

September 2007 Resolutions

Date: September 4, 2007

Committee of Origin: Land Use

Re: 162 West 83rd Street (Columbus-Amsterdam Avenues.)

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #244-97-BZ to the Board of Standards & Appeals by AGT Crunch New York LLC for a waiver for extension of term, extension of time to obtain the certificate of occupancy, and an amendment for an enlargement of floor area.

Committee: 7-0-2-0. Board Members: 3-0-1-0.

Date: September 4, 2007

Committee of Origin: Land Use Joint with Health & Human Services

Re: 319 West 94th Street (West End Avenue-Riverside Drive.)

Referred back to Health and Land Use Committees

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the Lantern Group's application to the Board of Standards & Appeals for variance for the addition of 2 ½ as-of-right floors without the rear-yard setback requirement to allow conversion of the 149-unit commercial SRO into 140-units of permanent, affordable housing.

Joint Committees: 11-1-1-1. Board Members: 1-0-1-0.

Date: September 4, 2007

Committee of Origin: Land Use Joint with Transportation

Re: 205 West End Avenue (West 70th Street.)

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #1330-66-BZ to the Board of Standards & Appeals by ACP Lincoln Garages, LLC for a 10-year extension of a variance to permit transient parking within an existing accessory garage.

Joint Committees: 7-0-0-0. Board Members: 2-0-0-0.

Date: September 4, 2007

Committee of Origin: Land Use Joint with Transportation

Re: 165 West End Avenue (West 66th Street.)

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #1328-66-BZ to the Board of Standards & Appeals by ACP Lincoln Garages, LLC for a 10-year extension of a variance to permit transient parking within an existing accessory garage.

Joint Committees: 7-0-0-0. Board Members: 2-0-0-0.

Date: September 4, 2007

Committee of Origin: Land Use Joint with Transportation

Re: 185 West End Avenue (West 66th Street.)

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #1332-66-BZ to the Board of Standards & Appeals by ACP Lincoln

Garages, LLC for a 10-year extension of a variance to permit transient parking within an existing accessory garage.

Joint Committees: 7-0-0-0. Board Members: 2-0-0-0.

Date: September 4, 2007

Committee of Origin: Transportation

Re: Traffic concerns in the Freedom Place, West 66th-72nd Street, area.

Full Board Vote: 38 In favor 0 Against 0 Abstentions 0 Present

The following facts and concerns were taken into consideration in arriving at our resolution:

Due to the rapidly increasing number of people, businesses, and traffic in the area bound by

West End Avenue and Riverside Boulevard between West 66th and West 72nd Streets, the relatively unregulated traffic flows in the area have begin to come in conflict with the needs and safety of pedestrians when attempting to cross streets, resulting in increasingly dangerous conditions for area residents and pedestrians of all ages. Though perhaps the traditional traffic study methodology of accident counts may appear to not yet warrant new controls, the community reports from residents and responsible preschool personnel indicate otherwise.

THEREFORE, BE IT RESOLVED THAT since further development and population and traffic increases are clearly destined to only make this situation even more difficult in the near future, Community Board 7/Manhattan requests that the NYC Department of Transportation implement a more predictable traffic flow for this area by the immediate installation of stop signs, traffic signals, and accompanying crosswalk controls on Freedom Place at West 66th Street and West 70th Street without delay, and requests an update within six months.

Committee: 4-0-0-0. Board Members: 4-0-0-0.

Date: September 4, 2007

Committee of Origin: Transportation

Re: Congestion pricing.

Referred back to Transportation Committee

The following facts and concerns were taken into consideration in arriving at our resolution:

Reducing traffic, improving the flow of traffic, and reducing overall emissions are laudable and beneficial goals; and

Congestion pricing is the only congestion reduction strategy which can bring financial benefits directly to our mass transportation system which will need to handle a large number of additional passengers who have moved from commuting in personal vehicles;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan supports the concept of congestion pricing as a valid method of achieving these benefits; and

BE IT FURTHER RESOLVED THAT Community Board 7/ Manhattan requests that in the process of working out the details of this program, that (1) there be review and reconsideration of the northernmost border of the congestion zone with an eye toward moving it to another location, and (2) that a change be implemented to reduce and eliminate the penalty for reverse commuters who are leaving the congestion zone and reducing congestion with their exit.

Committee: 5-0-0-0. Board Members: 2-0-2-0. Public Members: 1-0-1-0.

Date: September 4, 2007

Committee of Origin: Transportation

Re: 270-276 Columbus Avenue (West 73rd Street.)

Full Board Vote: 35 In favor 2 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application DCA# 1260284 to the Department of Consumer Affairs by 276 Columbus Avenue, d/b/a Arte Around Corner, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.

Committee: 4-0-0-0. Board Members: 2-0-0-0.

Date: September 4, 2007

Committee of Origin: Transportation

Re: 507 Columbus Avenue (West 84th-85th Streets.)

Full Board Vote: 35 In favor 2 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application DCA# 1257432 to the Department of Consumer Affairs by VYNL on Columbus, LLC, d/b/a VYNL, for a two-year consent to operate an unenclosed sidewalk café with 5 tables and 14 seats.

Committee: 4-0-0-0. Board Members: 2-0-0-0.

Date: September 4, 2007

Committee of Origin: Transportation

Re: 100 West 67th Street (Columbus Avenue.)

Full Board Vote: 35 In favor 2 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application DCA# 0955781 to the Department of Consumer Affairs by The Honest Food Company, LLC, d/b/a Nick & Toni's Cafe, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 16 seats.

Committee: 5-0-0-0. Board Members: 2-0-0-0.

Date: September 4, 2007

Committee of Origin: Transportation

Re: 450 Amsterdam Avenue (West 81st – 82nd Streets.)

Full Board Vote: 35 In favor 2 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application DCA# 1204137 to the Department of Consumer Affairs by EKD Tavern, Inc., d/b/a Dead Poet, for a two-year consent to operate an unenclosed sidewalk café with 5 tables and 11 seats.

Committee: 5-0-0-0. Board Members: 2-0-0-0.

Date: September 4, 2007

Committee of Origin: Transportation

Re: 261 Columbus Avenue (West 72nd Street.)

Full Board Vote: 35 In favor 2 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application DCA# 1111397 to the Department of Consumer Affairs by PGGs Gourmet, Inc., d/b/a Columbus Gourmet Food, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 16 seats.

Committee: 5-0-0-0. Board Members: 2-0-0-0.

Date: September 4, 2007

Committee of Origin: Parks & Preservation

Re: 190 Riverside (West 91st Street.)

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

The following facts and concerns were taken into consideration in arriving at our resolution:

The proposed addition is essentially a full two-story addition at the top of the existing eleven-story building that will be highly visible from many locations, including locations in Riverside Park, plus a smaller third story set back from the street facades of the bulk of the addition; and

The proposed addition (except for the partial third floor) would be at the building line on both Riverside Drive and West 91st Street, and would have facades at both elevations that are close to vertical, with strong dormer window elements further pulling the facades visually toward the building line, so that the addition would read not so much as a "mansard" (as described by the applicant), but rather as a very large addition of two floors; and

The bulk of the proposed addition appears disproportionately weighty in relation to the existing building; and

The arguments (a) that the original architect of the building would have designed or specified this proposed addition, or one like it, and (b) that the proposed addition is in keeping with other top floor elements in neighboring buildings is not sufficiently persuasive; and

The addition is not proposed to correct or restore any existing condition that has been changed or deteriorated over the years, but simply to afford the applicant the opportunity to add to the building a huge amount sellable floor space in entirely new apartments; and

The Parks & Preservation Committee of Community Board 7/Manhattan, believes that the proposed addition is not appropriate to the historic architecture of the building or to the Historic District;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the proposed design for a rooftop addition at 190 Riverside Drive.
Committee: 6-0-0-0. Board Member: 1-0-0-0.

Date: September 4, 2007

Committee of Origin: Parks & Preservation

Re: 185 West 80th Street (Amsterdam-Columbus Avenues), d/b/a West Side Wine Bar LLC.

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

The following facts and concerns were taken into consideration in arriving at our resolution:

The applicant proposes to install façade elements generally reminiscent of and consistent with original but missing elements of the storefront (as documented historically) and still-existing elements of the building façade, particularly those of the residential entrance, including a new fabricated metal fascia with rosettes, new casement windows, metal pilasters and a blade sign; and

The applicant agreed and committed to the Parks & Preservation Committee of Community Board 7/Manhattan that it would propose to LPC a base treatment below the windows of either masonry or metal cladding matching the new fascia in material, color and design; and

The Committee believes that the proposed façade elements are appropriate to the historic design of the building and to the Historic District;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposed restoration of the storefront at 185 West 80th Street.

Committee: 5-0-0-0.

Date: September 4, 2007

Committee of Origin: Parks & Preservation

Re: 427 Amsterdam Avenue (West 81st-82nd Streets.)

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

The following facts and concerns were taken into consideration in arriving at our resolution:

The building in question is a one-story "taxpayer" that never had the characteristics for which the Historic District was designated; and

Amsterdam Avenue in this location, and the specific block in question, contain a variety of storefronts at the street level; and

Although the only known tax photo shows a door centered on the façade between two windows, that historic feature is essentially irrelevant to appropriateness considerations in the Historic District; and

The proposed façade is modest, simple and will largely recede in comparison to the storefront facades of its neighbors;

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application for a proposed new storefront at 427 Amsterdam Avenue.

Committee: 5-0-0-0.

Date: September 4, 2007

Committee of Origin: Parks & Preservation

Re: 461 Columbus Avenue (73 West 82nd Street.)

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

The following facts and concerns were taken into consideration in arriving at our resolution:

Community Board 7 previously, at its April 11, 2007, meeting, approved a partial removal of paint on this storefront that was less historically appropriate than the current proposal; and

The Parks & Preservation Committee of Community Board 7/ Manhattan believes that the proposed restoration of the façade to its original unpainted brick is appropriate to the historic design of the building and to the Historic District;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan, **approves** the restoration of the Columbus Avenue and 82nd Street facades of the storefront at 461 Columbus Avenue to its original brick finish.

Committee: 5-0-0-0.

Date: September 4, 2007

Committee of Origin: Parks & Preservation

Re: 300 Central Park West, The Eldorado (West 91st Street)

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

The following facts and concerns were taken into consideration in arriving at our resolution:

The application is for an in-kind replacement of a greenhouse addition that was recently removed so that the building could do necessary repairs; and

The proposed paint color of the metal framing of the addition will match and blend in with the beige brick of the main penthouse façade to which the greenhouse will be attached; and

The Parks & Preservation Committee of Community Board 7/ Manhattan believes that the proposed rooftop addition is reasonably appropriate to the historic design of the building and of the Historic District,

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposed rooftop addition at 300 Central Park West.

Committees: 5-0-0-0.