

RESOLUTION

Date: September 2, 2014

Committee of Origin: Transportation

Re: West End Avenue, 72nd-107th Streets. NYC Department of Transportation's West End Avenue safety enhancement proposal.

Full Board Vote: 39 In Favor 1 Against 1 Abstention 0 Present

Committee: 6-0-0-0. Non-Committee Board Members: 4-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the NYC Department of Transportation's reconfiguration plan for West End Avenue, 72nd-107th Streets, including pedestrian islands at 95th and 97th Streets, with the following additional provisions:

1. Additional pedestrian islands will be installed at 72nd and 79th Streets.
2. Additional signage will be added to the 79th, 95th and 96th Street exits of the Henry Hudson Parkway, stating: NYC Law - no right on red, speed limit is 25 mph unless otherwise posted, no handheld cellphone use while driving.
3. Signage along with street markings will be placed both south of 72nd Street and north of and in the vicinity of 107th Street on Broadway, advising motorists of the changes they will face on West End Avenue, more clearly and visibly indicating that Commercial traffic should bear left, staying on Broadway at 107th Street, and that Commercial traffic is prohibited on West End Avenue.
4. DOT will be flexible in making changes to the plan, and act quickly when or if problems become noticeable.
5. Lighting levels along West End Avenue will be checked to make sure there is sufficient lighting along the Avenue to assure safety of pedestrians and motorists. If proven to be less than comparable Avenues, lighting will be adjusted.
6. DOT will observe, along with the community and CB7, any impacts on other West Side avenues and affected side streets as a result of this plan.
7. DOT will not place parking in front of the 95th Street entrance of 230 Riverside Drive, but will place parking sufficiently east of this entrance to avoid bottlenecks on 95th Street.
8. DOT should consider a pedestrian island for 86th Street, when Con Edison completes its work in that area.
9. CB7 calls on the 20th and 24th precincts for more enforcement of traffic violations and improper use of West End Avenue by commercial vehicles, to help make the plan a success.
10. CB7 calls on DOT to install more speed cameras, at locations CB7 and DOT deem important for safety.
11. DOT, in coordination with CB7 and local residents - will assess and review the status of the West End Avenue reconfiguration plan in April of 2015.
12. DOT will review the decision to disallow left turns from southbound Broadway onto eastbound 95th Street, as there are two garages and a Hertz facility on 95th Street between Broadway & Amsterdam Avenue, and cars destined for that block are now having to do u-turns at 94th Street, causing congestion at that intersection, as well as unsafe pedestrian impacts.

250 West 87th Street New York, NY 10024-2706

Phone: (212) 362-4008 Fax:(212) 595-9317

Web site: nyc.gov/mcb7 e-mail address: office@cb7.org

RESOLUTION

Date: September 2, 2014

Committee of Origin: Transportation

Re: Hampton Jitney.

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

Committee: 8-0-0-0. Non-Committee Board Members: 2-0-2-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the NYC Department of Transportation by Hampton Jitney for drop-off stops in front of:

- a. 5 West 86th Street, West of Central Park West
- b. 107 West 86th Street, West of Columbus Avenue (Request has been made to move to Amsterdam.)
- c. 2345 Broadway, South of West 86th Street
- d. 2219 Broadway, South of West 79th Street,

On the condition that the locations are subject to follow-up studies after 6 months.



RESOLUTION

Date: September 2, 2014

Committee of Origin: Transportation

Re: West 93rd Street (Central Park West-Columbus Avenue.)

Full Board Vote: 29 In Favor 6 Against 4 Abstentions 1 Present

Committee: 7-1-0-0. Non-Committee Board Members: 4-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan calls on the NYC Department of Transportation to restore all parking on West 93rd Street to regulations in effect prior to the changes made in response to the Columbia Grammar and Preparatory School's application to the Board of Standards and Appeals.



RESOLUTION

Date: September 2, 2014

Committee of Origin: Preservation

Re: 102 West 75th St (Columbus Ave.): Application #15-4977 by Apt. 65 to the Landmarks Preservation Commission to rescind a previous decision to require wood brickmolds for any replacement arched windows.

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

Committee: 4-0-0-0.

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

- In an action 7 years ago, LPC required wood brickmolds with any arched window replacement.
- The subject building has arched windows across the front façade on Columbus Avenue and continuing around the corner to the north façade on W. 75th Street on the sixth floor only.
- The applicant replaced certain windows 7 years ago without the brickmolds and is now claiming that it was too expensive and will be too expensive to do so at the present time.
- A violation has been issued with respect to the failure to install the brickmolds making this application essentially one for legalization.
- The appropriate process for the applicant would be a hardship application to LPC (with differing criteria) based on the applicant's claim of excessive expense.

The Preservation Committee of Community Board 7 Manhattan believes that the requirement of brickmolds in conjunction with the replacement of the arched windows is appropriate and the installation of such windows without the brickmolds should not be legalized nor should the requirement be rescinded with regard to future replacement.

THEREFORE, BE IT RESOLVED that Community Board 7/Manhattan **disapproves** the application to legalize previously installed windows and to rescind the current LPC requirement for brickmolds.



RESOLUTION

Date: September 2, 2014

Committee of Origin: Preservation

Re: 219 West 70th Street (Broadway-West End Ave.): Application #15-7448 to the Landmarks Preservation Commission to increase the fifth floor with a horizontal addition of 280 sq. ft.

Full Board Vote: 39 In Favor 1 Against 0 Abstentions 0 Present

Committee: 4-0-0-0.

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

- The exterior will be masonry block finished in stucco with new exterior windows and doors.
- The existing bulkhead will be removed and incorporated into the new addition.
- New terrace decking will be installed.
- New AC units will be installed on the 5th Floor.
- The proposed incremental addition will not be visible from any public way and will not increase the minimal visibility from an angle at Broadway and W. 70th Street of the existing portion of the addition.
- Since it was unclear as to whether there are existing historical corbeling or other significant historical features on the upper portion of the rear façade that might be affected, the committee felt any approval should be conditioned on preservation of existing corbels and any other significant architectural features.

The Preservation Committee of Community Board 7/Manhattan believes that the design of the proposed 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 5th floor horizontal addition on condition that the corbels and other significant architectural features be preserved.



RESOLUTION

Date: September 2, 2014

Committee of Origin: Preservation

Re: 20 West 72nd Street. (Columbus Ave.-CPW) d/b/a Sambucca: Application #15-7562 to the Landmarks Preservation Commission to modify the existing first floor storefront.

Full Board Vote: 22 In Favor 16 Against 3 Abstentions 0 Present

Committee: 4-0-0-0.

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

- The existing frameless glazing and metal panels will be removed.
- They will be replaced with more traditional materials including wood doors, glass and stone (restoration of limestone piers and base).
- New wood and glass bi-folding doors and retractable fabric awnings will be installed.
- Gas-fired lantern lights of traditional design will be installed on the limestone piers.
- A new blade sign with a wrought iron fixture will be installed above the entry door.
- The existing stone piers and plinth beneath the windows will be restored, including the stone where existing metal framework for the storefront windows is removed.

The Preservation Committee of Community Board 7/Manhattan believes that the design of the proposed storefront/restaurant façade 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 proposed modification of the existing storefront at the first floor.



RESOLUTION

Date: September 2, 2014

Committee of Origin: Preservation

Re: New York Historical Society, 170 CPW (West 76th-77th Streets): Application to the Landmarks Preservation Commission for temporary installation of a banner on the Central Park West upper facade. Full Board Vote: 39 In Favor 0 Against 0 Abstentions 0 Present

Committee: 4-0-0-0.

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

- A fabric banner announcing the “Chinese American Exclusion/Inclusion” exhibition will be installed from September 2014 through the end of May 2015.
- The banner will be the approximate height and length of the two-story window opening on the 2nd and 3rd floors of the CPW façade and will be placed directly in front of (and attached to) the 8 Ionic-style columns that punctuate the window opening on the façade.
- The banner will be attached with stainless steel bolts to the mortar between the columns at the top and inserted into joints between stone blocks forming the façade surrounding the windows at the bottom.
- The holes will be filled when the banner is removed with mortar on hand that matches the existing color of the façade.
- Banners for previous exhibitions have been similarly installed and removed.
- The attachment will not result in any permanent damage to, or alteration of, the façade.

The Preservation Committee of Community Board 7/Manhattan believes that the temporary installation of the banner is reasonably appropriate to the historic character and use of the building and of the Historic District.

THEREFORE BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the proposed temporary installation of the banner on the upper façade of the Central Park West face.

RESOLUTION

Date: September 2, 2014

Committee of Origin: Preservation

Re: 207 West 79th St. (Broadway-Amsterdam Avenue.) Application #15-9134 to the Landmarks Preservation Commission for demolition of the existing building and construction of a 16-story residential building with cellar and ground floor retail.

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

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

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

- Currently, the site is occupied by a 5 story residential brick building with ground floor retail space which replaced 4 townhouses demolished prior to the designation of the historic district.
- The current building is of “non-descript” or “no” design and abuts a row of 4 circa 19th century townhouses (previously 8), designed by architect Clarence True, to the west and the Lucerne Hotel (an individual landmark) to the east.
- When constructed, the proposed building will fully abut the west facing wall of the Lucerne and will eliminate all lot line windows of the Lucerne now existing above the 5th floor on the southern portion of the west façade.
- All the rooms where lot line windows are proposed to be eliminated will have north or south facing windows remaining.
- The proposed building will be 16 stories consisting of ground floor and cellar retail space and 15 residential floors including 2 penthouses set back on the west elevation.
- The proposal includes 11 terraces on the S/W corner of the building beginning on the 4th floor with the 4th and 5th floor terraces abutting the row house on the west side.
- The building height will be 189’ to the top of the bulkhead which will rise approximately 30’ above the Lucerne parapet to the east. (The Lucerne has a bulkhead which rises to 173’ by comparison). The roofline of the main south-facing façade would align with the cornice level of the Lucerne.
- The façade of the proposed building will be mauve terra cotta with contrasting terra cotta striping between the floors and decorative terra cotta panels with a floral design motif between the windows on the front façade. The terraces will have terra cotta baguettes in front of glass handrails with terra cotta panels to match the baguettes.
- There will be a terra cotta cornice stepped 4” beyond the face of the building.
- The proposed retail spaces will have a stone base and glass and aluminum entry doors and storefronts. All glazing at the retail and residential levels will be flush with the terra cotta façade.
- The bulkhead will be composed of metal panels with windows and terrace doors.
- The penthouses will be framed in brick with glass and aluminum windows and doors comprising the bulk of the facades.

250 West 87th Street New York, NY 10024-2706

Phone: (212) 362-4008 Fax: (212) 595-9317

Web site: nyc.gov/mcb7 e-mail address: office@cb7.org

The members of the Preservation Committee of Community Board 7/Manhattan had several disparate objections to the proposed building including the color of the terra cotta; the design of the retail space; the scale and bulk of the building; the design, height and materials of the penthouses; the transition to the adjacent row houses and to the Lucerne; the style of the decorative elements on the façade; the inclusion of the terraces on the southwest corner (some objecting to the lower terraces, some to the terraces in toto); the use of glazing not recessed from the main plane of the façade.

The Committee concluded that the cumulative effect of the objections rendered the proposal inappropriate to the historic district and did not allow for approval of the project with recommended changes or approval on condition that certain changes be made.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to construct the building at 207 West 79th Street as proposed.



RESOLUTION

Date: September 2, 2014

Committee of Origin: Preservation

Re: 31 West 89th Street (Columbus Ave.-Central Park West): Application #15-7872 to the Landmarks Preservation Commission for a roof top addition, a rear addition and excavation at the cellar and rear yard.

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

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

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

- The proposed roof top addition will consist of a stairway and elevator bullhead, and HVAC equipment.
- The proposed additions are not visible from any public way.
- The existing rear yard "el" addition which extends 8'6" into the rear yard will be replaced by a full width rear yard addition but will extend only 4'6" into the rear yard.
- The existing rear façade roofline corbeling will remain.
- The rear façade will consist of common red brick with French doors on the cellar and first through third floors, Juliet balconies on floors 1-3 and punched 1 over 1 double hung windows and a terrace door on the 4th floor, all with common red brick surrounds.
- The proposed excavation, at less than 2' in depth, will have no effect on the nature or appearance of the rear yard nor will it compromise any existing old growth trees in the applicant's or neighboring yards.

The Preservation Committee of Community Board 7/Manhattan believes that the proposed roof top and rear yard additions and excavation are reasonably appropriate to the historic character and use of the building and of the historic district.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the roof top and rear yard additions and the proposed cellar excavation.



RESOLUTION

Date: September 2, 2014

Committee of Origin: Preservation

Re: 22 West 90th Street (Columbus Ave.-Central Park West): Application to the Landmarks Preservation Commission for a 300 square foot penthouse and two terraces on the rear façade.

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

Committee: 3-0-0-0. Non-Committee Board Members: 1-0-0-0.

The following facts and circumstances were taken into account in reaching our conclusion:

- The fifth floor addition (Penthouse)) will be stucco chosen to match the existing brownstone and will not be visible from the public way. The windows will be aluminum single pane, double insulated glass with black painted frames.
- The roof top (penthouse) addition will be 300 sq. ft. and will consist of a master suite for the front apartment on the fourth floor and will be 11' in height.
- Two terraces will be added to the rear façade at the first and second floors, will have 42" metal railings (black) with a simple vertical picket system and will be supported by two new columns.
- Egress to the new balconies will be via sliding glass doors with a fixed transom window above to house new A/C units. The doors will replace existing one over one double hung windows.

The Preservation Committee of Community Board 7/Manhattan believes that the proposed roof top addition and terraces on the rear façade are reasonably appropriate to the historic character of the building and to the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the roof top addition and rear façade terraces.

RESOLUTION

Date: September 2, 2014

Committee of Origin: Business & Consumer Issues

Re: 50 West 72nd Street (Columbus Avenue.)

Full Board Vote: 19 In Favor 16 Against 2 Abstentions 0 Present

Committee: 5-2-0-0. Non-Committee Board Members: 0-1-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application #5871-2014-ASWC to the Department of Consumer Affairs by 50 W. 72nd Rest, LLC, d/b/a Riposo 72, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats (instead of 13 tables and 30 seats.)

RESOLUTION

Date: September 2, 2014

Committee of Origin: Business & Consumer Issues

Re: 2794 Broadway (West 108th Street.)

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

Committee: 5-0-2-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** new application #6768-2014-ASWC to the Department of Consumer Affairs by AJS Public House, Corp. , d/b/a Tara Hill, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.

RESOLUTION

Date: September 2, 2014

Committee of Origin: Business & Consumer Issues

Re: Hudson Beach at West 105th Street in Riverside Park.

Full Board Vote: 32 In Favor 0 Against 1 Abstention 0 Present

Committee: 6-0-0-1.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the SLA for a two-year liquor license by Hudson Beach at West 105th Street in Riverside Park. 106 Amsterdam Corp, d/b/a The Ellington.

RESOLUTION

Date: September 2, 2014

Committee of Origin: Business & Consumer Issues

Re: 210 West 94th Street (Columbus Avenue.)

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

Committee: 7-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the SLA for a two-year liquor license by Whispers Bar, Lounge & Restaurant LLC, d/b/a To be Determined.

RESOLUTION

Date: September 2, 2014

Committee of Origin: Business & Consumer Issues

Re: 507 Columbus Avenue (West 84th Street.)

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

Committee: 7-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the SLA for a two-year liquor license by Blossom West Inc., d/b/a Blossom West.



RESOLUTION

Date: September 2, 2014

Committee of Origin: Business & Consumer Issues

Re: Unenclosed Sidewalk Café Renewal Applications.

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

Committee: 7-0-0-0.

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

- **269 Columbus Avenue** (West 72nd Street.) Renewal application #1423787-DCA to the Department of Consumer Affairs by 72nd & Columbus Restaurant, LLC, d/b/a AG Kitchen, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.
- **429 Amsterdam Avenue** (West 80th -81st Streets.) Renewal application #1421365-DCA to the Department of Consumer Affairs by VAI UWS, LLC, d/b/a Vai, for a two-year consent to operate an unenclosed sidewalk café with 11 tables and 26 seats.
- **477 Amsterdam Avenue** (West 83rd Street.) Renewal application #0883095-DCA to the Department of Consumer Affairs by 83/Amsterdam Restaurant Corp., d/b/a Hi Life Bar & Grill, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 26 seats.



RESOLUTION

Date: September 2, 2014

Committee of Origin: Parks & Environment

Re: Booker T. Washington (MS54) Playground (West 108th Street between Amsterdam & Columbus Avenues.)

Full Board Vote: 33 In Favor 0 Against 0 Abstentions 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 current configuration of the basketball and handball court portion of Booker T. Washington Playground includes a solid wall at the handball courts located in a manner that impedes visibility and encourages undesirable behavior in the playground.

The proposed renovation will relocate the wall to improve visibility and make the playground safer. It will also include new trees, benches and adult fitness equipment, as well as improved basketball and handball facilities.

The playground, including its areas and facilities that are not part of this project, serves as a play yard for Middle School 54. At Department of Parks and Recreation's invitation, a representative of MS 54 attended the site scoping session for this renovation, but as of the July 21, 2014 meeting of the Parks and Environment Committee of Community Board 7/Manhattan at which DPR publicly presented the plans for the renovation, DPR had not yet shown the plans to school representatives, and no representative of the school attended the committee meeting.

However, representatives of several user groups other than the school attended the committee meeting, and all were in favor of the proposed renovation.

Community Board 7/Manhattan **approves** the proposed renovation of the basketball and handball courts at Booker T. Washington Playground.

CB7 also urges DPR to share the plans for the proposed renovations with representatives of the school, and to advise CB7 if any new issues develop from that.