



---

**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Transportation**

**Re: Traffic study of West 97<sup>th</sup> – 100<sup>th</sup> Streets, Central Park West-the Henry Hudson Parkway in anticipation of the new Jewish Home Lifecare facility on West 97<sup>th</sup> Street between Columbus and Amsterdam Avenues.**

**Full Board Vote: 37 In Favor 0 Against 4 Abstentions 0 Present**

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

- 97<sup>th</sup> Street is already a problematic street, with traffic from the Central Park transverse, as well as many trucks bound for Whole Foods, Associated, and other commercial establishments.
- 97<sup>th</sup> Street is a thoroughfare with lots of traffic headed to the Henry Hudson Parkway.
- CB7 & DOT have attempted to divert most of this traffic to Columbus Avenue and West 96<sup>th</sup> Street on the way to the Henry Hudson Parkway with mixed results.
- The proposed move of the JHL facility to West 97<sup>th</sup> Street will undoubtedly impact West 97<sup>th</sup> Street to a great extent, both during construction and when the facility is occupied.
- Holy Name School has a play street on 97<sup>th</sup> Street between Amsterdam Avenue & Broadway for several hours a day on school days.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan calls for a traffic study of the area bounded on the east by Central Park West, on the north by West 100<sup>th</sup> Street, on the south by West 97<sup>th</sup> Street, and on the west by the Henry Hudson Parkway.

*The committee will present the vote.*

**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Transportation**

**Re: Newsstand SWC of Broadway and West 62<sup>nd</sup> Street.**

**Full Board Vote: 24 In Favor 10 Against 4 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/Manhattan **disapprove** application #1368796 to the Department of Consumer Affairs by Mohammed Idris to construct and operate a newsstand on the SWC of Broadway and West 62<sup>nd</sup> Street.

**RESOLUTION**

**Date: October 4, 2011**

**Committees of Origin: Land Use Joint with Transportation**

**Re: Broadway Malls Text Amendment (West 94<sup>th</sup> -97<sup>th</sup> Streets.)**

**Full Board Vote: 35 In Favor 0 Against 1 Abstention 0 Present**

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #N-120037ZRM to the Department of City Planning by the Department of Parks & Recreation to modify the definition of a “wide street” in the Zoning Resolution in order to maintain the present bulk regulations for the blocks fronting on Broadway between West 94<sup>th</sup> and 97<sup>th</sup> Streets.

*Committee: 7-0-0-0. Board Members: 3-0-0-0.*

**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Land Use**

**Re: 350 Amsterdam Avenue, The Harrison (West 76<sup>th</sup> Street.)**

**Full Board Vote: 37 In Favor 0 Against 2 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #123-11 BZ to the Board of Standards and Appeals by SoulCycle LLC for a special permit for a physical culture establishment.

*Committee: 7-0-0-0. Board Members: 3-0-0-0.*

**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Preservation**

**Re: 1 West 67<sup>th</sup> Street (Central Park West.) Application to the Landmarks Preservation Commission for a parapet alteration.**

**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:

- CB7 approved an application in July 2011 for a new rear (north-facing) parapet on the roof of the West tower of the building with a 24” brick foot and an additional 18” glass extending above.
- The current application is to modify the mix of brick and glass both on the original application and on the companion parapet on the East tower of the roof of the same building.
- The rear parapet is visible from West 68<sup>th</sup> Street.
- The current application is to change the configuration to a base of 12” made of brick, with an additional 32” glass above on both towers.
- Purpose is to meet code while enjoying more of the view.
- Unifying the configuration between the two towers will add balance to the roof line.
- The Preservation Committee of CB7 believes that the revised ratio of brick to glass proposed by this application is still appropriate to the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to revise the configuration on both the East and West rear roof parapets of the building to consist of a 12” brick foot and a 32” glass extension.

*Committee: 6-0-0-0.*



**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Preservation**

**Re: 42 West 71<sup>st</sup> Street (Columbus Avenue – Central Park West.) Application #12-2286 to the Landmarks Preservation Commission to alter the rear window openings and facade and to construct a rooftop bulkhead.**

**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 applicant's 1880's row house is one in a group of 10 buildings adjoining structures built at about the same time with similar rear yard configurations.
- The building's rear extension includes a section with a rear façade parallel to the rear lot line, and an obtuse-angled wall from the extension to the main structure. This feature is common to all 10 houses in the group.
- The applicant proposes aluminum-clad wood windows with a combination of fixed panels and an operable casement section.
- The proposed windows span two punched window openings along the angled section of the extension, but parallel to rear lot line, so that the angled surface creates a window seat slightly overhanging the rear yard as the window extends away from the angled façade.
- A portion of the rear façade is already painted white, as are both neighbor buildings.
- The applicant now proposes a metal railing on the roof above the corbelled brick in lieu of a brick parapet that would alter the roof line in common with the neighboring houses.
- The rear façade will include a spiral stair leading from the angled surface of the extension to the rear yard, leading from a small balcony and side-facing door.
- Spiral stair to be appear solid, with metal painted white.
- The Preservation Committee of Community Board 7/Manhattan finds the window design to be innovative and appropriate, and the use of white paint and railings in lieu of a parapet to be appropriate as well.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to replace the windows, paint the rear façade white, and install a rooftop railing in lieu of a brick parapet.

*Committee: 5-0-1-0.*

**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Preservation**

**Re: 390 West End Avenue, The Apthorp (West 78<sup>th</sup> Street.) Application to the Landmarks Preservation Commission for modification to allow a new door in the gatehouse at the West End Avenue archway entrance.**

**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 Apthorp is an individual landmark.
- The proposal seeks to cut a new door into the building at the West End archway gatehouse to allow the creation of a new mailroom. The proposed door is to be located entirely within an existing gatehouse.
- The arrangement will mirror an existing door within the Broadway archway gatehouse.
- Door would be visible only through the windows of the existing WEA gatehouse.
- Door to be black mahogany with a glass panel, identical to the Broadway gatehouse door.
- The work will involve no change to the actual gatehouse.
- The Preservation Committee of Community Board 7/Manhattan finds the invasion of the archway within the existing gatehouse in order to accommodate a second mailroom will not create an inappropriate condition in this individual landmark.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to create a new door in the West End Avenue archway entirely within the existing gatehouse.  
*Committee: 6-0-0-0.*



**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Preservation**

**Re: 80 Riverside Drive (West 80<sup>th</sup> Street.) Application #12-2553 to the Landmarks Preservation Commission for an ADA accessible entrance on the Riverside Drive façade for Riverside Hotel.**

**Full Board Vote: 36 In Favor 0 Against 3 Abstentions 0 Present**

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

- The main entrance to the hotel, located on the north side of West 80<sup>th</sup> Street, has insufficient space to accommodate an access lift or other means of ADA access.
- The proposal seeks to turn the middle of 5 windows in the ground floor Riverside Drive façade into a light tan painted door with a glass panel, and construct an 8' long, 5' wide ADA ramp leading to that new door.
- The slope of West 80<sup>th</sup> Street away from the main entrance would require an ADA ramp to be 17' long to achieve 4" of clearance on that side.
- The proposed ramp railing will be metal to match an existing wrought-iron railing on other windows on RSD.
- The ramp's curb and the ramp surface will be concrete.
- The Preservation Committee of Community Board 7/Manhattan finds that the ramp and door as proposed are reasonably appropriate, and that the alternatives would be inefficient.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to convert the middle existing window on the Riverside Drive façade of the building into a tan door with a glass panel, and to install an ADA accessible ramp leading to the door.

*Committee: 5-0-1-0.*



**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Preservation**

**Re: 326 West 80th Street (Riverside Drive.) Application to the Landmarks Preservation Commission for alteration of rear façade.**

**Full Board Vote: 34 In Favor 2 Against 3 Abstentions 0 Present**

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

- The rear yard is a tiny, zigzag configuration due to extension of a companion building on Riverside Drive, which obscures the view of half of the applicant's rear façade.
- Clarence True, the architect for the entire group of buildings, created decorative detail on the rear façade of other building in the group built at the same time, but not this building.
- The proposal to expand the existing small punched windows into a pair of columns of window systems will span the floors from 1<sup>st</sup> through 4<sup>th</sup> on the East side of the façade, and will retain a small strip of brick between floors on the West column of windows.
- The rear extension of the companion building on Riverside Drive is a blank wall with no windows facing the applicant's rear façade.
- The Preservation Committee of Community Board 7/Manhattan finds that the proposed window design is sufficiently appropriate to suit this cramped and difficult rear yard space.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to alter the rear façade and install a new window system.

*Committee: 4-2-0-0.*

**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Preservation**

**Re: 416 Amsterdam Avenue dba Hummus Kitchen (West 80<sup>th</sup> Street.) Application to the Landmarks Preservation Commission to create two-windows at the north side of the building on the first floor.**

**Full Board Vote: 39 In Favor 0 Against 0 Abstentions 0 Present**

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

- Corner store with a non-original entranceway angled 45 degrees from the front.
- The proposal would install floor-to-ceiling accordion glass doors in the existing window openings on Amsterdam and West 80<sup>th</sup> Streets, and to create two additional window openings with similar windows on the side street.
- The applicant also proposes to remove existing, non-original tiles beneath canopy to make the window units reach their full height.
- The proposal also includes a branded retractable awning extending 6' on both facades
- The Preservation Committee of Community Board 7/Manhattan finds the proposed window designs and related details to be reasonably appropriate alterations.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to create two new window units on the side street façade, and to install floor-to-ceiling accordion glass doors in all the window openings.

*Committee: 6-0-0-0.*

**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Preservation**

**Re: 227 Central Park West (West 82<sup>nd</sup> -83<sup>rd</sup> Street.) Application to the Landmarks Preservation Commission to replace 1 existing antenna and install 2 new antennas.**

**Full Board Vote: 36 In Favor 0 Against 3 Abstentions 0 Present**

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

- The two existing antennas are visible from Central Park West, West 83<sup>rd</sup> Street, and portions of Central Park.
- The antennas are needed for enhanced cell/smart phone coverage.
- Each existing and proposed antenna consists of two visible columns with brackets and supporting structures. The antennas must be near the edge to function.
- The Preservation Committee of Community Board 7/Manhattan, in weighing appropriateness against practical necessity, finds these antennas to be minimally appropriate.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to legalize one existing antenna, and to install a third antenna.

*Committee: 6-0-0-0.*



**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Preservation**

**Re: 477 Amsterdam Avenue, dba Hi-Life Restaurant (West 83<sup>rd</sup> Street.) Application # 12-0487 to the Landmarks Preservation Commission to enlarge windows and install new storefront infill.**

**Full Board Vote: 38 In Favor 0 Against 1 Abstention 0 Present**

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

- The front façade includes two small windows facing the avenue flanking the main entrance, and a third small window facing West 83<sup>rd</sup> Street.
- The proposal is to replace the small punched windows with larger windows, to enlarge each to approximately 5' in height (each window's lower sill would be approximately 3'10" from the ground).
- The proposed windows would be black wood hinged to fold back in 3 panels.
- The small window configuration was not original to the structure.
- The Preservation Committee of Community Board 7/Manhattan finds the proposed window design to be reasonably appropriate to the character of the District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to install three expanded windows in the front and side façades of the storefront.

*Committee: 6-0-0-0.*

**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Business & Consumer Issues**

**Re: Applications to the SLA for a two-year liquor licenses.**

**Full Board Vote: 35 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 for a two-year liquor licenses:

- **2178 Broadway** (West 77<sup>th</sup> Street.) Serafina 77 West LLC, d/b/a Serafina.  
*Committee: 7-0-0-0.*
- **570 Amsterdam Avenue** (West 88<sup>th</sup> Street.) Rancho Vidal LLC, d/b/a To be determined.  
*Committee: 7-0-0-0.*
- **726 Amsterdam Avenue** (West 96<sup>th</sup> Street.) Yardena Gorge, d/b/a To be determined  
*Committee: 7-0-0-0.*

**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Business & Consumer Issues**

**Re: Unenclosed Café Renewal Applications with conditions.**

**Full Board Vote: 33 In Favor 0 Against 0 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the following unenclosed café renewal applications because they did not submit lists of dates and locations where meeting notices were posted before the October 4 full board meeting:

- **229 Columbus Avenue** (West 70<sup>th</sup> -71<sup>st</sup> Streets.) Renewal application DCA# 1186113 to the Department of Consumer Affairs by Flej, Inc., d/b/a Pomodoro Rosso, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.  
*Committee: 6-1-0-0.*
- **568 Amsterdam Avenue** (West 87<sup>th</sup> -88<sup>th</sup> Street.) Renewal application DCA# 1273996 to the Department of Consumer Affairs by Mermaid 88, LLC, d/b/a The Mermaid Inn, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.

**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Business & Consumer Issues**

**Re: Unenclosed Café Renewal Applications.**

**Full Board Vote: 34 In Favor 0 Against 0 Abstentions 0 Present**

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

- **428 Amsterdam Avenue** (West 80<sup>th</sup> – 81<sup>st</sup> Street.) Renewal application DCA# 1039396 to the Department of Consumer Affairs by Amsterdam Avenue Brother Jimmy's, LLC, d/b/a Brother Jimmy's West, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 20 seats.  
*Committee: 5-1-0-0.*
- **473 Columbus Avenue** (West 83<sup>rd</sup> Street ) Renewal application DCA# 1008999 to the Department of Consumer Affairs by Club America, Inc., d/b/a Assaggio, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 14 seats.  
*Committee: 7-0-0-0.*
- **1018 Amsterdam Avenue** (West 110<sup>th</sup> Street.) Renewal application DCA# 1133929 to the Department of Consumer Affairs by Skipwell Corp., d/b/a Bistro Ten Eighteen, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 26 seats.  
*Committee: 7-0-0-0.*

**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Business & Consumer Issues**

**Re: 244-246 Columbus Avenue (West 71<sup>st</sup> Street.)**

**Full Board Vote: 32 In Favor 0 Against 2 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** renewal application DCA# 1224900 to the Department of Consumer Affairs by Madison on Columbus Corp., d/b/a China Fun, for a two-year consent to operate an enclosed sidewalk café with 6 tables and 11 seats because the applicant did not submit pictures showing the delivery personnel are wearing reflective gear as required by CB7.

*Committee: 6-1-0-0.*



**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Business & Consumer Issues**

**Re: 477 Amsterdam Avenue (West 83<sup>rd</sup> Street.)**

**Full Board Vote: 24 In Favor 4 Against 4 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal application DCA# 0885881 to the Department of Consumer Affairs by 83/ Amsterdam Restaurant, Corp., d/b/a Hi-Life Restaurant, for a two-year consent to operate an enclosed sidewalk café with 6 tables and 16 seats.  
*Committee: 6-1-0-0.*

**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Business & Consumer Issues**

**Re: 424 Amsterdam Avenue (West 80<sup>th</sup> Street.)**

**Full Board Vote: 35 In Favor 0 Against 0 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application (Consent assigned by previous owner more than 90 days before expiration date.) DCA# 1400049 to the Department of Consumer Affairs by G&J Café, Inc., d/b/a Café Con Leche, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 18 seats.

*Committee: 6-1-0-0.*

**RESOLUTION**

**Date: October 4, 2011**

**Committee of Origin: Business & Consumer Issues**

**Re: 235 Columbus Avenue (West 71<sup>st</sup> Street.)**

**Full Board Vote: 23 In Favor 5 Against 5 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application DCA# 1301875 to the Department of Consumer Affairs by Lansky's Operating Corporation, d/b/a Lansky's, for a two-year consent to operate an enclosed sidewalk café with 10 tables and 20 seats.

*Committee: 6-1-0-0.*