

RESOLUTION

Date: October 5, 2010

Committees of Origin: Land Use and Transportation

Re: 15 West 72nd Street, Mayfair Towers.

Full Board Vote: 31 In favor 0 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application # 433-65-BZ to the Board of Standards & Appeals by the 15 West 72nd Owners Corp for licensee/contract vendee, the Mayfair Garage Corp, for a term extension to the current variance to continue transient parking within the accessory parking garage at 15 West 72nd Street.

Land Use Committee: 8-0-0-0. Transportation Committee: 1-0-0-0. Board Member: 1-0-0-0.



RESOLUTION

Date: October 5, 2010

Committee of Origin: Land Use

Re: 15 West 68th Street (Central Park West.) Presentation of application C 110033 ZSM by Fine Times Incorporated to the Department of City Planning, pursuant to ZR Section 74-711, for a Special Permit to allow a hotel use (Use Group 5) in an existing 6-story building at 15 West 68th Street in an R8B (residential) district.

Full Board Vote: 25 In favor 4 Against 8 Abstentions 0 Present

Fine Times Incorporated (owner) has applied for a special permit pursuant to Section 74-711 of the Zoning Resolution to permit a use group five (hotel) use at its now-vacant six-story building at 15 West 68th Street in an otherwise residential zone.

The owner has presented a business plan for the proposed hotel which would limit occupancy of the guest rooms to 22 people and limit occupancy of the first and second floor common areas to 50 people. The owner has also agreed to a number of restrictions on hours of use including for parties and events, garbage pick-up and disposal, parking and other matters. A proposed restrictive covenant was negotiated between the owner and the 68th Street Block Association. However, a substantial number of block residents opposed the project for a variety of reasons, primarily because of apprehension that the common areas would be used for private parties on a daily basis, possibly unrelated to the occupancy of the hotel.

Several members of Community Board 7 expressed agreement with the concept of the hotel, but doubt as to the efficacy of consultation with residents of the block and the enforceability and specificity of the Restrictive Covenant; several members also criticized the owner for having created a misleading impression that the rooms would not be leased individually, but only to a single renter for a period of not less than a week at a time. (During the community board hearing the owner finally offered to agree to this restriction.)

A majority of the board agreed that, while a project surrounded by adequate safeguards might eventually be acceptable and might lessen opposition from residents on the block, the project in its current form, subject to the current draft of the Restrictive Covenant, has been met with substantial opposition from block residents, which opposition is not unreasonable. Accordingly, at the present time and in its present incarnation, Community Board 7 cannot make the required findings of minimal adverse impact as required by section 74-711, and accordingly, it is

RESOLVED that Community Board 7/Manhattan **disapproves** the application of Fine Times Incorporated for a special permit to operate a hotel at 15 West 68th Street.

RESOLUTION

Date: October 5, 2010

Committee of Origin: Business & Consumer Issues

Re: 307 Amsterdam Avenue

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

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the SLA for two-year liquor license by Grand Sichuan 74 St, Inc. d/b/a Grand Sichuan, 307 Amsterdam Avenue, New York, NY 10023, unless applicant agrees to reduce the sound level of the new HVAC system to meet NYC Noise Code and the Department of Environmental Protection noise regulations.

Committee: 7-0-0-0.

RESOLUTION

Date: October 5, 2010

Committee of Origin: Business & Consumer Issues

Re: 2130 Broadway

Full Board Vote: 34 In favor 0 Against 1 Abstention 2 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the SLA for two-year liquor license by the Beacon Hotel, David Katz, d/b/a "To be determined".

Committee: 6-0-0-2.

NOTE: Applicant withdrew application on October 6, 2010.

RESOLUTION

Date: October 5, 2010

Committee of Origin: Business & Consumer Issues

Re: 45 West 81st Street

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the SLA for two-year liquor license UWS 45, LLC, d/b/a "To be determined".

Committee: 8-0-0-0.

RESOLUTION

Date: October 5, 2010

Committee of Origin: Business & Consumer Issues

Re: 2596 Broadway

Full Board Vote: 22 In favor 9 Against 4 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application (change of ownership) DCA# 1338515 to the Department of Consumer Affairs by H.B. Restaurant Group, Inc, d/b/a Hunan Balcony, for a two-year consent to operate an enclosed sidewalk café with 10 tables and 20 seats.

Committee: 8-0-0-0.

RESOLUTION

Date: October 5, 2010

Committees of Origin: Preservation and Parks & Environment

Re: Central Park Boathouse Restaurant.

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

The Preservation and Parks & Environment Committees of Community Board 7/ Manhattan believe that:

- the design, materials and placement of the new bar pavilion, constructed of glass and white painted aluminum on a mahogany and granite base, modeled loosely on other Park structures including the Central Park Zoo arcade and the Boathouse itself, and situated closer to the existing Boathouse building in order to open up views to the Lake;
- the bow-shaped deck extension to the existing outdoor deck, re-built 16” higher to be level with the bar paving, and minimally cantilevered over the lake; and
- the expanded and re-oriented Boat Rental shack, constructed of the same green painted wood and re-oriented to open the view to the Lake

are all reasonably appropriate to the historic character of Central Park.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the bar pavilion, patio deck and dock area reconstruction; and

BE IT FURTHER RESOLVED THAT Community Board 7/ Manhattan appreciates the thoughtful input of other community boards around the park, as well as the concerns of the commissioners, and recommends that these thoughts be taken into account when the applicant returns before the commission.

Preservation Committee: 7-0-0-0. Parks & Environment Committee: 3-0-0-0. Board Member: 1-0-0-0.



RESOLUTION

Date: October 5, 2010

Committee of Origin: Preservation

Re: West End Avenue Expanded Historic District.

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

After considerable time, the Landmarks Preservation Commission has unveiled the proposal to designate West End Avenue as a Historic District with additional buildings on the side streets included. This has been a long effort by members of the community, including a complete report by Andrew Dolkart the Director of the Preservation Department at Columbia University. The Commission increased the area to approximately 750 buildings by expanding already existing historic districts on the Upper West Side.

West End Avenue has many small buildings that are under threat by developers for demolition and replacement by inappropriate buildings. Some of that already is underway. The Avenue has an eclectic assortment of buildings showing the evolution of homes up to modern apartment houses. The collection of buildings forms a totality of architecturally significant buildings that create a strong sense of place.

Community Board 7/Manhattan is pleased to enthusiastically endorse this proposal in its entirety and urges the Commission to act as quickly as possible to schedule a public hearing and to designate the proposed Historic District. Community Board 7 further commends the West End Preservation Society (WEPS) for its hard work and dedication to its goals.

Committee: 6-0-0-0.

RESOLUTION

Date: October 5, 2010

Committee of Origin: Preservation

Re: 40 West 72nd Street.

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

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

The Preservation Committee of Community Board 7/ Manhattan believes that the relocation of the four wireless antennas visible from the street*, consisting of mounting the antennas onto the windows within the east and west faces of the existing water tower, painting them a dark grey to blend in with the windows, and moving their structural supports and related wiring inside the water tower enclosure, 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 antenna relocation.

* Note: The relocation and treatment of other four antennas was approved at LPC staff level.

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

RESOLUTION

Date: October 5, 2010

Committee of Origin: Preservation

Re: 100 West 72nd Street

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

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

The Preservation Committee of Community Board 7/ Manhattan believes that cooling tower soundproofing, consisting of enclosing the cooling tower within metal baffles of a similar height to the cooling tower, and painted a buff color to blend in with the wall behind, 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 cooling tower soundproofing.

Committee: 8-0-0-0.

RESOLUTION

Date: October 5, 2010

Committee of Origin: Preservation

Re: 103 West 73rd Street

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

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

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed rear yard extension, consisting of a new structure fabricated of concrete blocks faced in stucco (color unspecified), built out to completely fill the rear yard, 26'-6" in height including a 3'-6" high parapet wall (masking a new skylight) is inappropriate to the historic character of the building, the rear yards (i.e. the "donut") and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the rear-yard extension.

Committee: 6-2-0-0.

RESOLUTION

Date: October 5, 2010

Committee of Origin: Preservation

Re: 10 West 74th Street

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

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

The Preservation Committee of Community Board 7/ Manhattan believes that the new entrance canopy, modeled on the design shown in the original 1941 renderings, consisting of a light-colored curving enameled steel front face, with darker metal applied letters, supported by two tension rods anchored to the masonry façade, and roofed with tempered glass and metal, 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 new entrance canopy.

Committee: 8-0-0-0.

RESOLUTION

Date: October 5, 2010

Committee of Origin: Steering

Re: Proposed CB7 policy on requests for leaves of absence.

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

BE IT RESOLVED THAT Community Board 7/ Manhattan adopts the following policy regarding requests for leaves of absence: *The Steering Committee acts on all requests for leaves and makes recommendations to the Full Board. Requests should be submitted in writing to the Board Chair. There is a limit on non-medical leaves of three months. If a need still exists after three months, the Steering Committee will reconvene with a presumption that resignation will be pursued if duties cannot be resumed. Leaves requested for health reasons will be considered on a case-by-case basis. Committee: 11-0-0-0.*

RESOLUTION

Date: October 5, 2010

Committee of Origin: Steering

Re: Request for leave of absence by Charles Simon.

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** Charles Simon's request for a leave of absence of three months beginning in October 2010.

Committee: 11-0-0-0.

RESOLUTION

Date: October 5, 2010

Committee of Origin: Steering Committee

Re: Support of MCB1's Cordoba Initiative Resolution.

Full Board Vote: 24 In favor 1 Against 9 Abstentions 0 Present

This resolution is premised upon the following facts:

On May 25, 2010, Community Board 1/Manhattan ("CB1"), after hearing from its community at public meetings conducted pursuant to its customary procedures, passed a resolution in support of the Cordoba Initiative's Cordoba House Project, a 15-storey community center that includes a mosque as well as many other public accommodations. The text of CB1's resolution is appended below.

A substantial majority of CB1 members along with Representative Jerrold Nadler, Manhattan Borough President Scott M. Stringer, City Council Members Gale Brewer and Margaret Chin, State Senator Daniel L. Squadron, Assembly Member Deborah Glick, and Mayor Michael Bloomberg support the Cordoba Initiative's efforts to develop the Cordoba House Project and the important community facilities it will provide for the community at the now vacant 45-51 Park Place, which has been abandoned since September 11, 2001.

The members of CB1 have received threats to their personal safety, including publishing of their personal information, prior to and following their support of the Cordoba House Project.

CB1 members' homes and businesses are a short walk from Ground Zero, and many members were personally and deeply affected by the tragedy on September 11th and the lingering effects of its aftermath. CB1 members thus have a first-hand, informed understanding of how best to help its community continue to recover, heal, redevelop and prosper.

Community Boards are at the core of a participatory democracy, ensuring that the voice of the community at a local level is heard and considered in connection with a host of civic matters, urban planning decisions, and quality-of-life issues. Community Boards adhere to open and transparent public processes that empower community involvement through dialogues in which ideas, values and views are freely exchanged and debated.

Community Board members are all volunteers who reflect a cross-section of their community. They often consider contentious matters, spending countless hours seeking the solution that best fits the needs of the local residents and businesses. The personal attacks and physical threats faced by CB1 members, largely if not entirely initiated by individuals and organizations based outside of the community district served by CB1 and to be served by the Cordoba House Project, are an affront to the fundamental principles of participatory democracy. Similarly, the anti-Muslim vitriol and irresponsible characterization of CB1 members and Cordoba House Project supporters as "murderers" or other equally disrespectful epithets contained in speeches in opposition to the project are patently inconsistent with the principles of ordered liberty that community boards strive to uphold.

NOW, THEREFORE, Community Board 7/Manhattan ("CB7") resolves as follows:

1. Community Boards continue to be a valued and vital component of short and long-term planning in the City of New York.
2. CB7 applauds CB1 and its members for properly fulfilling their role of providing informed advice and recommendations on a planning matter such as the Cordoba House Project, and for doing so in the best traditions of community boards by following its usual inclusive and exhaustive procedures despite the extraordinarily difficult circumstances and context in which the matter arose and was debated both within and beyond their board.
3. CB7 particularly endorses CB1's declining to take any position regarding the religious aspects of or any religious facilities associated with the Cordoba House Project, as to do so would incorrectly suggest that any such considerations should have a place in deciding the matters before them.
4. CB7 thanks and commends the members of CB1 and the above-named elected officials who took a courageous stand to better their community by upholding the principles of participatory democracy under trying conditions as they judged the community planning decision before them solely on its merits and without succumbing to intimidation or threats born of fear and intolerance. CB1's members are positive examples for future generations of Americans, especially New Yorkers, for upholding the fundamental tenets and building blocks of our democracy.
5. CB7 also commends CB1's refusal to blacklist the proposed project on religious grounds, which deserves recognition as an example of American citizens exercising a public function in strict adherence to the American Constitution and the principles on which this nation was founded.

If Ground Zero stands for anything, it stands for America's resilience, for the strength of America's character, its form of government, its Constitution and our dedication to freedom. Recent attempts to prohibit the erection of a house of worship in downtown Manhattan do more than any terrorist attack to strengthen those who would destroy our way of life; they are self-inflicted wounds which, if not treated promptly and aggressively, will fester and infect us as a nation. Islam did not attack us on 9/11 – terrorists did. More Muslims than non-Muslims have died around the world at the hands of Muslim extremists. In battlefields in Iraq and Afghanistan we are asking Muslim soldiers to stand shoulder to shoulder with American soldiers in fighting extremists. What must these soldiers, and a billion other Muslims around the world, think of expressions of anti-Muslim rhetoric by America, especially by political leaders who should know better? To deprive any Americans of their right to worship where, when and how they see fit would set a dangerous precedent which should cause concern to all Americans of whatever religion (or none). Should we let a few terrorists poison our minds in this way? Should we become haters and bigots in reaction to hatred and bigotry? We must not.

We acknowledge that some relatives of those who were murdered on 9/11 are offended by the prospect of a Muslim center in the vicinity of Ground Zero. We owe deference to the sensibilities of these victims. It is not clear, however, how many of the thousands of relatives share these sentiments; many relatives have expressed support, or at least tolerance, for the Center. Many of the victims were themselves Muslims. Moreover, the proposed Center is not "at" Ground Zero; indeed, it is not even visible from any point on the sixteen acres which comprised the World Trade Center complex. It is several hundred yards from the nearest point on the footprint of the Twin Towers. Each of us is free to grieve in his or her own way; each of us has the right to private feelings, no matter how irrational. But irrational hatred has no place in American public policy. Excluding worshippers

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Committee of Origin: Steering Committee

Re: Support of MCB1's Cordoba Initiative Resolution.

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from physical space in downtown Manhattan will not ease the suffering of those who lost loved ones. Leaders of the Cordoba project have expressed a willingness to sit down and reason with opponents of the project and a desire to be good neighbors; whatever results from these efforts, the decision will and should be made by these leaders who have the legal and constitutional right to build their center and worship in it. We hope that whatever decision is made is a reasoned one, a decision not forced on them by fear or hysteria.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 25, 2010

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 12 In Favor 0 Opposed 0 Abstained 0 Recused

PUBLIC MEMBERS: 1 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 29 In Favor 1 Opposed 10 Abstained 0 Recused

RE: Cordoba Initiative

WHEREAS: The Cordoba Initiative was founded in 2002 by Imam Feisal Abdul Rauf, who has been the Imam of the Farah Mosque at 245 West Broadway in Tribeca since 1983; and

WHEREAS: The Cordoba Initiative presented its concept and preliminary plan for the Cordoba House Project before the Financial District Committee of Community Board 1 at its May 5, 2010 meeting; and

WHEREAS: The Cordoba House will provide a community center, a 500-seat performing arts center & lecture hall, culinary school, exhibition space, swimming pool, fitness gym, basketball court, restaurant, library, art studios, and childcare; and

WHEREAS: The Cordoba Initiative states that its programs and facilities will be open to the general public and will be very helpful in meeting a number of important community needs; and

WHEREAS: The Cordoba House will create over 150 full-time and over 500 part-time jobs, and investment of over \$100 million in infrastructure in the Financial District; and

WHEREAS: The as of right proposed scale and massing of the building concept at 15 stories is not inappropriate for the location in the Financial District just south of Tribeca; and

WHEREAS: CB1 respects the grief of family members who lost loved ones on 9/11, and urges the Cordoba Initiative to continue its outreach to 9/11 family members, and

WHEREAS: The Cordoba Initiative has committed to an ongoing dialogue with Community Board 1 on the Cordoba House Project as development proceeds, and Community Board 1 looks forward to that dialogue, now

THEREFORE BE IT RESOLVED THAT: Community Board 1 stands with Rep. Jerrold Nadler, Manhattan Borough President Scott M. Stringer, State Senator Daniel L. Squadron, Assembly Member

Deborah Glick, Council Member Margaret Chin and their support of the Cordoba Initiative's efforts to develop the Cordoba House Project and the important community facilities it will provide for our community at the now vacant 45-51 Park Place, which has been abandoned since September 11th; and

BE IT FURTHER RESOLVED THAT: Community Board 1 takes no position regarding the religious aspects of or any religious facilities associated with either the Cordoba Initiative or the Cordoba House Project.



RESOLUTION

Date: October 5, 2010

Committee of Origin: Health & Human Services

Re: Department of Homeless Services' Research Project

Full Board Vote: 34 In favor 0 Against 0 Abstentions 0 Present

The Department of Homeless Services (DHS) has long been encouraged to think of programs to address homelessness other than the City Shelter system. They added to their mission a preventive service program which would provide services to clients who were at risk of losing their homes.

DHS describes the Homebase program as offering an array of preventive services which are specific to the unique needs of each case, providing intensive case management and financial assistance to help families and individuals stay stably housed in the community, including mediation with landlords, job search assistance, benefits advocacy, household budgeting and relocation assistance.

In an attempt to test how well the program was working, DHS split 400 struggling families into two groups. 200 would receive all the services of Homebase, the others, randomly chosen, would receive none. The latter 200 were given a list of 11 agencies and told to hunt for help on their own.

In August, letters went out to 400 families and individuals applying to join Homebase, telling them they would be part of the study, and whether they would be receiving any services.

For two years, researchers will track the two groups, to see how each uses City services. They will watch the control group to see if they find help through other agencies or wind up in the shelters. That group cannot return to Homebase for services until the research is finished.

It is our belief that vulnerable New Yorkers should never be steered away from the services and benefits for which they are eligible, and that the reason for this be closely scrutinized by the City Council.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan urgently requests the General Welfare Committee of the City Council to hold a hearing on the reason for arbitrarily depriving New Yorkers of their entitlements.