

RESOLUTION

April 1, 2014

Committee of Origin: Transportation

Re: NYC Department of Transportation proposed pedestrian safety improvements on Riverside Drive and West 72nd Street.

Full Board Vote: 30 In Favor 0 Against 0 Abstaining 0 Present

Committee: 5-0-0-0. Non-Committee Board Members: 3-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the NYC Department of Transportation's plan for improving safety at the intersection of West 79th Street and Riverside Drive, including the following:

1. Synchronize signals to allow the northbound exit from the HHP to have continued movement across Riverside Drive, or to turn right (south) onto Riverside Drive.
2. Increase signage and street markings for No Left Turn for eastbound West 79th Street traffic.
3. Request NYC Transit to favor north-side layovers for M79 buses.
4. Adjust the West 78th Street traffic signal to allow traffic turning right (south) from Riverside Drive to clear that intersection.

RESOLUTION

April 1, 2014

Committee of Origin: Housing

Re: Unequal Treatment of Rent Regulated Tenants

Full Board Vote: 28 In Favor 0 Against 1 Abstaining 0 Present

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

Stonehenge management, owner of the building formerly known as the Westgate on West 97th Street, has recently finished constructed a new gym in the basement of their building. They have instituted a policy where the rent regulated tenants (approximately 60% of the units in the building) are excluded from its use, even after such tenants offered to pay a reasonable fee for access.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan calls upon our West Side City Council members Helen Rosenthal, Mark Levine, and Corey Johnson to amend the New York City Human Rights Ordinance to stipulate that all amenities in any residential building shall be provided on a reasonable basis to every tenant and lawful occupant, without discrimination of any kind between classes of tenants, including by virtue of the regulatory status of their apartments, the form of ownership of such apartments, the rents charged for such apartments, the duration of their past or future occupancy, or any distinction prohibited elsewhere in the Human Rights Law; and

BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan calls the New York State Legislature to pass A.9061, a bill sponsored by Assemblymember Linda B. Rosenthal to prohibit landlords from discriminating against rent-regulated tenants by preventing them from accessing amenities and common areas, such as fitness rooms, rooftop decks, pools, and playrooms in their building of residence.

RESOLUTION

April 1, 2014

Committee of Origin: Business & Consumer Issues

Re: 165 West 65th Street, 10th Floor at Lincoln Center, d/b/a To Be Determined, to include *live music*, with outdoor balcony space.

Full Board Vote: 28 In Favor 0 Against 0 Abstaining 0 Present

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

The applicant agreed to amend the Method of Operations to reflect closing hours at Midnight;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the SLA for a two-year liquor license at 165 West 65th Street.

RESOLUTION

April 1, 2014

Committee of Origin: Business & Consumer Issues

Re: 165 West 72nd Street (Amsterdam Avenue.) LD & CJ Corp., d/b/a To Be Determined.

Full Board Vote: 28 In Favor 0 Against 0 Abstaining 0 Present

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

The applicant did not attend,

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves without prejudice** the application to the SLA for a two-year liquor license at 165 West 72nd Street.

RESOLUTION

April 1, 2014

Committee of Origin: Business & Consumer Issues

Re: Unenclosed Café Renewal Applications.

Full Board Vote: 27 In Favor 0 Against 1 Abstaining 0 Present

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

- **270 Columbus Avenue (West 73rd Street.) Renewal application #1260284-DCA to the Department of Consumer Affairs by 276 Columbus Inc., d/b/a Arte Around the Corner, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.**
Committee: 9-0-0-0. Non-Committee Board Members: 1-0-0-0.
- **519 Columbus Avenue (West 85th Street.) Renewal application #1395448-DCA to the Department of Consumer Affairs by De La Fontaine, LLC, d/b/a “To be determined”, for a two-year consent to operate an unenclosed sidewalk café with 21 tables and 42 seats.**
Committee: 8-0-0-1. Non-Committee Board Members: 1-0-0-0.
- **668 Amsterdam Avenue (West 92nd – 93rd Street.) Renewal application # 1139454-DCA to the Department of Consumer Affairs by Talias Restaurant Group, LLC, d/b/a Talia’s Steakhouse & Bar, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 36 seats.**
Committee: 9-0-0-0. Non-Committee Board Members: 1-0-0-0.
- **732 Amsterdam Avenue (West 96th Street.) Renewal application #1138270 to the Department of Consumer Affairs by Le Se Amsterdam 732 Restaurant, Inc., d/b/a Dive Bar, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 17 seats.**
Committee: 9-0-0-0. Non-Committee Board Members: 1-0-0-0.

RESOLUTION

April 1, 2014

Committee of Origin: Business & Consumer Issues

Re: 566 Amsterdam Avenue (West 87th -88th Streets.) Renewal application #1312628-DCA to the Department of Consumer Affairs by Jos Concept, LLC, d/b/a B Café West, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 14 seats.

Full Board Vote: 28 In Favor 0 Against 0 Abstaining 0 Present

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

The applicant did not attend the meeting,

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves without prejudice** renewal application #1312628.

RESOLUTION

April 1, 2014

Committee of Origin: Business & Consumer Issues

Re: 469 Columbus Avenue (West 82nd - 83rd Street.)

Full Board Vote: 27 In Favor 1 Against 0 Abstaining 0 Present

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application #2103-2014-ASWC to the Department of Consumer Affairs by Lenny's 83rd Street, LLC, d/b/a Lenny's, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

RESOLUTION

April 1, 2014

Committee of Origin: Business & Consumer Issues

Re: 511 Amsterdam Avenue (West 84th – 85th Street.)

Full Board Vote: 26 In Favor 1 Against 0 Abstaining 0 Present

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application #2017-2014-ASWC to the Department of Consumer Affairs by EE BAR, LLC, d/b/a EE's, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 20 seats.

RESOLUTION

April 1, 2014

Committee of Origin: Preservation

Re: 48 West 71st Street, Apt. 2F (Central Park West - Columbus Avenue.) Application #146281 to the Landmarks Preservation Commission to replace windows.

Full Board Vote: 27 In Favor 0 Against 0 Abstaining 0 Present

Committee: 5-0-0-0.

Regarding the replacement of three double-hung windows in a second floor bay, the following facts and concerns were taken into account in arriving at our conclusion:

- The original curved wood double-hung windows were replaced at some time in the past (prior to designation) by the existing double-hung wood windows, which are flat, running straight across the opening.
- The existing windows are in poor condition and permit a significant amount of heat loss.
- Within this 10-unit brownstone grouping, four have bays, located on the Second floor (three levels up from the street). Only one retains the original curving windows.
- The proposed wood windows are flat, one-over-one double-hung, thermal windows by Pella. Paint finish, black to match the rest of the existing windows in the building.
- New Renaissance Revival style brick mold will be installed around the new windows in keeping with the details of the original building.
- The cost of replacing the existing flat windows with curving wood windows and frames is prohibitive to the applicant, three to four times the cost of the flat replacement windows proposed.

The Preservation Committee of Community Board 7/ Manhattan believes that while replacement of elements on a building in a landmark district presents an opportunity to reverse the pre-designation erosion of notable elements and features and restore more of the original fabric, the unique circumstances of this application and the efforts made to match all other key elements of the original windows makes this proposal reasonably appropriate in this specific instance. While it would be preferable for the replacement windows to be the original curved shape, the proposed flat windows, being on the second floor, complying with the other criteria set forth by Landmarks (material, configuration, operation, color and finish), and with the installation of more historically appropriate trim, the Committee believes the proposed replacement windows are reasonably appropriate to the historic character of the building, of the ten-unit grouping, and of the Historic District. Furthermore, CB7 believes the combination of circumstances presented by this application to be unique, and does not announce a precedent for wide application.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the replacement windows.

RESOLUTION

April 1, 2014

Committee of Origin: Preservation

Re: 220 West 72nd Street, dba City Veterinary Care (Broadway – West End Avenue.) Application to the Landmarks Preservation Commission to erect two signs on the façade.

The proposal is for a blade sign and a channel sign.

Full Board Vote: 27 In Favor 0 Against 0 Abstaining 0 Present

a. Regarding the blade sign, the following facts and concerns were taken into account in arriving at our conclusion:

--The proposed sign is approximately 17" x 17", painted aluminum panel, white field with red and black "CITY VET" logo.

--Proposed installation location is at the east end of the building, near the vet office entry door.

--In order to improve the sign's visibility and to avoid obscuring the channel sign from the distance, the bottom of the blade sign would be located 15 feet above grade, which is higher than the mounting height of the proposed surface-mounted channel sign. This places the blade sign adjacent to the second story windows.

--The blade sign will be illuminated by two small spotlights, installed to either side, with concealed conduit.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed location of the blade sign is not reasonably appropriate to the historic character of the building and of the Historic District.

The Committee suggested two revisions to the proposed design of the blade sign, which were not adopted:

--Lowering the sign to align with the channel sign, relocating the recently installed red alarm with exposed conduit.

--Extending the sign width to the maximum 24" permissible to improve visibility.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the blade sign.

Committee: 6-0-0-0.

b. Regarding the channel sign, the following facts and concerns were taken into account in arriving at our conclusion:

--The channel sign will be made up of individual letters 12" high, steel, painted red and black. The letters will project 3.5" from the masonry face.

--Letters to be pin-mounted to the existing brick.

--Channel letters to be backlit with LED lights.

--The sign will be centered within the masonry band which separates the ground and second story windows and extends the full width of the building. The letters will extend slightly beyond the edges of the large central storefront window.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed design and location of the channel sign are reasonably appropriate to the historic character of the building and of the Historic District.

COMMUNITY BOARD 7 Manhattan

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the channel sign.

The Committee recommends that the size of the channel sign lettering be reduced slightly to reduce the overall length, allowing its outer edges to align with the edges of the central storefront window below.

Committee: 5-1-0-0.

RESOLUTION

April 1, 2014

Committee of Origin: Preservation

Re: 35 West 92nd Street (Central Park West – Columbus Avenue.) Application #149571 to the Landmarks Preservation Commission to install a chimney flue.

Full Board Vote: 27 In Favor 0 Against 0 Abstaining 0 Present

Committee: 6-0-0-0.

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

- As part of the building's conversion from oil to gas heating, a new exhaust flue needs to be installed.
- The new flue will be run within the existing masonry chimney, which is located at the rear of the building, to the west of the existing water tower. It will extend 18'-6" above the chimney cap, which is 3 feet above the water tower.
- The flue will be stainless steel, with stainless steel reinforcing straps and steel angles.
- The flue will be seen in conjunction with the dominant water tower which visually dominates the roofscape. As such, it will be minimally visible from the public way, blending in with the roofscape context of rooftop water towers and other flues in the immediate vicinity.
- To minimize the flue's visibility, the applicant agreed to revise the proposed finish from painted black to be unpainted, natural brushed metal finish.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed flue liner as revised to have a clear brushed metal finish 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 installation of a new chimney flue with revised finish.

RESOLUTION

April 1, 2014

Committee of Origin: Preservation

Re: 11 West 69th Street (Central Park West – Columbus Avenue.) Application #144092 to the Landmarks Preservation Commission for a window master plan.

Full Board Vote: 27 In Favor 0 Against 0 Abstaining 0 Present

Committee: 5-1-0-0.

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

- The original windows were six-over-one wood double-hung windows. None remain.
- The existing windows are aluminum replacement windows, one-over-one double-hungs.
- The proposed replacement windows are aluminum, double-hung, thermal units, bronze color, baked enamel finish.
- The replacement windows will be installed within the existing window frames, with new ogee molding to re-introduce some of the original architectural detail.
- The proposed window pane configuration is for one-over-ones on all four facades.

This masonry building is quite simple in design; the six-over-one mullion configuration of the original windows added an element of ornamentation, visual interest and texture to the building's original appearance which is currently missing. The Committee believes that the replacement windows of the primary, street-facing facade should return to the original six-over-one configuration.

The Preservation Committee of Community Board 7/ Manhattan believes that with respect to the historic character of the building and of the Historic District, the proposed replacement window master plan is not reasonably appropriate for the primary street-facing facade, but is reasonably appropriate for the secondary facades.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the replacement window master plan proposal for one-over-one windows for the primary, street-facing facade, but **approves** the one-over-one window configuration for the secondary facades.

RESOLUTION

April 1, 2014

Committee of Origin: Preservation

Re: 240 West 71st Street (Broadway – West End Avenue.) Application #14-6281 to the Landmarks Preservation Commission for replacement of parlor floor windows on the front facade, rear façade modifications and the addition of a bulkhead on the roof.

Full Board Vote: 27 In Favor 0 Against 0 Abstaining 0 Present

Committee: 6-0-0-0.

Regarding the Parlor Floor window replacement and other work proposed for the front facade, the following facts and concerns were taken into account in arriving at our conclusion:

- The original Parlor Floor windows were wood, one-over-one double-hungs extending vertically the full height of the window openings.
- The existing windows are shorter one-over one double-hungs with a shallow fixed transom above.
- The new windows will be wood, return to the original full-height one-over-one configurations, with historic brick mold. Painted exterior finish.
- Other proposed changes to the front façade include replacing the existing multi-pane French door at the building’s entrance with a two pane wood door with large glazed upper panel; and replacement of an existing metal panel below the ground floor window sill with a glass panel with a new decorative metal grille

Regarding the modifications to the rear façade, the following facts were taken into consideration:

- At the Garden Level, within the existing footprint, the existing greenhouse structure will be combined with the adjacent existing masonry-clad rear yard “dog-leg” addition to the east to create one single, brick-clad enclosed space, with three pairs of multi-paned French doors.
- Fenestration at the two upper floors of the existing “dog-leg” addition will be replaced and modified. On the First Floor, a new French door pair with fixed transoms will be installed within existing opening, with simple picket metal railing. At the Second Floor, the existing window opening will be widened and extended down below the sill to permit a second similar French door pair with fixed transom to be installed, with a similar simple metal picket railing.
- On the First (Parlor) Floor to the west of the existing dog-leg addition, a new rear yard addition is proposed, extending out 7 feet and extending the full width east to west. The extension to be brick clad to match existing, with new French door pair with fixed transom. The new opening to be encased with a new brick side frame with corbelling detail, modeled on the original corbelling detail existing at the Second Floor window above.
- At the Second Floor, the existing double-hung window pair within the existing window opening will be enlarged, cutting the existing sill to allow for the installation of another French door pair with fixed transom above. The existing brick frame and corbelling detail surrounding this opening will be retained.
- At the Third (top) Floor, the two existing one-over-one double-hung windows will be replaced with new eight-over-eight windows within existing window openings, and the existing single-pane French doors will be replaced with new multi-paned French door and fixed sidelight with transom, within the existing door opening.
- Except for the Garden Level French doors, which are black steel, all new doors, windows and transoms will be aluminum-clad wood, multi-paned thermal units, black finish. All new openings to have pre-cast headers similar to original header design at existing openings.

The Committee recommended three modifications to the proposed design:

1. Rather than enlarge the existing Second Floor window opening to accommodate a new French door pair, retain the size of the original window opening to respect to the original sill/ corbel detail relationship.
2. Replace the existing one-over-one double-hung window pair at this opening with an eight-over-eight double-hung window pair, similar to the replacement windows proposed for the Third Floor above.
3. Reduce the height of the new First Floor addition the maximum possible to allow for the greatest possible separation between the bottom of the Second Floor brick corbels and the roof of the new addition.

The applicant agreed to these design revisions.

Regarding the new rooftop bulkhead, the following facts were taken into consideration

- The existing ladder and hatch access to the existing roof will be replaced by a new stair, enclosed by a new bulkhead. The bulkhead will have a tan stucco cladding.
- New simple metal picket railings will be installed as required.
- Neither the new bulkhead nor the metal railings will be visible from the public way.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the Parlor Floor replacement windows and other front facade renovation work, the rear facade modifications as revised, and the new rooftop bulkhead are reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the Parlor Floor window replacement and other front facade work; the rear facade modifications as revised; and the new rooftop bulkhead.

RESOLUTION

April 1, 2014

Committee of Origin: Preservation

Re: 132 West 78th Street (Columbus – Amsterdam Avenue.) Application #153592 to the Landmarks Preservation Commission to construct a rear yard addition.

Full Board Vote: 26 In Favor 1 Against 0 Abstaining 0 Present

Committee: 6-0-0-0.

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

- A new 4' x 8' aluminum and glass greenhouse-type structure will be constructed at the Garden Level.
- The new structure will be 9 feet tall, with a sloping glass roof. It will not extend fully up to meet the underside of the existing projecting steel balcony at the floor above.
- The addition has a smaller footprint than the projecting balcony above

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the rear yard 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 rear yard addition.

Committee: 6-0-0-0.

RESOLUTION

April 1, 2014

Committee of Origin: Preservation

Re: 334 West 84th Street (West End Avenue-Riverside Drive.) Application to the Landmarks Preservation Commission for a rooftop addition.

Full Board Vote: 26 In Favor 1 Against 0 Abstaining 0 Present

Committee: 6-0-0-0.

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

- The new rooftop addition will be centered on the roof, set far back from both the front and rear facades.
- The addition will be clad in light-colored stucco, with wood sliding glass doors, stained brown finish.
- There will be a new simple metal black picket rail fence at rear, and a new wood fence at the front set back from existing building cornice, painted to match cornice.
- Neither front fence nor rooftop addition is visible from the public way.
- At 83rd Street to the south, the rooftop addition is partially visible from the public way through a building's side yard that extends to the street. The fact that the rooftop addition is set back over 19 feet from the rear facade, and that its cladding color harmonizes with the existing rear façade diminish the visual presence of the new addition.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the 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 rooftop addition.

RESOLUTION

April 1, 2014

Committee of Origin: Parks & Environment

Re: Art Students League on “Model to Monument”, a temporary public art project in Riverside Park, starting In June, 2014.

Full Board Vote: 27 In Favor 0 Against 0 Abstaining 0 Present

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

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

Community Board 7/Manhattan welcomes temporary public art exhibits in the parks in its District as amenities for our residents and visitors. For the past several years, the Art Students League has co-sponsored a temporary sculpture exhibit in Riverside Park South, consisting each year of seven site-specific sculptures. Community Board 7 believes that those exhibits have been a success.

The Parks and Environment Committee of Community Board 7/Manhattan believes that the site-specific sculptures proposed for this year’s annual installation in Riverside Park South will not interfere with pedestrian circulation or present hazards to park users.

The Committee appreciates the thoughtful presentations made to it by this year’s seven sculptors about their works.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan welcomes the proposed temporary installation of the site-specific “Model to Monument” sculptures in Riverside Park South, starting in June, 2014.