

RESOLUTION

Date: May 7, 2013

Committee of Origin: Housing

Re: NYCHA. Moratorium on the Release of the RFP for NYCHA's Infill Development Proposal at Frederick Douglass Houses.

Full Board Vote: 42 In Favor 0 Against 0 Abstentions 0 Present

This resolution is based on the following facts:

- The New York City Housing Authority is proposing to lease land and transfer development rights (sometimes called "air rights") to private developers to permit the construction of approximately 735,000 square feet of new residential units on 3 sites located on the campus of the Douglass Houses.
- Of the new residential infill units, 80% are slated to be market-rate rentals, and 20% are to be permanently affordable under one of the existing inclusionary housing formulas and programs.
- NYCHA believes they are not obligated to undergo a formal review process such as New York City's Uniform Land Use Review Procedure.
- NYCHA's outreach efforts to Douglass Houses residents and neighbors have resulted to date in presentations that needed to be repeated because community members were excluded because the venue could not accommodate the number who turned out, and in general are characterized by confusion that reinforces residents' concerns, rumors and distrust.
- While NYCHA has twice unilaterally delayed the expected date of release of an RFP on this project, each time for a short period, the public outreach has been conducted at every turn with the looming imminent threat of the release of the RFP.
- To date, no aspect of the presentation or proposal relating to the NYCHA infill at the Douglass Houses has been modified, changed or re-thought as a result of feedback from Douglass Houses residents or neighbors.
- NYCHA's lack of transparency and stunningly rushed timeline have the effect of preventing tenant associations, public housing residents and neighbors, community members, Community Boards and Elected Officials from meaningfully engaging in a process that could have a positive effect upon the development proposal as it relates to Douglass Houses.
- No effort has been made by NYCHA to include Douglass Houses residents or community stakeholders in the RFP drafting process, nor has NYCHA shared preliminary versions of the RFP for comment prior to release.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan calls for an immediate moratorium on the release of any RFP related to infill development at the Frederick Douglass Houses until a reasonable period after the completion of outreach to Douglass Houses residents and neighbors, the Community Board, our Elected Officials and other community stakeholders, conducted in an open and interactive manner without the threat or rush to complete such outreach and interaction before a looming deadline.

Committee: 6-0-0-0. Non-Committee Board Members: 2-0-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Housing

Re: NYCHA. Urging the current infill proposal for the Frederick Douglass Houses be abandoned and calling for a collaborative approach to finding new revenue sources for NYCHA.

Full Board Vote: 36 In Favor 4 Against 6 Abstentions 0 Present

This resolution is based on the following facts:

- The New York City Housing Authority's operating budget has been chronically underfunded by various levels of government for more than a decade, with a current cumulative deficit estimated at more than \$750 million.
- The pernicious operating budget shortfall has occasioned the use of the allowable maximum of 20% of the capital reserves to be used to close operating budget shortfalls every year. The depletion of capital reserves in turn is expected to generate a capital shortfall of over \$170 million over the next 5 years.
- The operating and capital budget shortfalls present a significant threat to the continued viability of the Douglass Houses as affordable public housing, and NYCHA must find viable long-term solutions.
- To address these operating and capital budget shortfalls, NYCHA is proposing to lease land and contribute development rights (sometimes called "air rights") to private firms to permit the construction of approximately 735,000 square feet of new residential units on 3 sites located on the campus of the Frederick Douglass Houses, as well as 11 other sites on 8 other NYCHA campuses in Manhattan.
- The 3 new buildings proposed for Douglass Houses would be built upon existing parking lots located (a) on Manhattan Avenue between 101st -102nd Streets; (b) on West 104th Street near Amsterdam Avenue (adjacent to the International Youth Hostel); and (c) on West 100th Street between Columbus and Amsterdam Avenues (adjacent to the NYPD and FDNY station houses).
- NYCHA's proposal includes its commitment not to eliminate parking for current Douglass Houses residents with parking permits. As a result, NYCHA plans to relocate the parking to be lost to the infill project through a combination of squeezing more parking spots out of other existing lots, and creating new parking lots on the Douglass Houses campus.
- Since NYCHA is also committing not to eliminate children's playgrounds on the Douglass Houses sites, the new parking lots will be created using open space that is currently used as green space and walkways between buildings and other facilities on the campus.
- The type of zoning employed at Douglass Houses and at other NYCHA campuses was intended to trade generous amounts of open space for additional height on the residential buildings. The loss of significant amounts of usable open space, particularly green space, is an irreversible removal of an already-scarce commodity, and contradicts the intended benefits of the zoning for Douglass Houses residents and neighbors.
- Douglass Houses residents and neighbors have consistently expressed concerns relating to NYCHA's outreach efforts relating to this proposal. Among other things, NYCHA has presented the infill proposal as an accomplished fact, has refused to entertain suggestions to submit its proposal to scrutiny under the Uniform Land Use Review Procedure or any other community-centric analysis, and has arranged presentations in venues that could not accommodate the residents and neighbors who turned out to hear the presentation, requiring it to be repeated to community members who were excluded the first time.

- NYCHA claims that the outreach and engagement requirements under Section 18 do not apply at this pre-RFP phase of the proposal. Accordingly, none of the community outreach conducted by NYCHA thus far should be eligible to be submitted to the federal Department of Housing and Urban Development as meeting these requirements.
- While NYCHA has twice unilaterally delayed the expected date of release of an RFP on this project, each time for a short period, its public outreach has been conducted at every turn with the looming imminent threat of the release of a request for proposal from developers.
- To date, no aspect of the presentation or proposal relating to the NYCHA infill at the Douglass Houses has been modified, changed or re-thought as a result of feedback from Douglass Houses residents or neighbors.
- The nearly-universal, intense negative reaction by Douglass Houses residents and neighbors to the presentations follows on years of poor maintenance, safety and other issues being left unresolved for extended periods of time or not being addressed altogether. Douglass Houses residents and neighbors have expressed concerns over the viability of the infill proposal, and the stewardship of the funds generated should it this proposal move forward.
- In the short term, the infill proposal would have a significant impact on Douglass Houses residents and their neighbors, including the disruption, noise, waste, traffic and construction vehicle congestion attending the construction of a tall residential tower, let alone the simultaneous construction of 3 such towers on two adjoining superblocs.
- In the longer term, the infill proposal will further tax a narrow subway entrance and other finite public transit resources, crowded public schools, waste removal and other local resources and amenities.
- PlaNYCHA, released in December 2011, referenced multiple revenue-generating possibilities that would have far less impact on the existing community. Some, such as low-rise commercial infill in or near existing Douglass Houses residential buildings, could both generate revenue and provide amenities and additional resources to Douglass Houses residents, neighbors and the greater community. Others, such as leasing roof rights for cell towers and other services, could also be examined for their revenue potential.
- No collaborative or inclusive effort to explore alternatives to the infill proposal has been attempted to date.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan calls on all levels of government to reject the infill proposal at Douglass Houses in its current form; and

BE IT FURTHER RESOLVED THAT CB7, recognizing the threat posed by operating and capital budget shortfalls to the Douglass Houses and the need for new revenue sources, calls on NYCHA to work collaboratively with entire community, with particular care in outreach and interaction with Douglass Houses residents, neighbors and members of the wider affected district, to find and develop new revenue sources to protect the Douglass Houses and other NYCHA public housing communities.

Committee: 6-0-0-0. Non-Committee Board Members: 2-0-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Transportation

Re: American Museum of Natural History.

Full Board Vote: 42 In Favor 0 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application by the Museum to the NYC Mayor's Office for a special events permit to close West 79th Street between Columbus and Amsterdam Avenues on July 11 from 7:30 to 8:45 PM, for Manhattanhenge, the alignment of the setting sun with the Manhattan street grid.

Committee: 9-0-0-0. Non-Committee Board Members: 2-0-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Transportation

Re: West 67th Street (Central Park West-Columbus Avenue.)

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the request for 2 spaces of “No Standing, except trucks loading and unloading”, 8 am - 6 pm, Mon – Fri, on the south side of West 67th Street, Central Park West to Columbus Avenue, in front of the ABC loading bay.

Committee: 9-0-0-0. Non-Committee Board Members: 2-0-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Transportation

Re: 695 Amsterdam Avenue, New Family Radio Dispatch, Inc. (West 94th- 95th Street.)

Full Board Vote: 40 In Favor 0 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #B01527 to NYC Taxi and Limousine Commission by New Family Radio Dispatch, Inc. for renewal of their For Hire Base Station license.

Committee: 9-0-0-0. Non-Committee Board Members: 2-0-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Business & Consumer Issues

Re: 235 Columbus Avenue (West 71st Street.)

Full Board Vote: 42 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 by New York Restaurant Group, INC, d/b/a Jalapeno Restaurant.

Committee: 9-0-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Business & Consumer Issues

Re: 165 West 72nd Street (Amsterdam Avenue.)

Full Board Vote: 42 In Favor 0 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the State Liquor Authority for a two-year liquor license by LD & CJ Corp, d/b/a To be Determined.
Committee: 10-0-0-0. Non-Committee Board Member: 1-0-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Business & Consumer Issues

Re: 250 West 72nd Street (Amsterdam Avenue.)

Full Board Vote: 42 In Favor 0 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the State Liquor Authority for a two-year liquor license by Campbell Rest LTD, Emerald Inn.

Committee: 10-0-0-0. Non-Committee Board Member: 2-0-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Business & Consumer Issues

Re: 108 West 73rd Street (Columbus Avenue.)

Full Board Vote: 42 In Favor 0 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the State Liquor Authority for a two-year liquor license by Arte Café Corp, d/b/a Arte Café.

Committee: 10-0-0-0. Non-Committee Board Member: 1-0-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Business & Consumer Issues

Re: 294 Columbus Avenue (West 74th Street.)

Full Board Vote: 42 In Favor 0 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the State Liquor Authority for a two-year liquor license by 294 Columbus Rest Corp, d/b/a Bocca Di Bacco.
Committee: 10-0-0-0. Non-Committee Board Members: 2-0-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Business & Consumer Issues

Re: 239 West 105th Street (Amsterdam Avenue.)

Full Board Vote: 42 In Favor 0 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the application to the State Liquor Authority for a two-year liquor license by J&K Restaurant Group Inc., d/b/a To be Determined, unless the applicant includes in the Methods and Operations that the rear-yard will not be used by the establishment for any purposes.

Committee: 10-0-0-0. Non-Committee Board Members: 2-0-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Business & Consumer Issues

Re: 844 Amsterdam Avenue (West 101st Street.)

Full Board Vote: 42 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 by Lesley Zamor To be Formed, d/b/a Kreole Restaurant Group LLC.
Committee: 10-0-0-0. Non-Committee Board Members: 2-0-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Business & Consumer Issues

Re: Unenclosed Café Renewal Applications

Full Board Vote: 43 In Favor 0 Against 0 Abstentions 0 Present

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

- **Re: 302 Columbus Avenue (West 74th –75th Streets.) Renewal application DCA #1339241 to the Department of Consumer Affairs by Lenny's 74th Street, LLC, d/b/a Lenny's, for a two year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats.**
Committee: 10-0-0-0. Non-Committee Board Members: 2-0-0-0.
- **Re: 474-476 Columbus Avenue (West 83rd Street.) Renewal application DCA# 1415817 to the Department of Consumer Affairs by Spring Natural Corp., d/b/a Spring Natural Kitchen, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.**
Committee: 10-0-0-0. Non-Committee Board Members: 2-0-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Business & Consumer Issues

Re: 384 Columbus Avenue (West 78th -79th Street.)

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

The applicant did not attend the committee meeting.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves without prejudice** renewal application DCA# 1190075 to the Department of Consumer Affairs by 384 Columbus Avenue Associates, d/b/a Ocean Grill, for a two-year consent to operate an unenclosed sidewalk café with 20 tables and 53 seats.

Committee: 10-0-0-0. Non-Committee Board Member: 2-0-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Business & Consumer Issues

Re: 2290 Broadway (West 83rd Street.)

Full Board Vote: 26 In Favor 6 Against 4 Abstentions 1 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal application DCA# 1350796/ ULURP# N120345ECM to the Department of Consumer Affairs by Corned Beef Express, LLC, d/b/a Artie's Delicatessen, for a two-year consent to operate an enclosed sidewalk café with 12 tables and 54 seats.

Committee: 10-0-0-0. Non-Committee Board Member: 1-0-1-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Business & Consumer Issues

Re: 2170-2178 Broadway (West 77th Street.)

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application DCA# 1458748 to the Department of Consumer Affairs by NY 2178 Broadway Operating, LLC, d/b/a On The Ave, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.

Committee: 10-0-0-0. Non-Committee Board Member: 1-1-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Business & Consumer Issues

Re: 173 West 78th Street (Amsterdam Avenue.)

Full Board Vote: 40 In Favor 0 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application DCA# 1455060 to the Department of Consumer Affairs by Sugar and Plumm (Upper West), LLC, d/b/a Sugar and Plum, for a two-year consent to operate an unenclosed sidewalk café with 20 tables and 40 seats.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Preservation

Re: 132 West 81st Street (Amsterdam – Columbus Avenues.) Application #13-9170 to the Landmarks Preservation Commission to alter the facade, demolish the existing rear extension, and construct rear yard and rooftop additions.

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

This resolution is based on the following facts:

Front Façade

- The existing service door to the left (east) of the ground floor entrance is no longer needed, and is proposed to be replaced with a window in size and detail to match the existing window to the right (west) of the main entrance. Ornate decorative iron railings will be installed to match the existing window and main entrance.
- Non-original iron bars on the second floor flanking windows and French doors opening onto a Juliette balcony are to be removed.
- New wood double-hung windows on the ground, second, third and fourth floors will match existing windows in size and detail.
- Wood swing-in French casement windows to match the existing configuration will be installed on the first floor, with decorative glass transom windows above to be restored and retained.
- Front areaway to be enclosed with a knee-wall to match the decorative stone of the building, and with a decorative iron fence above with detail to match elements of the wrought-iron guards on the ground floor doors and windows. The enclosed yard will include plantings and blue stone paving elements found in neighboring townhouses.

Rear Yard Addition

- The existing condition includes an unusual short rear yard partial-width infill building as well as a short, traditional “L” bump-out addition.
- The proposal eliminates the rear yard infill building, extends the existing addition to the zoning limit, and extends the addition to the full width of the rear façade.
- Unlike many such full-width additions, which often have “L” bump-outs in pairs on adjoining buildings leaving wider open space in pairs between, the “L” bump-out on both 132 West 81st and its neighbor to the west, 134 West 81st Street, both have their “L” extension on the east side of the building. As a result, the proposed full-width extension will not create a pocket or cramped cul-de-sac effect at the garden level in the rear yard.
- The façade surface will extend 1-2 feet shallower than the neighboring buildings, creating a unique line and frame at the ground floor/garden level.
- The fenestration at the ground and main floors includes wide casement windows bordered by brick framing. Punched casement windows will be used in pairs on the second through fourth floors.

Rooftop Addition

- The rooftop addition is not visible from the pedestrian way.
- The addition is set back significantly from both the front and rear facades, and is consistent in materials and appearance to similar additions in the area.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan finds that proposed additions and alterations to 132 West 81st Street to be reasonably appropriate to the historic character of the Upper West Side/Central Park West Historic District.

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

RESOLUTION

Date: May 7, 2013

Committee of Origin: Preservation

Re: 14-16 West 83rd Street (Central Park West.) Application #14-0743 to the Landmarks Preservation Commission to combine two buildings, repair front facade, replace windows, modify front areaways, and construct new rear yard addition and rooftop bulkhead.

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

This resolution is based on the following facts:

Front façade:

- The two buildings combined have distinct features while being similar in size and configuration. For example, the parlor floor doorway and window openings on 14 West 83rd are rectangular, while those on 16 West 83rd have a rounded top feature. The proposed renovation will retain these distinct features while creating certain unifying details.
- The ornate iron guards on the parlor floor door on No. 16 will be retained, but no corresponding ironwork will be installed on no. 14. Wrought-iron guards will be installed on the parlor floor windows at No. 16 to match those at No. 14.
- Severe water damage and spalling masonry will be repaired on No. 16 below the bowed windows on the second floor.
- A connection will be created between the front yard areaways through the opening under the steps up to the parlor floor/stoop of No. 16.
- Iron railings and a gate will be installed above the knee-wall at No. 16 to match the existing counterparts at No. 14.

Rear Yard Addition

- The existing condition includes paired “L” bump-outs at Nos. 14 and 16, with the extension at No. 16 rising to the 2nd floors, and the extension on No. 14 rising to the third. The proposal would infill the extension at the third floor of No. 16 to match No. 14.
- The rear extension at No. 14 also includes a ground-floor full width extension with a terrace above. The proposal would infill the corresponding portion of the rear yard at No. 16 to include a ground floor full-width extension to match, with a terrace above.
- Unlike many full-width additions, which often have “L” bump-outs in pairs on adjoining buildings leaving wider open space in pairs between, the infill of the ground floor “L” bump-out on No. 16 would not extend deeper into the rear yard than the rear façade of its immediate neighbor to the west. As a result, the proposed full-width extension will not create a pocket or cramped cul-de-sac effect at the garden level in the rear yard next door.
- Railings on the newly created terraces at No. 16 will match their counterparts on No. 14.
- Existing metal-framed bay windows at the second floor will be refurbished and retained on both buildings.
- The fenestration on the main portion of the combined extension at the second and third floors will retain punched double-hung windows with surrounding brick. Existing stone lintels above the punched windows will also be retained.

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- The parlor floor rear façade windows will be replaced by a single unit with flanking casement windows and a cast stone border above and below. While the parlor floor window breaks from the preservation of two distinct rear facades in this one respect, the retention of significant portions of brick beside the larger window opening retains a reference to the historic fabric and is sensitive in its proportions.
- The ground floor garden entrances are casement windows and doors which repeat the stone lintels above and below.

Rooftop Bulkhead

The proposed rooftop addition is limited to a stair bulkhead to permit access, and is unobtrusive.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan Manhattan finds that proposed additions and alterations to 14-16 West 83rd Street to be reasonably appropriate to the historic character of the Upper West Side/Central Park West Historic District.

Committee: 4-0-1-0. Non-Committee Board Members: 1-0-1-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Preservation

Re: 332 West 84th Street (West End Avenue – Riverside Drive.) Application to the Landmarks Preservation Commission For a rear-yard extension, roof-top addition, and conversion into single family residence.

Full Board Vote: 22 In Favor 2 Against 10 Abstentions 0 Present

This resolution is based on the following facts:

Front façade:

- The windows will be replaced with wood double-hung windows in their existing openings. The existing transom windows will also be replaced with wood framed windows in their existing openings.
- Existing decorative iron grilles and railings will be repaired or restored to match.
- A new light fixture with precedent in the neighborhood will replace the existing fixture.
- Stucco applied to the west side of the front yard areaway will be removed, and a rusticated stucco detail in color and configuration to match or emulate the original condition (which can be seen from the opposite face of the stairs rising to the stoop).

Rear yard:

- The proposal would extend the existing “L” bump-out extension to the permitted zoning depth, and infill the existing open space at that depth to a full-width extension.
- The extension would rise from the garden to the second floor, leaving the rear façade of the existing third floor at its current location.
- The full-width extension would create a pocket or cul-de-sac between the new edge of the extension and the “L” extension at the neighboring building (334 West 84th).
- The pattern of “L” extensions in this donut grouping has been interrupted in multiple instances, including at least one nearby deep incursion into the rear yard.

Rooftop:

- The proposed rooftop addition is not visible from the pedestrian way.
- The proposed addition is set back approximately 16 feet from the front lot line, and about 12 feet from the front façade. It is also recessed about 5 feet from the existing rear façade. The addition is approximately 31 feet in length, and would be the full width of the building.
- The surface would be stucco, with aluminum clad casement windows and doors at the front and rear facades.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan Manhattan finds that proposed additions and alterations to 334 West 84th Street to be minimally appropriate to the historic character of the Upper West Side/Central Park West Historic District.

Committee: 3-2-0-0. Non-Committee Board Member: 0-1-0-0

RESOLUTION

Date: May 7, 2013

Committee of Origin: Preservation

Re: 152 West 88th Street (Amsterdam – Columbus Avenues.) Application #14-1525 to the Landmarks Preservation Commission to excavate the rear yard for an underground spa and a small pool.

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

This resolution is based on the following facts:

- The proposed excavation would extend to within 5 feet of the rear lot line, and would extend virtually the entire width of the rear yard.
- The proposal calls for the excavated space to be used as a swimming pool/spa.
- The rear yard would be replaced by creating a roof over the excavated spa area, supported by steel columns installed at the side property lines with shoring infill.
- The rear yard donuts in the grouping of townhouses of which the applicant's building is a part is remarkably intact, characterized by many mature and older-growth trees providing a canopy and green effect to the rear yard experience.
- The excavation is expected to threaten several old-growth trees, including a tree on the applicant's property that is either in or immediately adjacent to the footprint of the excavation, as well as two-three other trees near the rear and side lot lines of neighboring townhouses across the back yard and in adjacent properties.
- The pool/spa is anticipated to require chlorine or other purification treatments, which will need to be vented to the air, and which would expose the adjacent rear yards to a constant tell-tale odor inconsistent with townhouse donuts. Neighbors of the landmark University Club have expressed similar concerns over its pool.
- There is also a material concern for the sound that would be generated by the mechanical equipment needed for the pool/spa, which again would invade the rear yard donut.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan Manhattan finds that proposed excavation of the rear yard of 152 West 88th Street, and the installation of a pool and spa in the excavated space, to be inappropriate to the historic character of the Upper West Side/Central Park West Historic District.

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

RESOLUTION

Date: May 7, 2013

Committee of Origin: Preservation

Re: 311 West 90th Street (West End Avenue – Riverside Drive.) Application #13-8564 to the Landmarks Preservation Commission to construct the rear and rooftop additions, replace windows, lower the areaway, and construct a stoop.

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

This resolution is based on the following facts:

Front façade:

- The front stoop and stair to the parlor floor, removed in prior renovations, will be rebuilt. The new stair will include brownstone clad rails so that no metal banister will be needed. Period detail endcaps will be installed at the street edge of the stair.
- The ivy that covers substantially all of the front façade, while attractive, is damaging to the integrity of the façade and will be removed.
- The existing metal railing enclosing the front yard areaway will be replaced with a brownstone clad knee wall.
- The existing post-renovation fenestration on the parlor floor consist of three tall rectangular four-over-four double-hung windows, with a simple decorative lintel above.
- The project will recreate a parlor floor main entrance (in place of the left or west parlor floor window) with a curved frame top, with a semi-circular transom window above paired tall French-style outer wood doors.
- The remaining two parlor floor windows will be removed and replaced with a double-width opening similar in size and configuration to the original per the tax photo, with casement windows beneath a rounded-cornered rectangular transom window.
- The project will not replace the rustication at the parlor floor, since there is so little of it left, and the risk that attempts to match the remaining rustication below will instead result in similar effects competing for authenticity. The new surface will, however, through etched elements emulate the appearance of separate blocks of the size typically used for rowhouses of this generation.
- Keystone details will be reintroduced above the main entrance and parlor floor window openings, but the decorative heads will not be emulated or introduced at this time.

Rear façade:

- The proposal would replace the existing “L” bump-out extension with a full-width extension that encloses the rear yard to the zoning line (30 feet). The full-width extension would replace the rear façade on the ground and parlor floors, and set back with a terrace at the second floor and another setback with a terrace at the third floor.
- The fenestration proposed for the rear façade consists of nearly floor-to-ceiling windows on the ground, parlor and second floors, arranged in groups of 6 columns with 6 wide rectangles in each

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column. The windows at each of these levels are surrounded by 1 foot of brick as well as painted wood spandrels that delineate the separate floors, preventing a wall of glass appearance.

- The third floor rear windows would be expanded, but retain the punched window surrounded by brick typical of rear yard top floors.
- The full-width extension would infill the rear yard between two existing “L” extensions. As a result, the proposed full-width extension will not create a pocket or cramped cul-de-sac effect at the garden level in the rear yard next door.
- The existing corbelling at the top edge of the rear façade will be preserved or recreated/restored.

Rooftop addition:

- The proposed rooftop addition is set back 6 feet from the front cornice, and 3 feet from the rear façade.
- Except for a chimney extension occasioned by the renovation, the rooftop addition is not visible from the pedestrian way.
- Fenestration in the front of the rooftop addition would include two casement windows and a pair of doors surrounded by stucco – a significant portion of which would be hidden by the front cornice even if viewed straight-on. The rear façade of the rooftop addition would consist of brick to match the façade below, with a bank of four connected casement windows in reasonable proportion to the size of the rear façade.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan Manhattan finds that proposed additions and alterations to 311 West 90th Street to be reasonably appropriate to the historic character of the Riverside Drive - West End Avenue Historic District.

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

RESOLUTION

Date: May 7, 2013

Committees of Origin: Parks & Environment

Re: Central Park: Proposed Restoration of Grand Army Plaza and Conservation of Statue of General Sherman.

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 Parks and Environment Committee of Community Board 7/Manhattan, believes that the proposed restoration of Grand Army Plaza is consistent with historic designs for that area of Central Park, will increase accessibility for park users and will facilitate maintenance of the landscape in the future. The committee also believes that the proposed conservation of the statue of General Sherman is consistent with its historical design and will facilitate the statue's maintenance.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the final design for the restoration of Grand Army Plaza and the conservation of the statue of General Sherman in Central Park.

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

RESOLUTION

Date: May 7, 2013

Committee of Origin: Parks & Environment

Re: Central Park: Proposed Reconstruction of the East 79th Street Playground.

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

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

The Parks and Environment Committee of Community Board 7/Manhattan, believes that the proposed reconstruction of the East 79th Street Playground will result in better integration of the playground into the surrounding landscape and that the proposed new equipment and plantings will benefit playground users and their families.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the final design for the reconstruction of the East 79th Street Playground in Central Park

Committee: 4- 0-0-0. Non-Committee Board Members: 3-0-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Parks & Environment

Re: Central Park: Proposed Renovation of Adventure Playground (Near 67th Street and Central Park West).

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

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

The Parks and Environment Committee of Community Board 7/Manhattan, believes that the proposed renovation of Adventure Playground will result in better integration of the playground into the surrounding landscape, and that the proposed modified configuration of the playground and new plantings and equipment will honor the original design of this playground while at the same time providing needed upgrades in safety and functionality, appropriately increasing the playground's attraction to users.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the final design for the renovation of Adventure Playground in Central Park.

Committee Members: 4- 0-0-0. Non-Committee Board Members: 3-0-0-0.

RESOLUTION

Date: May 7, 2013

Committee of Origin: Parks & Environment

Re: Central Park: Proposed Reconstruction of the Wild West Playground (Near 93rd Street and Central Park West).

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

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

The Parks and Environment Committee of Community Board 7/Manhattan, believes that the proposed reconstruction of the Wild West Playground will result in better integration of the playground into the surrounding landscape, and that the proposed modified configuration of the playground and new plantings and equipment will honor the original design of this playground while at the same time providing needed upgrades in safety and functionality, appropriately increasing the playground's attraction to users.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the preliminary design for the renovation of the Wild West Playground in Central Park, and **requests** that the Central Park Conservancy present to the CB7 Parks and Environment Committee any significant changes in the proposed final design.

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

RESOLUTION

Date: May 7, 2013

Committee of Origin: Youth, Education & Libraries

Re: Proposed Resolution to Baseline Funding for Early Learn and OST Programming.

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

This resolution is premised upon the following facts:

- The Mayor’s FY13 Preliminary Budget puts 47,000 children at risk of losing their child care and after-school program.
- This is the fifth straight year of cuts to both child care and after-school funding, and the newest cuts in the FY 13 Preliminary Budget, combined with the current Early Learn NYC and Out-of-School Time RFP’s, would mean that since 2009 more than 90,000 children have or will be left without care.
- Both child care and after-school programs provide children with critical educational opportunities that pave the way for future success, and kids who attend these programs do better in school, are more likely to graduate, and have lower incidences of violence, drug-use and teen pregnancy.
- Child care and after-school programs allow working parents to keep their jobs, and without access to these programs, working parents are faced with poor to no choices for necessary childcare arrangements.
- The annual ritual of Mayoral budget cuts and subsequent City Council restoration of funds is harmful to the stability and consistency required for successful childcare programming. The CB 7 community is immensely grateful for the hard work of its City Council Members, Melissa Mark-Viverito, Gale Brewer and Inez Dickens for their uncompromised support and advocacy of these programs. However the instability of funding restoration has been detrimental overall to the programs, as seen in the drop in capacity and enrollment since 2009 when funding became precarious.
- The example of Lincoln Square Neighborhood Center (“LSNC”) is indicative of how even a very small change in programming and fees can have a devastating effect on families. When faced with a decrease in funding last year LSNC was forced to charge a minimal fee for afterschool care. That fee was devastating for families and LSNC’s student population suffered drastically – from serving 74 children to serving just 39. Within a 10 block radius from the Amsterdam Houses there are no affordable afterschool programs available for the poor and working poor outside of the program offered at LSNC.
- The very nature of programs that provide family support and child development depend on consistent and stable funding and program model commitment over time for their success.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan:

1. Urges the City of New York to adopt dedicated, baseline funding for the Early Learn childcare and OST afterschool programming and;
2. Calls for the full restoration of the childcare cuts proposed in FY 2014 budget.

Committee: 7-0-0-0. Non-Committee Board Members: 2-0-0-0.