WHEREAS, the storefront will be of uniform colors; and the banner, awning and lighting will be removed; and

WHEREAS, the background of the wooden sign will be painted black;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #033445 to the Landmarks Preservation Commission to legalize the installation of an awning, signage, lighting, and a flagpole and banner, and to modify storefront infill without LPC permits.

Committee: 5-0-0-0 Public: 1-0-0-0.

9. Re: 34 West 89th Street (Central Park West-Columbus Avenue).

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

WHEREAS, the stoop will be historically appropriate in both materials and design;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #032769 to the Landmarks Preservation Commission to reconstruct the stoop.

Committee: 5-0-0-0. Public: 1-0-0-0.

Parks, Libraries and Cultural Affairs Committee

Co-Chairs: Barbara Adler and Bob Herrmann

10. Re: Proposal by the Department of Parks and Recreation to install a permanent dog run in Riverside Park at 72nd Street.

Full Board Vote: 21 In favor 5 Against 1 Abstention 0 Present

WHEREAS, Community Board 7/Manhattan is committed to supporting a permanent dog run near the current facilities but further from the nearest residential buildings; and

WHEREAS, the Parks, Cultural Affairs and Libraries Committee of CB7 is pleased to see the neighbors, the Department of Parks & Recreation, the Riverside Park Fund, and FLORAL all working together in concert to develop this new dog run so it may be a success;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the new dog run design at 72nd Street in Riverside Park and congratulates the many community partners for working together to create and maintain the new facility.

Committee: 4-1-0-0. Board Member: 1-0-0-0. Public: 6-4-0-0.