

RESOLUTION

Date: December 7, 2010

Committee of Origin: Land Use

Re: Key Terms Clarification Text Amendment.

Full Board Vote: 9 In favor 5 Against 17 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the Department of City Planning's proposed amendment of the Zoning Resolution to clarify the meaning and usage of the key terms "development" and "building."

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

RESOLUTION

Date: December 7, 2010

Committee of Origin: Health & Human Service

Re: Call for a public hearing on the change in the Jewish Home Lifecare’s application to the New York State Department of Health.

Full Board Vote: 31 In favor 0 Against 1 Abstention 0 Present

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

The Jewish Home LifeCare initially had an application approved for a new facility to be built on their property on 106th Street. They were a long-term fixture in the community, and had a spacious site, which included a garden for the patient’s use. The size of the new building was worked out with the community, and extensive discussion was held with neighbors to insure their concerns were taken into consideration.

The Jewish Home has now submitted changes in its application for a new building, moving it six blocks south to a different neighborhood, increasing its floor space by 24%, and locating it in the parking lot of an existing apartment house complex across the street from the Police and Fire Departments. The New York State Department of Health decided that the changes were modifications of the original plan and no public hearing was needed. We believe the changes were major, and should be considered amendments to the plan, meriting a public hearing.

People affected by the decision to create a new public facility should be included in the planning for that facility, and their concerns should be seriously considered in the State’s evaluation of the changes to this application. A new neighborhood, whose residents have many questions about the appropriateness of the facility, and which has recently gone through massive upheaval in new construction, is entitled to know more. There is an increase in the floor space with no information available as to what expansion of services will be offered; the limited size of the site constricts flexibility of design; questions exist as to whether currently existing services will no longer be offered; lack of information about whether the plans conform to the regulations of the Public Health Code, the State Hospital Code and environmental regulations, - these are all questions to which the State may have the answer, but the new neighbors don’t.

BE IT RESOLVED THAT Community Board 7/Manhattan calls on Commissioner Daines of the New York State Health Department to conduct a public hearing on Jewish Home Lifecare’s application as a first step in a total review of the entire plan for the site.

Committee: 6-0-0-0.

RESOLUTION

Date: December 7, 2010

Committee of Origin: Business & Consumer Issues

Re: 509 Amsterdam Avenue (West 84th Street.)

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** applications to the State Liquor Authority for a two-year liquor licenses by New York Beer, Co. LLC, d/b/a Snack bar.

Committee: 7-0-0-0.

RESOLUTION

Date: December 7, 2010

Committee of Origin: Business & Consumer Issues

Re: 467 Columbus Avenue (West 82nd Street.)

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** applications to the State Liquor Authority for a two-year liquor licenses by Canteen 82 Inc, d/b/a Canteen 82.

Committee: 7-0-0-0.

RESOLUTION

Date: December 7, 2010

Committee of Origin: Business & Consumer Issues

Re: 269 Columbus Avenue (48 West 73rd Street.)

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following applications to the State Liquor Authority 72 & Columbus, LLC, d/b/a "To be determined".

Committee: 7-0-1-0.

RESOLUTION

Date: December 7, 2010

Committee of Origin: Business & Consumer Issues

Re: Unenclosed Café Renewal Applications.

Full Board Vote: 28 In favor 4 Against 2 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the following unenclosed café renewal applications:

- **1900 Broadway** (West 65th Street.) Renewal application DCA# 1282969 to the Department of Consumer Affairs by 64 West Restaurant, LLC, d/b/a Bar Boulud, for a two-year consent to operate an unenclosed sidewalk café with 38 tables and 76 seats.
Committee: 6-0-1-1.
- **2418 Broadway** (West 89th Street.) Renewal application DCA# 1172236 to the Department of Consumer Affairs by Three Friends LLC, d/b/a Georgia's Café and Bakery, for a two-year consent to operate an unenclosed sidewalk café with 11 tables and 26 seats.
Committee: 6-0-2-0.

RESOLUTION

Date: December 7, 2010

Committee of Origin: Business & Consumer Issues

Re: 279 Amsterdam Avenue (West 73rd Street.)

Full Board Vote: 27 In favor 5 Against 1 Abstention 1 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new/amended application DCA# 1369548 to the Department of Consumer Affairs by Manna Amsterdam LLC, d/b/a Gina La Fornarina, for a two-year consent to operate an unenclosed sidewalk café with 14 tables and 24 seats on Amsterdam Avenue instead of 20 tables and 45 seats, on the condition that the applicant submit amended, DCA stamped plans to the board office.

Committee: 8-0-0-0.

RESOLUTION

Date: December 7, 2010

Committee of Origin: Preservation

Re: 43 West 73rd Street (Central Park West – Columbus Avenue.) Application #11-2579 to the Landmarks Preservation Commission to alter the rear facade and construct rooftop additions.

Full Board Vote: 33 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 re-design of the rear façade, consisting of:

- Enlarging the existing door and window openings at the ground floor of the original rear facade to permit the installation of a new four-panel wide folding glass door
- Opening up the existing masonry base at the two lower floors of the existing 3-story rear yard addition, replacing most of the existing masonry with glass, several steel columns, decorative applied wood molding, and a shuttered wood door
- Modifications to the fenestration and extent of masonry at the top floor of the rear yard addition are both innovative and 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 alteration to the rear.

Committee: 4-2-1-0. Board Member: 0-0-1-0.

RESOLUTION

Date: December 7, 2010

Committee of Origin: Preservation

Re: 25 West 75th Street (Central Park West-Columbus Avenue.) Application to the Landmarks Preservation Commission to modify existing areaway and replace door at front of building.

Full Board Vote: 33 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 renovations to the front areaway, consisting of:

- Replacement of the white brick facing at the steps and areaway walls with brownstone
- Widening of the front planter to create a trashcan enclosure below
- Replacement of the existing black metal fence with a black metal fence of similar design are reasonably appropriate to the historic character of the building and of the Historic District.

Furthermore, the Preservation Committee of Community Board 7/ Manhattan believes that the proposed renovations to the front door, consisting of:

- Removal of the existing white brick door surround, and restoration or replacement of the concealed brownstone behind
- Replacement of the existing metal and glass front door with a new wood and glass front door similar to the door at 27 West 75th Street are 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 modifications of the front areaway and the front door renovation.**

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

The Preservation Committee urges the Owner to replace the existing flagstone paving with a more appropriate material, in keeping with the rest of the renovation work.



RESOLUTION

Date: December 7, 2010

Committee of Origin: Preservation

Re: 24 West 87th Street (Central Park West-Columbus Avenue.) Application #11-0024 to the Landmarks Preservation Commission to modify existing areaway at front of building.

Full Board Vote: 33 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 renovations to the front areaway, consisting of:

- Replacement of the red brick facing at the areaway walls with brownstone
 - Widening and raising the height of the front planter to create a trashcan enclosure below
 - Facing the exterior face of the planter enclosure with brownstone in a recessed panel design, or in a horizontally striated design
- are 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 modification of the front areaway.

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

RESOLUTION

Date: December 7, 2010

Committee of Origin: Preservation

Re: 180 West 81st Street (Columbus Avenue-Amsterdam Avenue.) Application to the Landmarks Preservation Commission to add an additional floor to the existing structure.

Full Board Vote: 32 In favor 0 Against 1 Abstention 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 design of the additional floor, consisting of:

- A continuous window wall along the west façade, constructed of the same brown aluminum and clear glass used in the replacement windows throughout the original building below
- Beige cement stucco end walls at the north and south facades in being minimally visible from any public way
are 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 addition of an additional floor to the structure.

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

RESOLUTION

Date: December 7, 2010

Committee of Origin: Preservation

Re: 225 Central Park West (West 83rd Street.) Application to the Landmarks Preservation Commission to remove two metal-framed greenhouses and replace them with new greenhouses on the 17th floor and at the terrace level.

Full Board Vote: 32 In favor 0 Against 1 Abstention 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 design of the replacement greenhouses, consisting of:

- Construction similar in size, design details and color
- Slight widening of the vertical mullion spacing
- Addition of a new horizontal ice and snow stop to the lower greenhouse in being minimally visible from any public way
are 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 greenhouse replacements.

Committee: 7-0-0-0.



RESOLUTION

Date: December 7, 2010

Committee of Origin: Preservation

Re: 32 West 88th Street (Central Park West-Columbus Avenue.) Application #112587 to the Landmarks Preservation Commission for window replacement and a 4-story rear-yard addition.

Full Board Vote: 27 In favor 2 Against 4 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 design of the 4-story rear yard addition, consisting of:

- A full-width, 23 foot wide four-story addition, projecting 6'-9" from the rear façade; constructed of red brick and large, multi-paned dark grey steel windows, installed in various configurations; with a thin black steel railing at the fifth floor terrace 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 4-story rear-yard addition.

Committee: 4-3-0-0.

RESOLUTION

Date: December 7, 2010

Committees of Origin: Parks & Environment joint with Preservation

Re: Central Park. Design for signs proposed for Central Park about the history of the Old Croton Aqueduct New York City Parks & Recreation

Full Board Vote: 32 In favor 0 Against 1 Abstention 0 Present

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

The Preservation Committee and the Parks and Environment Committee of Community Board 7/Manhattan believe that the proposed “Old Croton Aqueduct” signs for Central Park are reasonably appropriate to the historic character of the Park.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the proposed “Old Croton Aqueduct” signs for Central Park.

Committee: 7-0-0-0.

RESOLUTION

Date: December 7, 2010

Committee of Origin: Transportation

Re: Newsstand at the northeast corner of Broadway and West 62nd Street.

Full Board Vote: 19 In favor 12 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #1374385 to the Department of Consumer Affairs by Sultana Razia to construct and operate a newsstand at the northeast corner of Broadway and West 62nd Street.