

**RESOLUTION**

**Date: November 6, 2013**

**Committee of Origin: Parks & Environment**

**Re: Riverside Park South. Department of Parks & Recreation's proposed design for the West 72<sup>nd</sup> Street area of Riverside Park South.**

**Full Board Vote: 38 In Favor 0 Against 0 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:

Since Riverside Park South was planned more than twenty years ago, park usage has soared beyond expectations at that time for many reasons, including the development of numerous new large residential buildings along the West End Avenue corridor, in addition to those planned for Riverside South itself; the increased number of school age children in the neighborhood; and the vastly increased cyclist population who use the Hudson River Greenway for recreation and to commute to work.

As a result, the current configuration of the northern section of Riverside Park South is not as effectively deployed for multiple park uses as it might be, and this section also suffers from constant conflicts between pedestrian and cyclist use. Additionally, Pier I at 70<sup>th</sup> Street suffers from a lack of shade, as does the "Locomotive Lawn" at 62<sup>nd</sup> Street.

In connection with the recent ULURP process for Riverside Center (the section of Riverside Park South between 59<sup>th</sup> and 61<sup>st</sup> Streets), Council Member Gale Brewer, with the active support and assistance of Community Board 7/Manhattan and the Department of Parks and Recreation, obtained very substantial additional funding that the Developer of Riverside South will be required to pay over time, above the amounts subject to previously-existing obligations, for the enhancement of certain aspects of Riverside Park South. In addition, Council Member Brewer, in coordination with Council Speaker Christine Quinn, allocated an additional \$2.5 million to be available to DPR for immediate capital improvements.

DPR and CB7 have engaged in extensive outreach to affected user groups, and members of the park user community generally, about how best to deploy this currently available infusion of money, including conducting several site visits and several informal presentations at regular monthly meetings of the Parks and Environment Committee of CB7. Representatives of soccer, Little League, cycling, dog run and free kayaking groups, as well as coaches from various local high schools' athletic teams, among others, contributed to the planning process.

DPR presented the preliminary design for the use of this money to the Parks and Environment Committee at its October, 2013 meeting. These plans include, among other things: (1) improving the configuration of the Little League field and the lower-level dog run at 72<sup>nd</sup> Street, including adding amenities to both and adding a new pedestrian path to the east of the field that will connect with Riverside Park; (2) adding a shade structure at Pier I, and adding new shading landscaping at the Locomotive Lawn; (3) reconfiguring portions of the bicycle path to minimize conflicts with pedestrian paths, and to coordinate seamlessly with the cycling and pedestrian path configuration to be constructed as part of Riverside Park South Phase 5 to the south of this subject area; (4) providing a complete new

infrastructure for the playing field at 70<sup>th</sup> Street, including new grading, fencing and landscaping; (5) reconfiguring the courts under the highway, to provide two full and one junior basketball courts and a handball court; (6) providing a new skating and exercise area for young adults; (7) generally providing new landscaping elements and new "B-pole" lighting with "Riverside Park" luminaires; and (8) by combining funds previously obtained by CB7 for DPR for the restoration of the pedestrian path from the 72<sup>nd</sup> Street pedestrian tunnel down to the lower level of Riverside Park, restoring that path to eliminate the frequent cave-ins and the consequent need for the use of metal plates across the path.

The preliminary designs presented by DPR are responsive to the needs identified by the various stakeholders and those observed by elected officials and CB7 members, and represent appropriate uses of the additional moneys secured by Council Member Brewer and Speaker Quinn.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the preliminary design for the use of the available funds described above; commends DPR for the thoughtfulness and thoroughness with which it coordinated with CB7 and consulted with constituent user groups in the planning process; and expresses its thanks to Council Member Gale Brewer and Speaker Christine Quinn for securing these funds for our community.

In light of the very heavy use of this section of Riverside Park South, including many users in all seasons, CB7 also **strongly urges** DPR to convert the comfort station building at the 70<sup>th</sup> Street concession to year-round use (which would involve adding heating elements) as part of this project, or even sooner if possible, and to maintain it for use by park users throughout that part of the year when the concession itself is closed.

**RESOLUTION**

**Date: November 6, 2013**

**Committee of Origin: Transportation**

**Re: West 95<sup>th</sup> Street.**

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

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the request by the Friends of West 95<sup>th</sup> Street to the Department of Transportation for the installation of Bishop's Crook lampposts on West 95<sup>th</sup> Street between Central Park West and Columbus Avenue.

**RESOLUTION**

**Date: November 6, 2013**

**Committee of Origin: Preservation**

**Re: 2 West 64<sup>th</sup> Street (Central Park West.) Application to the Landmarks Preservation Commission for construction of an ADA Ramp.**

**Full Board Vote: 36 In Favor 0 Against 1 Abstention 0 Present**

*Committee: 5-0-0-0. Non-Committee Board Members: 1-0-0-0.*

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

- The proposed ramp will remain within the boundaries of the existing façade's architectural elements.
- The ramp will be over an existing light well, will be perforated to permit light and air through and will lead into the west entrance of the façade.
- Due to the existing parameters of the façade elements a fully compliant ADA ramp could not be designed (1:12 ramp slope, 5'0" turnaround) but applicant received 2 ADA code waivers from the Mayor's Office for People with Disabilities. The resultant ramp will have a 1:11 slope and a 4'8-3/4" turnaround.
- Both cheek walls at the central façade entrance will remain in their existing locations and will be cut for the ramp and steps access.
- A bronze and glass rail with a square pattern along the top of the bronze railing on the glass structure( to match the square patterns on the entrance doors and certain window details) is proposed on the turn-around to contain the entryway;
- The handrails of the ramp were proposed to be made of stainless steel which the committee felt was an inappropriate material.

The Preservation Committee of Community Board 7 believes that the ramp, as currently designed, is appropriate to the architecture of the building and to the historic district. However the Committee feels that the handrails of the proposed ramp be constructed of a single material, either bronze or painted wrought iron (black).

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application for construction of an ADA compliant ramp upon condition that the handrail be constructed of bronze or painted wrought iron and with a strong recommendation that the railing above the glass retaining structure be simplified.

**RESOLUTION**

**Date: November 6, 2013**

**Committee of Origin: Preservation**

**Re: 48 West 73<sup>rd</sup> Street (Columbus Avenue.) Application to the Landmarks Preservation Commission for an access ramp leading to the building entrance.**

**Full Board Vote: 36 In Favor 0 Against 1 Abstention 0 Present**

*Committee: 5-0-0-0. Non-Committee Board Members: 1-0-0-0.*

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

- There is an existing ramp leading to the entrance of a Starbucks adjacent to applicant's building.
- The proposed ramp will be an extension of that existing ramp to the building entrance.
- The proposed extension will eliminate planters currently in place between the Starbucks entrance and the building entrance.
- The railing of the proposed ramp will be 2" tubular black steel with pickets (vertical balusters) 4" on center close together per code requirements; it will be installed along the entire length of the new ramp and the Starbucks landing.

The Preservation Committee was unhappy with the elimination of the planters and would have preferred a more aesthetically pleasing railing design but recognized the necessity for code compliance and felt that, overall, ADA accessibility trumped those two concerns.

THEREFORE BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application for an extension of the existing barrier free access ramp as minimally appropriate to the Historic District.

**RESOLUTION**

**Date: November 6, 2013**

**Committee of Origin: Preservation**

**Re: 294 Columbus Avenue, aka 100 West 74th Street, d/b/a Bocca Di Bacco. Application #14-7673 to the Landmarks Preservation Commission to replace storefront infill and install louvers, lighting and signage.**

**Full Board Vote: 36 In Favor 0 Against 1 Abstention 0 Present**

*Committee: 5-0-0-0. Non-Committee Board Members: 1-0-0-0.*

The following facts and circumstance were considered in arriving at our conclusions:

- The existing shoe store will be converted into an Eating and Drinking establishment and the existing storefront will be replaced.
- All existing interior finishes will be removed.
- The existing aluminum column covers, fascia and storefront glass will be removed and applicant will probe behind existing columns.
- The existing cast iron columns will be painted black.
- There will be interior wood columns behind the storefront which will be covered with wood pilasters and will run up over the fascia above the storefront to the cornice line.
- The new storefront will be constructed of painted mahogany wood with fixed storefront and folding doors which will allow opening to the sidewalk along the front.
- There will be fixed blade aluminum louvers for HVAC, fresh air etc. above the doors.
- Above the louvers will be a horizontal wood fascia with signage above the entrance doors.
- Light sconces will be placed between the pilasters.
- All non-glass surfaces on the storefront will be painted gray.

The Preservation Committee felt that the design as submitted was appropriate to the Historic District.

THEREFORE BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to replace storefront infill and install louvers, lighting and signage.

**RESOLUTION**

**Date: November 6, 2013**

**Committee of Origin: Preservation**

**Re: 250 West 77<sup>th</sup> Street, dba Belleclaire Hotel (Broadway – West End Avenue.) Application to the Landmarks Preservation Commission for replacement and restoration of the storefronts, new signage and lighting.**

**Full Board Vote: 35 In Favor 0 Against 2 Abstentions 0 Present**

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

The following facts and circumstances were considered in reaching our conclusions:

- The Belleclaire is an individual landmark which was subjected to the removal of the original stone façade on Broadway and replacement with predominantly glass storefronts circa 1930s.
- In a previous appearance before the committee the proposal included a hotel entrance on Broadway which, primarily because it was not delineated separately from the retail store entrances, was deemed unacceptable by the committee. The current proposal eliminated that entrance and now contains only proposed retail space on Broadway with the corner store partially extending onto West 77<sup>th</sup> St.
- The proposed storefront(s) will be glass with vertical metal piers and will extend the full frontage on Broadway (approximately 106') and approximately 20' wrapping around the corner of West 77<sup>th</sup> Street.
- The committee recognized that it was commercially, and probably structurally, unfeasible to reconstruct the original storefront or to design the proposed storefront with stone piers.
- The plan as proposed was considered too generic and inelegant and thus not befitting this individual landmark.
- The committee would prefer more articulation in the storefront delineating individual stores rather than one large store and thus encouraging occupancy by an eclectic mix of stores.

The Preservation Committee felt that the design as submitted was inappropriate to the architectural character of this individually landmarked building in terms of design, materiality and overall gravitas.

THEREFORE BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application for replacement and restoration of the storefronts and for new signage and lighting.



**RESOLUTION**

**Date: November 6, 2013**

**Committee of Origin: Preservation**

**Re: 107 West 82nd Street (Columbus Avenue.) Application #14-7673 to the Landmarks Preservation Commission for a rooftop addition.**

**Full Board Vote: 36 In Favor 0 Against 1 Abstention 0 Present**

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

The following facts and circumstances were considered in reaching our conclusion:

- The application is actually for two separate additions designed by two different architects but are designed to appear from the street as one addition.
- The building is approx. 100' West of Columbus Avenue.
- The rear portion of the addition will measure 10'6" above the current roof line and will be set back 30' from the rear lot line and will be 650 sq. feet. The front portion will also measure 10'6" above the current roof line and will be set back 15' from the street line and will be 618 sq. feet.
- The addition will be visible from the North and East and not visible from the West. Neither of the two additions will be visible from across 82<sup>nd</sup> Street.
- There are approximately 4300 permissible sq. feet and the project will use 1268 sq. feet.
- On the side elevation which is very visible because of a low building next door, the proposed party wall material will be stucco to match the existing wall with the overall effect of a continuous blank wall. The facades facing the side court will be continued up as brick and punched windows to match the existing condition.

The Preservation Committee felt that while the proposed addition(s) were visible from various locations, the overall effect was unobtrusive and blended seamlessly with the existing structure.

**THEREFORE BE IT RESOLVED THAT** Community Board 7/Manhattan **approves** the applications for the proposed rooftop additions as presented.

**RESOLUTION**

**Date: November 6, 2013**

**Committee of Origin: Business & Consumer**

**Re: West 66<sup>th</sup> Street & Central Park**

**Full Board Vote: 31 In Favor 1 Against 2 Abstentions 1 Present**

*Committee: 8-0-0-1. Non-Committee Board Members: 1-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the State Liquor Authority for a two-year liquor license by Emerald Green Group LLC, d/b/a Tavern on the Green.

**RESOLUTION**

**Date: November 6, 2013**

**Committee of Origin: Business & Consumer**

**Re: 489 Columbus Avenue (West 83<sup>rd</sup> Street)**

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

*Committee: 9-0-0-0. Non-Committee Board Members: 1-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the State Liquor Authority for a two-year liquor license by Shree Laximi Indian Cuisine Inc, d/b/a To be Determined.

**RESOLUTION**

**Date: November 6, 2013**

**Committee of Origin: Business & Consumer**

**Re: 414 Amsterdam Avenue (West 80<sup>th</sup> Street.)**

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

*Committee: 9-0-0-0. Non-Committee Board Members: 0-0-1-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application DCA# 1471611 to the Department of Consumer Affairs by 4SK-414 Amsterdam Avenue LLC, d/b/a Pinkberry, for a two-year consent to operate an unenclosed sidewalk café with 5 tables and 11 seats.

**RESOLUTION**

**Date: November 6, 2013**

**Committee of Origin: Business & Consumer**

**Re: Unenclosed Café Renewal Applications.**

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

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

- **229 Columbus Avenue** (West 70<sup>th</sup>-71<sup>st</sup> Street.) 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: 9-0-0-0. Non-Committee Board Members: 1-0-0-0.*
- **355 Amsterdam Avenue** (West 77<sup>th</sup> Street.) Renewal application DCA# 1246104 to the Department of Consumer Affairs by DLS Chicken Corp., Chirping Chicken, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 32 seats.  
*Committee: 9-0-0-0. Non-Committee Board Members: 1-0-0-0.*
- **424 Amsterdam Avenue** (West 80<sup>th</sup> Street.) Renewal application 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: 9-0-0-0. Non-Committee Board Members: 1-0-0-0.*
- **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, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 20 seats.  
*Committee: 9-0-0-0. Non-Committee Board Members: 1-0-0-0.*
- **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: 9-0-0-0. Non-Committee Board Members: 1-0-0-0.*
- **513 Columbus Avenue** (West 84<sup>th</sup> -85<sup>th</sup> Street.) Renewal application DCA# 1384479 to the Department of Consumer Affairs by 513 Columbus, LLC, d/b/a Cotta, for a two-year consent to operate an unenclosed sidewalk café with 23 tables and 44 seats.  
*Committee: 9-0-0-0. Non-Committee Board Members: 1-0-0-0.*
- **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: 9-0-0-0. Non-Committee Board Members: 1-0-0-0.*

**RESOLUTION**

**Date: November 6, 2013**

**Committee of Origin: Business & Consumer**

**Re: 467 Columbus Avenue (West 82<sup>nd</sup> -83<sup>rd</sup> Street.)**

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

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

The applicant did not attend the committee meeting;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapprove without prejudice** renewal application DCA#1384273 to the Department of Consumer Affairs by Canteen 82, Inc., d/b/a Blue Caravan, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats.

**RESOLUTION**

**Date: November 6, 2013**

**Committee of Origin: Business & Consumer**

**Re: 441 Amsterdam Avenue (West 81<sup>st</sup> Street.)**

**Full Board Vote: 34 In Favor 3 Against 1 Abstention 0 Present**

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal application DCA# 1283643/ ULURP# N120344ECM to the Department of Consumer Affairs by JPS Ventures, Inc. d/b/a St. James Cafe, for a two year consent to operate an enclosed sidewalk café with 5 tables and 16 seats.

**RESOLUTION**

**Date: November 6, 2013**

**Committee of Origin: Steering Committee**

**Re: CB7 priorities for the NYC Capital Budget for Fiscal Year 2015.**

**Full Board Vote: 33 In Favor 0 Against 2 Abstentions 0 Present**

*Committee: 16-0-0-0. Non-Committee Board Member: 1-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **adopts** the proposed priorities for the NYC Capital Budget for Fiscal Year 2015.

**RESOLUTION**

**Date: November 6, 2013**

**Committee of Origin: Steering Committee**

**Re: CB7 priorities for the NYC Expense Budget for Fiscal Year 2015.**

**Full Board Vote: 33 In Favor 0 Against 2 Abstentions 0 Present**

*Committee: 16-0-0-0. Non-Committee Board Member: 1-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **adopts** the proposed priorities for the NYC Expense Budget for Fiscal Year 2015.