

RESOLUTION

Date: December 2, 2014

Committee of Origin: Land Use

Re: 150 Amsterdam Avenue, Flywheel (West 66th – 67th Streets.)

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** application #216-14-BZ to the Board of Standards and Appeals for a special permit pursuant to ZR § 73-36 of the Zoning Resolution for the legalization and continued operation of the Physical Culture Establishment located on portions of the first floor and cellar of the Premises.

RESOLUTION

Date: December 2, 2014

Committee of Origin: Land Use

Re: 2465/ 2473 Broadway, d/b/a Equinox Fitness (West 91st – 92nd Streets.)

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

Committee: 7-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #182+183-95-BZ to the Board and Standards Appeals by Equinox Fitness for the operation of a physical culture establishment in two existing adjacent commercial buildings.



RESOLUTION

Date: December 2, 2014

Committee of Origin: Preservation

Re: 361 Central Park West (West 96th – 97th Streets.) Application to the Landmarks Preservation Commission for adaptive re-use of the building for residential purposes, including exterior restoration, replacement of windows, and a rooftop addition.

Full Board Vote: 33 In Favor 3 Against 4 Abstentions 2 Present

Committee: 5-0-1-1. Non-Committee Board Members: 3-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application #16-2966 to the Landmarks Preservation Commission to construct a rooftop addition and install rooftop mechanical equipment, create, enlarge and replace windows, remove stained glass windows, install lighting, security cameras and security deterrents, with the following STRONG recommendations:

- That the design of the north facade in general be more artfully developed.
- That the sizing, proportion and design of the new and enlarged windows in the base be more carefully considered with respect to the solid-void ratio.
- That the details of the north facade ribbon windows be further developed.
- That a similar vertical ribbon effect be used instead of punched windows on the east façade.
- That the applicant retain in place as much of the stained glass on the north and south facades as possible, and incorporate the stained glass in the east facade elsewhere in the building, if it can't be retained in place.
- That the introduction of new windows under the existing stone sills of the monumental arched windows on the north façade, and under the sills of the existing and new large rectangular windows at the corners of the east, south and west facades be reconsidered.



RESOLUTION

Date: December 2, 2014

Committees of Origin: Preservation

Re: 53 West 71st Street (Columbus Avenue – Central Park West.) Application to the Landmarks Preservation Commission for window replacement.

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

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

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

- The building is being renovated as a “passive house” in order to reduce energy consumption and costs.
- Conventional insulated double-hung windows do not achieve a tight enough thermal seal for the needs of a passive house.
- The proposed windows are wood, triple-glazed, black finish. They are simulated double-hung windows, with similarly off-set upper and lower panes. The upper pane is fixed, lower pane is a “tilt and turn” unit.
- These windows, manufactured by Zola, have been previously approved by LPC
- The original brick mold wood trim will be replicated.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed replacement windows 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 window replacement.

RESOLUTION

Date: December 2, 2014

Committees of Origin: Preservation

Re: 159-161 West 85th Street (Amsterdam Avenue.) Application to the Landmarks Preservation Commission for reconstruction of the front entry and areaway, adding a canopy over the entry, replacing windows and doors, and construction of a two-story addition on the rear yard extension.

Full Board Vote: 32 In Favor 0 Against 2 Abstentions 0 Present

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

The Committee reviewed the application in two parts.

Regarding the front façade work, the following facts and concerns were taken into account in arriving at our conclusion:

- The building was originally two row houses, part of a 16-unit ensemble.
- In the 1920's these two row houses were combined to create a multi-family building, with a projecting near-center entry vestibule structure. Original stoops were removed and the areaways were reconfigured.
- By the time of the 1980 tax photo, the sandstone-clad front facade was refaced with white brick veneer. At that time, parlor floor window heights were lowered, concealing upper transoms.
- Proposed front façade work includes re-opening the parlor floor window transoms, removing the protruding entry vestibule structure, relocating the entry within the building volume, replacement of windows and doors with new wood windows and a French door with sidelight.
- Proposed areaway work includes the construction of three new exterior steps leading down from the sidewalk to the entry level. The new steps will be slightly off-center, in line with the new front door. The steps and the areaway will be paved in bluestone. New concrete faced and bluestone capped planters will be constructed beyond the existing areaways, extending out into the “stoop zone”, terminating slightly back from the adjacent stoop railings.
- A new, non-illuminated black metal and glass canopy structure will be constructed at the building entrance.

The Preservation Committee of Community Board 7/ Manhattan believes that the design proposed for the front façade work, redesign of the front areaway and the proposed canopy are all reasonably appropriate to the historic character of the building and of the Historic District. The Committee recommends that the applicant consider re-introducing at the top three floors a central vertical element similar to the detail present in the 1920's sandstone facade to break down the scale of the façade, refer back to its origins as two separate structures.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves the front façade and areaway work and the proposed canopy.**

Regarding the rear yard addition, the following facts and concerns were taken into account in arriving at our conclusion, proposed renovation work includes:

- Constructing a new two-story addition on top of the existing central three-story rear-yard addition.
- The new addition sits back from the face of the lower addition to comply with the 30-foot rear yard setback requirement. The top of the new addition extends to the underside of the existing façade roofline brick corbelling detail.
- The tar cladding on the existing lower rear yard addition will be replaced with new brick to match the existing cladding of the addition and the rear façade, part of the overall rear faced work.
- To minimize the weight of the new addition, as well as to visually distinguish it from the existing addition below, the new upper addition will be clad in dark bronze anodized metal panels, with large scale double doors and paired window openings.
- Retaining the few remaining architectural details: the stained glass transom at the western parlor floor window, and the brick corbelling at the building's parapet.
- Replacing all the existing double-hung windows with new wood double-hung windows, black finish, raising the height of the eastern parlor floor window to add back a transom, widening the two existing window openings to the east of the new rear yard addition to match the symmetrical window openings to the west. In addition, a replacement door at the east, and a new door to the west of the rear yard addition will be installed at the garden level.
- The areaway for the staircase from the cellar to the rear yard will be filled in to level the entire rear yard.

The Preservation Committee of Community Board 7/ Manhattan believes that the design proposed for the rear yard addition is inappropriate to the historic character of the building and of the Historic District, for a variety of reasons, including:

- The top of the addition sits too close to the rear façade's roofline brick corbelling detail, minimizing its visibility.
- The dark bronze anodized metal cladding material is unrelated to the rest of the structure, but quite visible, especially when seen from the sides, where the material transition from brick below to metal above will be almost flush.
- Enlarged eastern windows do not align with the three existing windows below.

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

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



RESOLUTION

Date: December 2, 2014

Committee of Origin: Preservation

Re: 302 West 86th Street, Apt #4A (West End Avenue.) Application to the Landmarks Preservation Commission for installation of an AC through wall unit.

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

Committee: 7-0-0-0. Non-Committee Board Members: 3-0-0-0.

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

- The installation of existing through-wall air conditioners is irregular.
- The new Master Plan for the installation of new and replacement through-wall air conditioners proposes the following:
 1. All new through-wall AC units will be installed centered beneath the window opening.
 2. A single AC model Friedrich will be installed. The exterior grille will be an architectural style linear grille flush with the face of the brick facade, in a similar terracotta color to blend in with the façade.
 3. No through-wall units will be installed at any of the areas of the facade with unique architectural details below the windows, i.e. at the limestone band below the third floor windows, and at the ornate terracotta at the top two floors. At these special conditions, window units will be installed.

The Preservation Committee of Community Board 7/ Manhattan believes that the Master Plan proposed for the installation of new through-wall AC units 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 through-wall AC unit Master Plan.

RESOLUTION

Date: December 2, 2014

Committee of Origin: Preservation

Re: 351 Riverside Drive, Schinasi Residence (West 107th Street) Application to the Landmarks Preservation Commission for changes in fenestration and doors, modification of the east terrace, modifications of the north stair bay and marble steps, creation of a mechanical pit at the north yard, creation of a copper dormer at the parapet on the north elevation and extensive exterior restoration work.

Full Board Vote: 33 In Favor 2 Against 1 Abstention 0 Present

Committee: 6-1-0-0. Non-Committee Board Members: 3-0-0-0.

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

In addition to extensive restoration work throughout, the following renovations to the building's exterior are proposed:

Modifications to the Basement fenestration and doors at the east façade:

- Creating a new window opening to the south, removing one door opening and widening a second door opening to the north. Door and window design and details will be modelled on other door and window details in the building.

Modification to the east court lower terrace:

- Excavating the higher level portion of the eastern court to create a single larger open space at the Basement level, including shifting the southern stair run slightly further south.

Enlargement of the protruding back stair enclosure bay:

- Pushing the existing cantilevered bay projection out 4'-2" and enclosing the underside of the bay, bringing it down to rest on the ground. The intent is to create space for internal plan modifications that will permit the installation of a small new elevator without compromising any of the existing elaborate interior architectural details and spaces. The base will be clad in marble to match the building base, the rest of the bay will be clad in natural red copper – to patinate over time, with details modelled on the existing bay enclosure. New windows will be introduced at the sides of the expanded stair bay.
- A new canopy constructed at the new egress door will employ details inspired by the paneling details at the underside of the original bay, and the bay's original decorative brackets will be re-employed to support the canopy.

Creation of a new mechanical pit at the north yard, under the existing oriel window.

- Excavation of an areaway to house the (3) Mitsubishi compressors for the building's new central AC system. Attention will be given to minimizing noise and vibration, for the sake of

the neighbors and for the owners themselves, whose Library space site in the oriel directly above. The excavated opening will require a metal safety railing at the top.

Creating a new copper-clad dormer, replacing the existing parapet at the north elevation

- The new dormer uses fenestration and cladding details found elsewhere in the building. The dormer creates additional useable attic space while eliminating a moisture problem at the current parapet enclosure

In all instances, details and materials will be modelled on existing elements found throughout the mansion.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed changes to the exterior of the Schinasi Residence are reasonably appropriate to the historic character of this individually designated landmark building and to the historic character of the Historic District. The Committee commends the applicant on the extensive and high-quality restoration and renovation work proposed, as well as the thorough and well-organized presentation.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposed exterior changes.

Committee: 6-1-0-0. Non-Committee Board Members: 3-0-0-0.



RESOLUTION

Date: December 2, 2014

Committee of Origin: Transportation

Re: Riverside Drive in the 93rd to 97th Street Area.

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

Committee: 11-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan asks the NYC Department of Transportation to implement the following recommendations in the Riverside Drive – 93rd to 97th Street area:

Recommendations

1. 93rd Street - northbound service road - should be a stop sign – limited visibility.
2. SE corner 93rd Street - Montessori school - should be "Slow - School Zone" signage.
3. 94th St & service road - should be a stop sign. Also need painted crosswalks.
4. Place a "raised table" (pavers) at the 95th Street exit of the Henry Hudson Parkway, as well as signage indicating pedestrians/crosswalk is just around the curve.
5. 97th Street/Riverside Drive - install LPI & pedestrian countdown timers and replace missing 'Walk/Don't Walk' signal for pedestrians crossing 97th Street.
6. Place a large pedestrian island on the south side of 97th Street on Riverside Drive in the center of the road, delineating lanes and extend the island on the north side of 97th Street into the long crosswalk to provide additional pedestrian refuge.
7. 95th Street/Riverside Drive - Install pedestrian countdown timers.
8. 95th Street/Riverside Drive - Place more visible zebra striping on crosswalk where pedestrians cross 95th Street at the east side of Riverside Drive.
9. Install dedicated turn signal for left turns from southbound Riverside Drive on to eastbound 95th Street.



RESOLUTION

Date: December 2, 2014

Committee of Origin: Transportation

Re: Restoration of M104 bus service.

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

Committee: 11-0-0-0. Non-Committee Board Member: 1-0-0-0.

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

- The M104 bus line was a vital link between Harlem, the Upper West Side, and Midtown, including many tourist and transportation hubs (Grand Central Terminal), as well as hospital destinations on the far East Side, prior to the 2010 service cuts.
- On June 27, 2010, the East 42nd Street portion of the route was cut due to MTA budget cuts, resulting in further loss of ridership, as well as imposing undue hardship on riders with mobility challenges, due to the necessity of having to change to another bus or a subway to reach one's destination.
- Over successive years, the remaining portion of the route has seen "service adjustments", the latest of which occurred September 1st, resulting in longer waits between buses in the mid-day & evening periods.
- These devastating cuts to what was once one of Manhattan's iconic bus routes have resulted in further loss of riders, and threatens to become a self-fulfilling prophecy of managed decline, resulting in inconvenience to riders, as well as a threat to the mobility of many West Siders.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan demands the restoration of the East 42nd Street portion of the M104 bus route; and

BE IT FURTHER RESOLVED THAT Community Board 7 also requests the restoration of headways on the route that have been lengthened over the years since the 2010 service cuts.



RESOLUTION

Date: December 2, 2014

Committee of Origin: Transportation

Re: Horn honking.

Full Board Vote: 30 In Favor 1 Against 0 Abstentions 0 Present

Committee: 11-0-0-0. Non-Committee Board Members: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan calls on the NYPD to increase enforcement of the laws prohibiting unnecessary horn honking.



RESOLUTION

Date: December 2, 2014

Committee of Origin: Business & Consumer Issues

Re: 210 West 70th Street (Broadway.)

Full Board Vote: 29 In Favor 0 Against 2 Abstentions 0 Present

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

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the SLA for a two-year liquor license by Lincoln Square Steak, LLC d/b/a Lincoln Square Steak, unless the applicant agrees to retain an acoustical engineer to evaluate the noise and to present sound report to CB7 prior to the December 2 Full Board meeting.

RESOLUTION

Date: December 2, 2014

Committee of Origin: Business & Consumer Issues

Re: 924 Amsterdam Avenue (West 105th Street.)

Full Board Vote: 29 In Favor 0 Against 1 Abstention 0 Present

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

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the SLA for a two-year liquor license by Amsterdam Ranchito Corp., d/b/a To be Determined, unless the applicant presents proof of the installation of a sound system limiter before the December 2 Full Board meeting.

RESOLUTION

Date: December 2, 2014

Committee of Origin: Business & Consumer Issues

Re: 320 Amsterdam Avenue (West 75th Street)

Full Board Vote: 31 In Favor 0 Against 0 Abstentions 0 Present

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the State Liquor Authority for a two-year liquor license by Entity to be formed, Currently Citrus (Surtic Inc).

RESOLUTION

Date: December 2, 2014

Committee of Origin: Business & Consumer Issues

Re: 685 Amsterdam Avenue (West 93rd Street)

Full Board Vote: 31 In Favor 0 Against 0 Abstentions 0 Present

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the State Liquor Authority for a two-year liquor license by Jin's 888 Corp, d/b/a Kouzan.

RESOLUTION

Date: December 2, 2014

Committee of Origin: Business & Consumer Issues

Re: 612 Amsterdam Avenue (West 90th Street)

Full Board Vote: 31 In Favor 0 Against 0 Abstentions 0 Present

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the State Liquor Authority for a two-year liquor license by Saigon Café 89 Inc., d/b/a To be Determined.

RESOLUTION

Date: December 2, 2014

Committee of Origin: Business & Consumer Issues

Re: 240 Amsterdam Avenue (West 71st Street).

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

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the alteration application by Café Tallulah LLC, d/b/a Café Tallulah, to the SLA to include live music and extend operating hours.



RESOLUTION

Date: December 2, 2014

Committee of Origin: Business & Consumer Issues

Re: Unenclosed Sidewalk Café Renewal Applications.

Full Board Vote: 29 In Favor 0 Against 0 Abstentions 0 Present

Committee: 6-0-0-0.

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

- **1900 Broadway** (West 65th Street.) Renewal application #1282969-DCA to the Department of Consumer Affairs by 64 West Restaurant, LLC, d/b/a Bar Boulud, for a four-year consent to operate an unenclosed sidewalk café with 38 tables and 76 seats.
- **434 Amsterdam Avenue** (West 81st Street.) Renewal application #1357136-DCA to the Department of Consumer Affairs by MHBK Associates, Inc., d/b/a The Tangled Vine, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 24 seats.
- **476 Amsterdam Avenue** (West 83rd Street.) Renewal application #1218332-DCA to the Department of Consumer Affairs by Upper West Rest. Corp., d/b/a Fred's, for a four-year consent to operate an unenclosed sidewalk café with 22 tables and 44 seats.
- **520 Columbus Avenue** (West 85th Street.) Renewal application #1006183-DCA to the Department of Consumer Affairs by 520 Columbus Ave Ltd., d/b/a Nonna Restaurant, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 24 seats.
- **203 West 103rd Street** (Amsterdam Avenue.) Renewal application #1380748-DCA to the Department of Consumer Affairs by 201 West 103 Corp., d/b/a Buca, for a four-year consent to operate an unenclosed sidewalk café with 5 tables and 10 seats.