

July 2006 Resolutions

Committee of Origin: Steering

Re: Reaffirming CB7's commitment to Inclusionary Housing and to the timely rezoning of West 97th -110th Streets

Full Board Vote: 35 In favor 0 Against 0 Abstentions 0 Present

WHEREAS, Community Board 7/Manhattan established a Task Force in the Fall of 2005 to work with the Department of City Planning to create appropriate contextual zoning and downzoning in the area north of West 97th Street; and

WHEREAS, a lengthy, collaborative and fruitful process resulted in a positive agreement with the Department of City Planning that was approved by the Task Force on May 17, 2006, and by the full membership of Community Board 7 on June 6, 2006 by a unanimous vote of 42-0-0; and

WHEREAS, this conclusion, which provided for a re-zoning of the Broadway corridor to 8A, with a bonus up to 9A for Inclusionary Housing, as well as a downzoning of midblocks to 8B, was presented to the community at large and elected officials, who strongly and universally endorsed the plan; and

WHEREAS, the Department of Housing Preservation and Development (HPD) then did not accept the Inclusionary Housing portion of the re-zoning proposal arrived at by Community Board 7 and by the Department of City Planning;

BE IT RESOLVED THAT Community Board 7 reaffirms its original resolution of June 6, 2006, in all respects and notes with regret that the city agency charged with the development and preservation of housing in New York City has not accepted the use of Inclusionary Housing within the zoning envelope we propose; and

BE IT FURTHER RESOLVED THAT Community Board 7 urges HPD to reconsider its position so that the community will be able to incorporate Inclusionary Housing in the proposed re-zoning actions; and

BE IT FURTHER RESOLVED THAT in view of the pressing need to rezone, Community Board 7 will continue to work with the Department of City Planning toward achieving the rezoning of midblocks and other subdistricts; and

BE IT FURTHER RESOLVED THAT the rezoning study and Environmental Assessment Statement be expedited by the Department of City Planning and completed by the end of the Summer of 2006, and that this rezoning proposal be certified in the Fall of 2006 in order for the Uniform Land Use Review Procedure (ULURP) to commence.

Committee: 15-0-0-0. Board Member: 1-0-0-0.

Committees of Origin: Transportation and Parks & Preservation

Re: West 96th IRT Subway Station renovation.

Full Board Vote: 32 In favor 2 Against 1 Abstention 1 Present

WHEREAS, the 96th Street/Broadway IRT station was opened over 100 years ago; and

WHEREAS, this important station is currently the 24th busiest in the transit system, getting thousands of transfers daily; and

WHEREAS, the current proposal for the station's renovation makes the most sense and delivers better circulation throughout the station compared to other proposals; and

WHEREAS, increasing the width of the Broadway median is the only way to allow the siting of ADA elevators within the new headhouse to line up with the platforms below; and

WHEREAS, this will necessitate the changing of sidewalk widths between West 95th & West 96th Streets to be reduced from 24 feet to 15 feet, forcing the removal of 25 trees; and

WHEREAS, 2,609 feet of parkland must be alienated to allow for the headhouse, which will be made up by adding 6,720 feet of parkland on the Broadway malls, for a net gain of 4,111 feet;

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves**:

1. The alienation of said parkland from the Broadway Mall for the new headhouse
2. The renovation plan for the 96th Street Station as presented by NYC Transit & Daniel T. Frankfurt consultants, with the following conditions:
 - a. Pedestrian safety must be a top priority, including changing of traffic patterns and making the double advance left-turn at 96th & Broadway a lagging left turn, as well as other options.
 - b. Making crosswalks wider & more defined with striping.
 - c. Relocation of Broadway Mall plantings from the 95th -96th Street Mall to the West 103rd Street Mall.
 - d. Replacement of lost trees (25) by NYC Transit (193) and placement of these trees done in consultation with CB7 Parks & Transportation Committees.
 - e. D.O.T. will look at 95th Street traffic patterns, with all options open, including possible change of direction and other traffic diversions.
 - f. Loading zones will be monitored to see how they're working.
 - g. Bus stop relocations will be monitored to gauge their effectiveness.
 - h. Construction impacts will be monitored, with updates to be provided on a regular basis.
 - i. Any G.O's (general orders - train reroutes) will be discussed with Community Board 7/ Manhattan well in advance of their effective dates.
 - j. Proposed Parks Department concession in newly-renovated Broadway Mall will be removed from the plan.

BE IT FURTHER RESOLVED THAT Community Board 7/ Manhattan urgently requests that DOT and all responsible and involved agencies report to CB7 at frequent intervals (every two months) on design modifications, refinements and changes before the final design is completed and well before the start of construction. CB7 wishes to continue to work with all agencies so as to assure that the final design and engineering for this key project creates a balance among the needs of subway riders, pedestrians and drivers.

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

Committee of Origin: Parks & Preservation

Re: West 75th and West 77th Street Stables.

Full Board Vote: 29 In favor 3 Against 3 Abstentions 1 Present

WHEREAS, the three former stables on Amsterdam Avenue at West 77th & West 75th Streets are representative of buildings constructed in the late 19th Century to house horses; and

WHEREAS, Andrew Dolkart writes these buildings played a crucial role in 19th Century New York; and

WHEREAS, The Dakota Stable, currently the Pyramid Garage at West 77th Street is considered to be a "stylistic gem" with warm colored brick; and

WHEREAS, the building retains many of its architectural features such as its cornice; and

WHEREAS, the New York Cab Co. stables at West 75th Street, now the Berkley Garage, is another distinguished example of the “skyscraper” stable; and

WHEREAS, the commercial stables were developed to provide rental carriages and also boarded commercial vehicles; and

WHEREAS, the smaller stable, now containing the Equinox Gym, was a typical “stable” of the era; and

WHEREAS, it forms an ensemble with the other two stable buildings; and

WHEREAS, the larger buildings have been cited as part of the Upper West Side’s important buildings not protected by Landmark designation; and

WHEREAS, The Dakota Stable may be threatened with demolition;

BE IT RESOLVED THAT Community Board 7/ Manhattan requests that the Landmarks Commission calendar a public hearing pursuant to designation for these important buildings.

Committee of Origin: Parks & Preservation Committee

Re: East 85th Street Playground, Central Park.

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

WHEREAS, the proposed design provides a reasonable compromise between maintaining elements of the 1972 design by Richard Dattner and current needs and safety standards; and

WHEREAS, the proposed design restores the comfort station and makes it accessible to members of the general public as well as users of the playground; and

WHEREAS, other elements of the playground and surrounding landscape will be improved and restored; and

WHEREAS, the proposed design is appropriate to the playground’s location in Central Park;

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the final design for the reconstruction of the East 85th Street (“Ancient”) Playground in Central Park.

Committee: 5-0-0-0.

Committee of Origin: Parks & Preservation Committee

Re: 200 Central Park West, American Museum of Natural History.

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

WHEREAS, the current roof of the Hall of Ocean Life at the American Museum of Natural History is severely deteriorated and needs replacement; and

WHEREAS, the roof is not visible from any public way; and

WHEREAS, the proposed replacement roof in standing seam copper is appropriate to the historic character of the Hall and the rest of the Museum;

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to replace the roof of the Hall of Ocean Life at the American Museum of Natural History with a standing seam copper roof.

Committee: 5-0-0-0.

Committee of Origin: Parks & Preservation Committee

Re: 179 Columbus Avenue (West 67th Street.)

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

WHEREAS, the Landmarks Preservation Commission has issued several violations with regard to signage at 179 Columbus Avenue; and

WHEREAS, the owner of the building has agreed to remove the awning at the south end of the facade for which a violation was issued; and

WHEREAS, the large facade sign saying "Thomas Drugs" and the use of illuminated neon close to the street wall within the primary display window for the drug store are reasonably consistent with the building's location in a landmark district;

BE IT RESOLVED THAT Community Board 7/Manhattan, **approves** the removal of the awning at the south end of the facade at 179 Columbus Avenue; and

BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan, **approves** the legalization of the "Thomas Drugs" facade sign and the use of illuminated neon close to the street wall within the primary display window for the drug store at 179 Columbus Avenue.

Committee: 5-0-0-0.

Committee of Origin: Parks & Preservation Committee

Re: 472 Columbus Avenue, d/b/a Ricky's (West 83rd Street.)

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

WHEREAS, the Landmarks Preservation has issued violations with regard to the storefront and signage at 474 Columbus Avenue; and

WHEREAS, the store owner has agreed to recess the neon sign in the transom over the entrance door to a depth that is not covered by LPC jurisdiction; and

WHEREAS, the store owner has agreed to remove the flag that it installed on the storefront; and

WHEREAS, the store owner has agreed to eliminate the illumination on the "Ricky's" name sign on the facade, but intends to retain the illumination of the adjacent "Ricky's" logo; and

WHEREAS, the illuminated "Ricky's" logo is reasonably consistent with the building's location in a historic district; and

WHEREAS, the store owner and building owner have explained that cast iron corner columns at the street wall were not covered over in the facade renovation, but rather that "lolly" columns were covered, and that in fact there are no such cast iron columns behind the corner cladding, so that they believe that they are not in fact in violation of LPC regulations;

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the removal of the flag and the recessing of the neon sign behind the transom; and

BE IT FURTHER RESOLVED THAT Community Board 7/ Manhattan **approves** the elimination of the illumination of the "Ricky's" name sign and **approves** the legalization of the "Ricky's" logo at 472 Columbus Avenue.

Committee: 5-0-0-0.

Committee of Origin: Parks & Preservation Committee

Re: 248 Central Park West (West 84th-85th Streets.)

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

WHEREAS, the proposed penthouse/roof-top addition is 14 feet less deep than that previously approved by Community Board 7/Manhattan, but disapproved by the Landmarks Preservation Commission; and

WHEREAS, the proposed addition, while visible from the side street, is relatively unobtrusive and is of materials that are generally consistent with the historic character of the building and the historic district; and

WHEREAS, the proposed addition is appropriate to the building and the historic district;

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the revised application for a penthouse/roof-top addition at 248 Central Park West.
Committee: 5-0-0-0.

Committee of Origin: Parks & Preservation

Re: 130 West 79th Street (Columbus-Amsterdam Avenues.)

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

WHEREAS, this is a 1987 building in a historic district; and

WHEREAS, the proposed addition is relatively modest in scope;

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to remove a portion of an exterior wall and install a metal frame and greenhouse at the western end of the penthouse level at 130 West 79th Street.

Committee: 5-0-0-0.

Committee of Origin: Transportation

Re: 340 Amsterdam Avenue (West 76th Street.)

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

BE IT RESOLVED THAT Community Board 7/ Manhattan, **approves** renewal application DCA#0917771 to the Department of Consumer Affairs by 340 Brew Pub Inc., d/b/a Westside Brewing Company, for a two-year consent to operate an unenclosed sidewalk café with 14 tables and 47 seats.

Committee: 9-0-0-0.

Committee of Origin: Transportation

Re: 466 Amsterdam Avenue (West 82nd Street)

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

BE IT RESOLVED THAT Community Board 7/ Manhattan, **approves** renewal application DCA#1103575 to the Department of Consumer Affairs by 466 Amsterdam Avenue, LLC, d/b/a Sushi Hana, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 22 seats.

Committee: 6-0-0-0.

Committee of Origin: Transportation

Re: 570 Amsterdam Avenue (West 88th Street.)

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

BE IT RESOLVED THAT Community Board 7/ Manhattan, approves petition to Modify Consent (Renewal) application DCA#1068447 to the Department of Consumer Affairs by Rancho West Corporation, d/b/a Rancho Cafe, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 24 seats.

Committee: 9-0-0-0.