

RESOLUTION

Date: September 3, 2013

Committees of Origin: Parks & Environment

Re: Riverside Park South. Plans for Construction of Phases 5 and 6.

Full Board Vote: 33 In Favor 0 Against 1 Abstentions 0 Present

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

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

Community Board 7/Manhattan, believes that the proposed modifications to the original phasing and schematic design of the inland portions of Riverside Park South (increasing the size of the Phase 5 area to include 66th Street – 65th Street, and combining Phase 7 into Phase 6) will likely benefit the park user community.

CB7 **commends** the Department of Parks and Recreation and the designers for their final design for the enlarged proposed Phase 5, and for taking into account suggestions offered by CB7 when the design was presented to the Parks and Environment Committee in 2011.

CB7 **looks forward to** reviewing developed plans for Phase 6 as soon as they are available, and the opportunity, as mandated by the applicable Restrictive Declaration with regard to the design of Riverside Park South, to participate in the design process for that phase.

In light of the fact that DPR projects a construction period of at least two years for Phase 5, CB7 **strongly requests** that DPR phase the construction of this section of the park so that portions of it (such as the widened bicycle path) can be opened for public use as early as possible during the construction period, without waiting for the entire construction contract to be completed and all of the work to be accepted by DPR.

CB7 also **strongly requests** that the existing bicycle path remain open to the public during the entire construction period, so that the ability to bike the entire Greenway along the West Side at the Hudson River will not be impaired.

Community Board 7/ Manhattan also **strongly requests** that DPR make all reasonable efforts to use renewable energy sources to meet any energy requirements in Phase 5 and Phase 6, most particularly in the several structures that are anticipated to be included in Phase 6.

RESOLUTION

Date: September 3, 2013

Committees of Origin: Land Use

Re: 752-758 West End Avenue, d/b/a Paris Health Club (West End Avenue - Broadway.)

Full Board Vote: 33 In Favor 0 Against 1 Abstention 1 Present

Committee: 6-0-0-1. Non-Committee Board Members: 2-0-0-0.

The Application to the Board of Standards and Appeals by 752 Paris WEA II LLC and 752 Paris WEA, LLC for a variance to legalize the use of the existing commercial Health Club, located in the cellar and on the first floor and first floor mezzanine is granted, based upon the following affirmative findings:

- (a) There are unique conditions associated with the lot on which the building is located which make it impracticable for the owners to utilize the health club space for residential purposes;
- (b) The owners cannot achieve a reasonable return if they are restricted to permitted uses;
- (c) The legalization of this longstanding and popular health club will have no adverse effects on the character of the community;
- (d) The hardship which the application seeks to correct is not self-created; and
- (e) No lesser variance will achieve the alleviation of the hardship created by the unique circumstances underlying this application.

RESOLUTION

Date: September 3, 2013

Committees of Origin: Land Use

Re: 157 Columbus Avenue (West 67th Street.) Application #228-13-BZ by NYC Boards of Standards and Appeals by Herrick Feinstein LLP, on behalf of 45 West 67th Street Development Corporation/Cross Fit NYC, for a permit to operate a physical culture establishment at 157 Columbus Avenue.

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

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

We have based our resolution on the following:

- The tenant, CrossFit NYC will occupy space in the cellar accessed via new entrance on Columbus Avenue, adjacent to other retail establishments in this building. The lower five floors of the building contain commercial tenants with retail on the ground floor facing Columbus Avenue.
- The commercial tenants above have their own entrance on 67th Street which Cross Fit NYC will not have access to.
- That the entrance to the Cross Fit NYC establishment will be on Columbus Avenue at the north side of the facade.
- That the second means of egress from the cellar that Cross Fit NYC will have access to is via a staircase that exits directly to Columbus Avenue located at the south side of the facade.
- Lastly, this resolution requires that there will be no delivery or garbage collection from 67th Street and that any and all services for this establishment be from Columbus Avenue only.

RESOLUTION

Date: September 3, 2013

Committees of Origin: Business & Consumer Issues

Re: 226 West 79th Street (Amsterdam Avenue)

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

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the State Liquor Authority for a two-year liquor license by Explore NYC Corp d/b/a Burke & Wills.

RESOLUTION

Date: September 3, 2013

Committees of Origin: Business & Consumer Issues

Re: 917 Columbus Avenue (West 105th Street)

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

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the State Liquor Authority for a two-year liquor license by Gusto Thai, Inc. d/b/a Tum & Yum.

RESOLUTION

Date: September 3, 2013

Committees of Origin: Business & Consumer Issues

Re: 2672 Broadway (West 102nd Street)

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

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the State Liquor Authority for a two-year liquor license by Mexican Festival NYC LLC d/b/a Mexican Festival NYC, on the condition that the applicant provides photos of bicycle delivery person's uniform to CB7.

RESOLUTION

Date: September 3, 2013

Committees of Origin: Business & Consumer Issues

Re: 387 Amsterdam Avenue (West 78th – 79th Street.)

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

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application DCA# 1467896 to the Department of Consumer Affairs by Caffè Noi Amsterdam, LLC, d/b/a Caffè Noi, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 12 seats.

RESOLUTION

Date: September 3, 2013

Committees of Origin: Business & Consumer Issues

Re: 487 Amsterdam Avenue (West 83rd – 84th Street.)

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

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application DCA# 1467685 to the Department of Consumer Affairs by Hey Mambo, LLC, d/b/a Hey Mambo, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 12 seats.

RESOLUTION

Date: September 3, 2013

Committees of Origin: Preservation

Re: 140 West 79th Street (Amsterdam – Columbus Avenues.) Application to the Landmarks Preservation Commission for a horizontal extension on the penthouse level.

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

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

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

- The new addition will add 429 sf. of space to the existing penthouse structure, a total of 800 sf.
- It will be located in the northwest corner of the roof.
- It will be a maximum of 11 feet high, in alignment with the high point of the existing penthouse structure.
- Its walls will be clad in rust-colored stucco, to match the stucco of the existing penthouse structure, with anodized aluminum flashing at the edge of the black rubber membrane roof.
- While the addition is minimally visible from several locations in the vicinity, it visually recedes into the overall context of the broader roofscape structures.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the penthouse expansion 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 horizontal extension on the penthouse level.

RESOLUTION

Date: September 3, 2013

Committees of Origin: Preservation

Re: 125 West 69th Street (West 69th – 70th Streets.) Application to the Landmarks Preservation Commission for the addition of a light roof top atelier and a modification of the rear façade.

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

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

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

- The proposed rooftop addition is set back 15 feet from both the front and rear facades, and is not visible from the street.
- The north and south facades of the rooftop addition are fully glazed, clear glass set within a light gray steel framing, to match the glazing proposed for the rear yard addition below. The long side walls will be clad in red brick.
- The building will be connected to 123 West 69th Street (the adjacent building to the east) at the Garden and Parlor levels, and the two rear yards will be combined to create a large open garden space.
- The largely solid masonry cladding of the existing two-story rear yard addition will be replaced with a fully-glazed clear glass and light gray steel framed enclosure, creating a pavilion effect.
- A plastic-coated cable structure with thin brackets will be attached to the glass and steel facade to encourage vine and foliage growth.
- A shallow glass and steel-framed addition will be installed at the second floor.
- The original masonry façade will remain unmodified at the third (top) floor except for lowering the sill at one existing window opening to create a new door opening.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the rooftop and rear yard additions 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 addition of a light roof top atelier and a modification of the rear façade.

RESOLUTION

Date: September 3, 2013

Committees of Origin: Preservation

Re: 349 Amsterdam Avenue d/b/a Tessa (West 76th – 77th Streets.) Application to the Landmarks Preservation Commission for a rear-yard enlargement.

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

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

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

- The proposed enclosure sits at the west end of a group of rear yards between West 76th and West 77th Streets.
- It will be approximately 12 feet deep x 20 feet wide x 11 feet tall.
- The enclosure structure will be erected within the existing lower walls at the perimeter of the existing Cellar space, expanding the existing dining area of the restaurant..
- It will be solidly clad in continuous bronze-colored vertical aluminum siding panels, without fenestration, with one egress door at the north side.
- The roof will sit below the brackets of the first floor fire escape on the building's rear façade.
- There will be a narrow skylight in the roof.
- The enclosure will be minimally visible from West 76th Street, through the gate of the corner building's side yard.
- The operational aspects of this application have been reviewed and approved by the BCI Committee of Community Board 7, and that committee emphasized the need for sound abatement to protect the residents in the donut.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the rear yard enclosure is minimally appropriate to the historic character of the building and of the Historic District. The Committee strongly recommends that the applicant incorporate effective sound-insulation details into the construction of the enclosure walls and roof.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the rear yard enclosure.

RESOLUTION

Date: September 3, 2013

Committees of Origin: Preservation

Re: 61 West 83rd Street (Columbus Avenue – Central Park West.) Application to the Landmarks Preservation Commission for renovation of the front and rear façades.

Full Board Vote: 33 In Favor 0 Against 1 Abstention 0 Present

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

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

- The existing structure is the center unit of three rowhouses, each originally three stories plus a basement.
- Over time, each of the three rowhouses has had a fourth story added, with varying degrees of sensitivity to the original façade designs.
- The proposed modification to the existing front façade of the fourth floor of 61 West 83rd street looks to its neighbor to the east, 59 West 83rd Street. The existing central tall window element will be replaced with two separate one-over-one double hung windows replicating the rectangular and arched heads of the windows below, and adding back some horizontal molding that had been broken by the tall central window unit.
- All existing ornamental stone, plaster and iron elements of the façade will be repaired.
- Existing double-hung aluminum windows will be replaced with double-hung one-over-one wood windows.
- The masonry of the rear facade will be cleaned, repaired, repointed etc.
- New “Tilt and Turn” single-lite replacement windows are proposed.
- The existing brick clad “dog-leg” rear yard addition will be expanded to the west to be full-width. There will be a large central double-height glass and steel window structure, within a brick framework.
- The existing rooftop addition will be re-constructed, clad in brick at the front and sides, glazed with glass and steel at the rear to relate to the enlarged two-story rear yard addition below.
- The new rooftop addition will be set back, so not visible from the street.
- The height of the existing rooftop structure will be lowered.
- Cantilevered rooftop sections will project beyond the front and rear facades to function as sunscreens.
- Air conditioning units will be installed at the rear of the newly lowered roof, enclosed by sound-reducing materials.

The Preservation Committee of Community Board 7/ Manhattan believes that the renovation work proposed for the front and rear facades is reasonably appropriate to the historic character of the building and of the Historic District, with the following four modifications, which the applicant had agreed to do:

1. At the front façade, install new double-hung wood one-over-one windows with appropriately scaled mullions.
2. At the rear façade install new double hung one-over-one windows to match those at the front façade.
3. Provide soundproofing at the rooftop AC enclosure.
4. Explore the design of the front façade’s rooftop termination to make it a more conscious part of the overall design. Consider including decorative elements or features that are in the spirit of the original picturesque landscape.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** as modified above the design of the front façade renovation, the rear façade renovation and rear yard addition, and the rooftop addition, as modified above.

RESOLUTION

Date: September 3, 2013

Committees of Origin: Preservation

Re: 17 West 87th Street (Central Park West.) Application to the Landmarks Preservation Commission for a new stoop and windows, replacement of the rear facade from the basement to the 3rd floor, and a rooftop addition.

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

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

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

- The front façade will be repaired and restored using brownstone and other materials similar to the original.
- New double-hung one-over-one wood windows will be installed to replace existing aluminum windows.
- A new stoop with new wood Parlor Level entrance doors will be constructed of brownstone, modeled on the original design which is still present at 19 West 87th Street.
- A new rooftop addition will be constructed, set back 15 feet from the front cornice, 13 feet from rear facade. The level of the roof will be lowered 1.5 feet to create sufficient headroom for the additional floor, and still remain within the maximum permissible 60 foot building height.
- The front façade of the rooftop addition will be clad in standing seam metal panels; the sides and rear will be clad in brick, similar to rest of rear façade, with one-panel glazed wood doors
- New HVAC units will be located in the south east corner of the roof, forward of the new rooftop addition, masked by the building cornice.
- Neither the rooftop addition nor the HVAC units will be visible from the street.
- At the rear, the existing three story dog-leg addition will be removed, replaced with a new four story, full-width addition.
- The new rear yard addition will be clad in red brick, similar to existing in material, bond, with new cut stone lintels modeled on existing.
- The top floor of rear façade to remain, be restored, including the decorative brick corbelling detail at roofline. At the narrower window opening to east, the sill will be removed and the opening lowered to create a new door opening.
- New fenestration to be painted wood two-over-two double-hung wood windows and multi-pane French doors and sidelites. All new window openings, including multi-unit windows, to read as “punched masonry” openings, similar to typical rowhouse rear façade window placement and expression.
- Several new Juliet balconies and two upper roof decks to have simple painted black metal railings.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the new stoop, replacement windows, rear yard addition, and rooftop addition 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 stoop and windows, replacement of the rear facade from the basement to the 3rd floor, and a rooftop addition. The Committee particularly commends the applicant for the general high-quality of materials proposed for the overall renovation, and especially for the sensitivity of the design of the rear yard addition, in balancing old and new with respect to materials and composition.

RESOLUTION

Date: September 3, 2013

Committees of Origin: Preservation

Re: 116 West 71st Street (Columbus Avenue.) Application to the Landmarks Preservation Commission for legalization of a wall in the rear yard, erected without a permit.

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

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

- The original renovation was presented to the Preservation Committee of CB 7 on July 10, 2008. The Committee approved the rear yard addition as being minimally appropriate to the Historic District and not visible from the public way.
- The original application only showed a one-story 5'-2" long wall extension at the eastern property line at the Garden level, enclosing the east side of the new greenhouse structure,
- The existing 5'-2" wall extension was built three storeys tall.
- The as-built conditions do not reflect the design presented to and approved by the CB7 the Preservation committee in July of 2008 in several other ways:
 - i. Two wide French doors are installed at the garden level and at each of the two terraces above, instead of three narrower French doors/ glazed units.
 - ii. The topmost window unit in the deeper portion of the rear yard addition to the west (visible in the applicant's existing condition photo) is one large single glass lite, rather than a tri-partite window unit.
- The entire 5'-2" length of the wall projection, intrudes into the 30 foot setback zone required of all new construction.

Evaluating the design of the projecting wall within the context of the original design for the rear yard addition (presented to and approved by the Preservation Committee in July 2008, and subsequently approved at Full Board in September 2008), the Preservation Committee of Community Board 7/ Manhattan believes that the design of the existing unpermitted rear yard wall is inappropriate to the historic character of the building, the rear yard "donut", and of the Historic District.

In addition, the Preservation Committee learned that at the time that the renovation was proposed to CB7 in 2008, the west wall of the one-story rear-yard "L" extension on 114 West 71st Street, the neighboring building to the east, featured a series of 5-6 stained glass lot-line windows. The full-width extension presented and approved by CB7 in 2008 blocked 2 of those windows and a portion of a third. Most if not all of the remaining stained glass lot-line windows are obscured by the 5'-2" wall projection. The current condition at 114 West 71st Street includes a two-story rear yard "L" extension, as well as no visible sign of the remaining lot-line stained glass windows, which are now stuccoed over. It is not clear when a second story was added to that neighboring structure, or who encased the stained glass lot-line windows. It is also not clear whether the presence of the stained glass lot-line windows was known to CB7 at the time it reviewed the project as proposed in 2008 with respect to the portion of the rear façade extension that covered a portion of those windows. While the Preservation Committee lacks sufficient information to determine what if any impact the presence of the stained glass lot-line windows would have had on the overall proposal at that time, the enclosure of a portion of those windows by the wall projection beyond that required by the as-approved plans is of material concern.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves the legalization of the wall in the rear yard erected without a permit.**

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

RESOLUTION

Date: September 3, 2013

Committees of Origin: Transportation

Re: M86 crosstown bus.

Full Board Vote: 30 In Favor 0 Against 2 Abstentions 0 Present

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

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

- The M86 crosstown bus route is one of the most popular and well-used crosstown routes in Manhattan.
- The dipping of metrocards and the slow response of the farebox significantly increases dwell time.
- The use of articulated buses on the route and the large number of passengers has led to long dwell times and bus-bunching, resulting in long delays and then two or more buses arriving together.
- The use of off-board payment technologies would help speed the bus and shorten dwell times.
- This off-board payment system has had great success in the MTA's SBS system.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan supports the use of off-board payment technology for the M86 crosstown route, and urges the MTA to install it at all bus stops - both east & west sides - as soon as possible.



RESOLUTION

Date: September 3, 2013

Re: Support for Manhattan Valley Development Corporation's application for grant funding under New York State Main Street (NYMS), New York State Technical Assistance (NYMS-TA), and New York State Urban Initiative (UI) Programs.

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

This resolution is based on the following facts and observations:

Overview

The Manhattan Valley neighborhood is home to working families, many of them among the working poor, as well as those struggling or left behind in the wake of economic expansion and recovery enjoyed by other parts of our City. It is also home to small-scale commercial businesses -- many of the "mom and pop" stores that serve their neighbors and are the true engines of meaningful economic recovery.

MVDC seeks to serve the needs of the residents of Manhattan Valley in tangible ways, including supporting permanently affordable housing and viable and appropriate retail offerings.

Main Street Grant

MVDC seeks Main Street program funding to upgrade and revitalize the block on the east side of Columbus Avenue between 105th -106th Streets in Manhattan Valley. This block consists of mixed use low-rise residential buildings with retail stores on the ground level. Each of these buildings is approximately 100 years old.

The streetscape on this block is a mix of materials and styles, with many buildings and especially their commercial storefronts in need of repair and upgrading. The entrances to the residential portions of these buildings are interspersed between the storefronts, and many lack adequate security and other amenities that make them safe and attractive.

MVDC's plan to install security lighting and awnings for the retail stores will create a unified sense of place on this block, adding to the safety of residents and customers alike. The same approach has been remarkably successful three blocks to the north, on the west side of Columbus Avenue between 108th-109th Streets.

MVDC's approach thus leverages a plan that has already been proven to work. It also will be the catalyst to upgrade the surrounding area, as nothing engenders respect for a community like coordinated and targeted investment.

To be eligible for a Main Street grant, projects must be located in an eligible target area (i) that has experienced sustained physical deterioration, decay, neglect, or disinvestment; (ii) has a number of

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substandard buildings or vacant residential or commercial units; **and** (iii) in which more than fifty percent of the residents are persons of low income, or which is designated by a state or federal agency to be eligible for a community or economic development program.

The MVDC application meets the criteria for the Main Street Program, and will provide synergies with an existing loan program MVDC has secured to upgrade the interior residential space in one of the buildings on this block.

Main Street -Technical Assistance Grant

A Main Street Technical Assistance Grant is intended to help an organization or community to develop and be able to administer successfully a future Main Street grant.

The block on Columbus Avenue between 106th -107th Streets, one block to the north of the area targeted for MVDC's Main Street program proposal, is in need of a plan. The commercial spaces on this block, particularly on the east side of the avenue, are in significant disrepair, with only one sustainable business having moved into the block in recent memory. There is a partially occupied building at the south end of the block, and a vacant lot at the north end.

MVDC's goal is to secure funding to enable it to reach out to each of the owners of the buildings on the block and secure technical resources and expert advice to work with them to formulate a sustainable plan that will invigorate the retail and maximize the potential of the residential spaces in these buildings. Among other things, developing a plan for the commercial spaces and devising a means to promote saving the existing affordable housing as well as constructing more affordable housing will benefit current tenants and attract new residents and customers.

Columbus Avenue is the first commercial corridor reached by residents to the east in Manhattan Valley, yet many area residents continue to Amsterdam and Broadway for shopping. The example cited above of a unified streetscape between 108th -109th demonstrates that a small investment in a sense of place pays dividends manifold.

Similarly, preserving and enhancing affordable housing will meet a crushing need in this community and beyond, and add to the sustainability of our entire District. MVDC's proposal to focus on the needs of the elderly and mobility-challenged is desperately needed everywhere, and will position this community to be a leader and a destination.

MVDC's proposal will thus deliver on the core goals of the Main Street - Technical Assistance program of promoting safety and economic viability in a distressed neighborhood.

Urban Initiative Program

The purpose of the Urban Initiatives program is to provide financial/technical resources to New York communities for the restoration and improvement of housing, commercial areas and public/community facilities in urban neighborhoods. This program will provide grants to not-for-profit community based organizations and charitable organizations that have a direct interest in improving the health, safety and

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economic viability of a distressed urban neighborhood or other aspects of the area environment that are related to community preservation or renewal activities.

MVDC seeks funding under this program to upgrade kitchens and bathrooms in 10 residential units in an existing HFDC residential building on the same block for which it seeks streetscape support under the Main Street program.

Especially in an older tenement building, it is hard to conceive of an investment that will do more to improve the quality of life of residents than upgrades to kitchens and bathrooms. Because these spaces in New York City apartments are typically cramped and the work difficult, the expense of doing this work is usually prohibitive to the residents, and the cycle of low property values and substandard conditions continues.

MVDC's proposal would break that cycle. These upgrades would show respect for our neighbors in a tangible and practical way, and would serve as both inducement and example for other neighbors to invest in similar ways.

The subject building, 927 Columbus Avenue, has already secured loan financing for other interior improvements including an energy-efficient heating system, modern windows, and a rehabilitated roof. MVDC's planned upgrades would complement these structural improvements perfectly.

MVDC's proposal thus meets precisely the goal of the Urban Initiative Program to renovate and rehabilitate existing housing.

NOW, THEREFORE, Community Board 7/Manhattan resolves to endorse and approve the applications for funding by the Manhattan Valley Development Corporation under the Main Street, Main Street - Technical Assistance, and Urban Initiatives programs.