

RESOLUTION

Date: April 7, 2009

Committee of Origin: Parks & Preservation

Re: ConEdison Steam Plant (West End Avenue and 59th Street.)

Full Board Vote: 33 In favor 0 Against 2 Abstentions 0 Present

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

The IRT/ConEd Powerhouse at West 59th Street is a spectacular example of Beaux Arts industrial architecture by Stanford White of McKim, Mead & White, and it remains substantially intact.

It appears that Stack No. 5 may be the only remaining original smokestack on the Powerhouse. Its demolition appears to be imminent.

The Riverside South development within the District of Community Board 7/Manhattan is a post-industrial landscape being adapted for modern residential and other uses. Community Board 7 is starting a ULURP review of the proposal for the build-out of the southernmost parcel of Riverside South, for which a mixed use development called Riverside Center is being proposed. The Powerhouse is located immediately to the south of this parcel. Its industrial history is integral to its architectural, social and geographic context, including, specifically, the Riverside Center parcel, as well as all of Riverside South.

THEREFORE, BE IT RESOLVE THAT Community Board 7 strongly supports preservation of the Powerhouse, including Stack No. 5, as a uniquely appropriate neighbor to Riverside South, and

BE IT FURTHER RESOLVE THAT Community Board 7/Manhattan urges the Landmarks Preservation Commission to designate the IRT/ConEd Powerhouse at West 59th Street as an individual landmark, and to act with extreme speed in order to forestall the demolition of Stack No. 5.
Committee: 4-0-0-0. Board Member: 1-0-0-0.

RESOLUTION

April 7, 2009

Committee of Origin: Parks & Preservation

Re: 12-14 West 68th Street (Central Park West). Application to the Landmarks Preservation Commission for legalization of an additional floor on 12 West 68th Street.

Full Board Vote: 19 In favor 15 Against 3 Abstentions 1 Present

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

12-14 West 68th Street are one tax lot consisting of an extraordinary late 19th Century townhouse at 14 West 68th Street coupled with a modest (four stories prior to the illegal addition at issue) 1920's small apartment building set back from the street at 12 West 68th Street.

It appears that no attempt was made to apply to the Landmarks Preservation Commission in this instance for approvals.

The addition to 12 West 68th Street, which, as described by the applicant is actually 1 ½ stories, all of which is highly visible from the street in front of the property, substantially alters the front façade of the building.

Regardless of potential differences of opinion as to whether the addition is appropriate to the historic character of 12 West 68th Street, to the historic character of the combined buildings viewed as a single historic unit, or to the character of the Historic District, or as to the good faith of the owner/applicants (none of which this resolution addresses), and regardless of whether the Department of Buildings or others may have erred with regard to permits for the addition, Community Board 7/Manhattan strongly believes that an owner should not be permitted to flout the Landmark Preservation law by making such a prominent and visible change to a Historic District structure without ensuring that the professionals that the owner engages for the project effect on the owner's behalf full compliance with the governing LPC procedures. CB7 is concerned that, in order to foster compliance and thereby protection of our historic built environment, the standard for legalization after the fact should be more rigorous, rather than less rigorous, than the standard for a timely and proper Certificate of Appropriateness application.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the proposed legalization of the addition to 12 West 68th Street.

RESOLUTION

April 7, 2009

Re: 12-14 West 68th Street (Central Park West). Application to the Landmarks Preservation Commission for legalization of an areaway fence in front of 14 West 68th Street.

Full Board Vote: 22 In favor 7 Against 3 Abstentions 1 Present

The following additional facts and concerns were taken into account in arriving at our conclusion with regard to the installation of the fence at the areaway at 14 West 68th Street.

The section of fence installed in front of 14 West 68th Street is part of and matches the section of fence previously installed in front of 12 West 68th Street, and is historic iron fencing, though from another location.

All members of the Parks and Preservation Committee of Community Board 7/Manhattan who had addressed the question believed that the fence is reasonably appropriate to the historic character of the combined property and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the proposed legalization of the fence installed at the areaway of 14 West 68th Street.

RESOLUTION

Date: April 7, 2009

Committee of Origin: Parks & Preservation

Re: 154 West 70th Street (Broadway.)

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

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

The Parks and Preservation Committee of Community Board 7/Manhattan, believes that the proposed façade alternations and rooftop additions are reasonably appropriate to the historic character of the building and of the Historic District.

The representatives of the applicant advised the Committee that the drawings presented were in error with regard to the two westernmost windows at the street level, and that they would be divided by vertical stiles.

The proposed rooftop additions will be minimally visible from public ways.

The Committee recommended that the applicant consider using a darker green for the window trim than that presented.

THEREFORE, BE IT RESOLVE THAT Community Board 7/Manhattan **approves** the proposed restorative work to the storefront facades and mechanical additions to the rooftop at 154 West 70th Street.

Committee: 6-0-0-0

RESOLUTION

Date: April 7, 2009

Committee of Origin: Parks & Preservation

Re: 118 West 87th Street (Columbus Avenue.)

Full Board Vote: 34 In favor 1 Against 1 Abstention 0 Present

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

The Parks and Preservation Committee of Community Board 7/Manhattan was advised by the applicant that the proposed cameras and motion activated light are already in place, and the Committee viewed photographs of them in place.

The Committee believes that the cameras and motion activated light are minimally intrusive with regard to the historic character of the building and of the Historic District and are thus reasonably appropriate.

THEREFORE, BE IT RESOLVE THAT Community Board 7/Manhattan **approves** the cameras and motion activated light at 118 West 87th Street.

Committee: 6-0-0-0.

RESOLUTION

Date: April 7, 2009

Committees of Origins: Land Use and Housing

Re: Department of City Planning's proposed text amendment to the Inclusionary Housing provisions of the Zoning Resolution.

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

This resolution is based upon the following facts:

The Department of City Planning (DCP), in close cooperation with the Department of Housing Preservation and Development (HPD), is proposing a text amendment to the Inclusionary Housing provisions of the Zoning Resolution.

The proposed amendment increases the flexibility of the Inclusionary Housing programs, including the possibility of home ownership.

The proposed amendment corrects the discrepancy between the bonus for onsite and offsite affordable units in the R10 program, a longstanding concern of Community Board 7/Manhattan.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the text amendment as presented.

Committee: 11-0-0-0. Board Member: 1-0-0-0.

RESOLUTION

Date: April 7, 2009

Committee of Origin: Transportation

Re: 801 Amsterdam Avenue (West 100th Street.)

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** petition to the Department of Transportation by 801 Amsterdam, LLC, for a new revocable consent to maintain and use an existing sidewalk vault that will provide office space for the Ryan Health Center. The vault is located on the east side of Amsterdam Avenue, 35 feet south of the intersection of Amsterdam Avenue and West 100th Street.

Committee: 10-0-1-1.

COMMUNITY BOARD 7 Manhattan

RESOLUTION

Date: April 7, 2009

Committee of Origin: Transportation

Re: 2672 Broadway (West 102nd Street.)

Full Board Vote: 27 In favor 6 Against 3 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application DCA# 0984023 to the Department of Consumer Affairs by Plaza Mexico, Inc., d/b/a Mama Mexico, for a two-year consent to operate an enclosed sidewalk café with 5 tables and 16 seats.

Committee: 6-1-0-0.

COMMUNITY BOARD 7 Manhattan

RESOLUTION

Date: April 7, 2009

Committee of Origin: Transportation

Re: 2020 Broadway (West 69th Street.)

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application DCA# 1308014 to the Department of Consumer Affairs by Tapas Food and Wine, Inc., d/b/a BarCibo Enoteca, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 22 seats.

Committee: 7-1-0-0. Board Member: 1-0-0-0.

RESOLUTION

Date: April 7, 2009

Committee of Origin: Transportation

Re: 953 Columbus Avenue (West 107th Street.)

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application DCA# 1309297 to the Department of Consumer Affairs by Dogus Corp., d/b/a Pan & Plus, for a two-year consent to operate an unenclosed sidewalk café with 5 tables and 10 seats.

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

COMMUNITY BOARD 7 Manhattan

RESOLUTION

Date: April 7, 2009

Committee of Origin: Transportation

Re: 425 Amsterdam Avenue (West 80th – West 81st Street.)

Full Board Vote: 34 In favor 1 Against 1 Abstention 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application DCA# 1218074 to the Department of Consumer Affairs by 425 Amsterdam Café, Inc., d/b/a McAleer's Pub, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.
Committee: 8-1-0-0. Board Member: 0-0-2-0.

COMMUNITY BOARD 7 Manhattan

RESOLUTION

Date: April 7, 2009

Committee of Origin: Transportation

Re: 429 Amsterdam Avenue (West 80th – West 81st Street.)

Full Board Vote: 34 In favor 1 Against 1 Abstention 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application DCA# 0955642 to the Department of Consumer Affairs by Amorluz Corp., d/b/a Luzia's Restaurant, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 14 seats.

Committee: 9-1-0-0. Board Member: 1-0-1-0.

COMMUNITY BOARD 7 Manhattan

RESOLUTION

Date: April 7, 2009

Committee of Origin: Business & Consumer Issues

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

Full Board Vote: 33 In favor 0 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the new application to the New York State Liquor Authority by Amsterdam Ale House LLC, d/b/a Amsterdam Ale House, for a two-year on-premises liquor license.

Committee: 4-0-1-0.

COMMUNITY BOARD 7 Manhattan

RESOLUTION

Date: April 7, 2009

Committee of Origin:

Re: 452 Amsterdam Avenue (West 82nd Street.)

Full Board Vote: 33 In favor 0 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the new application to the New York State Liquor Authority by Vanida Restaurant Inc, d/b/a Recipe, for a two-year on-premises liquor license.

Committee: 5-0-0-0.

COMMUNITY BOARD 7 Manhattan

RESOLUTION

Date: April 7, 2009

Committee of Origin:

Re: 2728 Broadway (West 105th Street.)

Full Board Vote: 33 In favor 0 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the new application to the New York State Liquor Authority by 2728 Pizza LLC, d/b/a "To be determined"., for a two-year on-premises liquor license.

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

RESOLUTION

Date: April 7, 2009

Committee of Origin:

Banning Natural Gas Drilling in NYC's upstate watershed and elsewhere in New York State.

Full Board Vote: 26 In favor 0 Against 2 Abstentions 0 Present

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

The Delaware/Catskills Watershed produces 90% of NYC's drinking water, providing unfiltered, excellent water to more than 9 million people.

The continued safety and purity of that drinking supply is threatened by the possible introduction into the watershed of "hydraulic fracturing," a drilling process that injects water under extreme pressure, mixed with toxic chemicals, into the ground in order to break up the rock formations and permit the extraction of natural gas. The process produces contaminated water which presents an unacceptable risk of contamination of the aquifers and damage to the NYC water supply.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan strongly urges Governor Paterson and the NYS DEC to ban such drilling in the Delaware/Catskills Watershed and in aquifers and watersheds elsewhere in New York State.

Committee: 3-0-0-0. Public Members: 4-0-0-0.

RESOLUTION

Date: April 7, 2009

Committee of Origin: Steering

Re: CB7 Bylaws: Article IV and Article VI.

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the following changes to CB7's By-laws.

The language for Article IV, Section E (3) -- to follow the existing sentence in that same paragraph -- is: *The vote of committee members at a committee meeting shall be taken separately from the vote of Board members present at the meeting who are not members of the committee. In the case of a joint committee meeting, the votes of the members of each of the joint committees shall be aggregated in determining whether an action has carried. For purposes of determining whether an action of a committee or joint committee has carried, the votes of non-committee Board members shall not be counted. However, such votes of Board members who are present at a committee meeting but are not members of the committee or joint committee shall be separately recorded in the minutes.*

The final proposed new language for Article VI, Section C (1) -- substituting for the entire existing paragraph -- is: *Except as otherwise required by these By-Laws or the City Charter, all actions of the Board shall be decided by a majority vote. All Members who are in the room at the time of a vote must record one of four positions: (1) vote "Yes"; (2) vote "No"; (3) vote "Abstain"; or (4) abstain by reason of conflict of interest. "Yes", "No" and "Abstain" shall be considered votes for purposes of determining whether an action has carried. An abstention by reason of conflict of interest shall not be considered a vote for such purposes. The number of "Yes" votes must be greater than the total number of "No" and "Abstain" votes for an action to carry by majority vote. If the number of "Yes" votes is the same as or less than the total number of "No" and "Abstain" votes, the action does not carry.*