

RESOLUTION

Date: March 3, 2015

Committee of Origin: Land Use

Re: 55 Amsterdam Avenue, d/b/a Bod Fitness (West 62nd Street.)

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

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** Application #9-15-BZ to the Board of Standards & Appeals by West 62nd Street LLC for a special permit to operate a Physical Culture Establishment or health club at the subject premises.

RESOLUTION

Date: March 3, 2015

Committee of Origin: Land Use

Re: 160 Columbus Avenue, d/b/a Equinox (West 68th Street.)

Full Board Vote: 37 In Favor 0 Against 1 Abstention 0 Present

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** Application #17-93-BZ to the Board of Standards & Appeals by Equinox SC Upper West Side, Inc. for an extension of the term special permit to operate a Physical Culture Establishment at the subject premises, and a change in the owner/operator to Equinox.



RESOLUTION

Date: March 3, 2015

Committee of Origin: Transportation

Re: NYC Department of Transportation's Lincoln Square Bow-Tie Pedestrian Safety Project.

Full Board Vote: 38 In Favor 0 Against 2 Abstentions 0 Present

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the NYC Department of Transportation's Lincoln Square Bow-Tie Pedestrian Safety Project with the following added recommendations: correction of ponding in the area and a more robust and permanent delineation of the bicycle route between 67th to 64th Streets.

RESOLUTION

Date: March 3, 2015

Committee of Origin: Youth, Education & Libraries

Re: The proposed Jewish Home Lifecare facility on West 97th Street.

Full Board Vote: 34 In Favor 0 Against 6 Abstentions 0 Present

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

This resolution is premised upon the following facts:

Jewish Home Lifecare ("JHL") operates a 514 bed skilled nursing facility on West 106th Street between Amsterdam and Columbus Avenues in Community District 7 (the "Current Campus").

JHL requested and received an exclusion of the Current Campus from the 2007 rezoning of the Upper West Side, based on JHL's claimed need for relief from the new zoning to construct a replacement nursing facility on that Campus. JHL sought and received from the New York State Department of Health ("NYS DoH") a Certificate of Need for a replacement facility on the Current Campus that would include downsizing 128 beds from the existing facility and introducing an innovative "Greenhouse" model employing best practices and providing enhanced dignity and functionality for its residents. No such replacement facility was built, and JHL has indicated that it will not pursue construction on the Current Campus.

JHL has since submitted applications to the NYS DoH for a Certificate of Need, as well as other applications for approvals needed, to construct a 20-story, 275-foot-tall nursing facility that would include downsizing 100 beds from the existing facility, and would accommodate the same Greenhouse model (the "Proposed Facility") within the footprint of an existing parking lot on West 97th Street (the "Project"). That footprint is approximately one-third the area of, and has less than half the street frontage of, the Current Campus.

CB7 called for public review of the Project under the New York City Uniform Land Use Procedure, based on its findings under New York City Zoning Resolution section 22-42 in a resolution adopted on February 7, 2012, by a vote of 37-0-4-0. The City Planning Commission declined to follow CB7's resolution, and on March 26, 2012, voted not to require ULURP review of the Project.

The Proposed Facility would be some 30 feet from the entrance of PS 163, a public elementary school, and less than 60 feet from two existing residential buildings in the Park West Village campus, and in the immediate reach of among many other community facilities, residential buildings, and commercial spaces in a densely populated area. The neighborhood surrounding the Proposed Facility has a sizable population of vulnerable low- and moderate-income residents, many of whom are aging in place. Development such as that already completed at Columbus Square and that proposed in connection with the Project will negatively impact socio-economic conditions in the neighborhood and potentially displace vulnerable populations.

Soil testing conducted independently by residents of Park West Village revealed that the West 97th Street Site was contaminated with levels of lead above commonly accepted levels. The NYS DoH, based on an Environmental Assessment Statement submitted on May 22, 2013, required a full

Environmental Impact Statement ("EIS") be prepared in connection with the Project, and assumed responsibility as lead agency.

CB7 provided oral testimony on September 17, 2013, and written testimony on October 4, 2013, concerning the appropriate scope of the EIS, addressing real-world impacts for which CB7 sought meaningful study and mitigation. CB7 reiterated on March 4, 2014, the concerns it identified that were either not adequately to be studied, or not to be studied at all, pursuant to the January 28, 2014 EIS scope released by the NYS DoH.

The NYS DoH released a draft EIS ("DEIS") on March 21, 2014. CB7 again provided live testimony concerning the scope and nature of the study, disclosures and proposed mitigation in the DEIS on May 8, 2014, and written testimony on May 19, 2014, each of which highlighted key concerns that either were not included in the DEIS at all, or were not adequately addressed nor mitigations appropriately conceived and disclosed.

CB7's May 19, 2014, and October 4, 2013, letters concerning the EIS process are attached, and are incorporated into this resolution by this reference. Among the concerns and issues raised in CB7's comments in connection with the EIS process and the Project itself are the impact of the construction and operation of the Proposed Facility on those who reside, attend school, work, shop or pass through the surrounding community; the effect of the Project on a host of community facilities surrounding the West 97th Street Site (including PS 163 and a half-dozen other schools, the NYPL Bloomingdale Branch library, operations of the NYPD, FDNY and City Department of Health, as well as several houses of worship); the true impact of the Project on all manner of Transportation, especially prior safety initiatives for pedestrians, the mobility-challenged, and all affected by congestion; the consistency of the Proposed Facility with the letter and spirit of zoning and other applicable regulations; and the true cost of exposure to hazardous materials embedded in the Site.

Notwithstanding that testimony and those submissions, a final EIS ("FEIS") was released and was accepted by the NYS DoH as final on November 14, 2014.

Apart from a proposed mitigation relating to replacing only the east-facing windows on PS 163 and providing window air condition units for only those classrooms, and a proposal to relocate the tower crane away from its original location in the space between the Proposed Facility and the school, the concerns highlighted in CB7's May 19, 2014, and October 4, 2013, letters were not adequately addressed nor mitigations appropriately conceived and disclosed in the FEIS.

JHL has been an important member of the Upper West Side and Manhattan Valley communities for generations, and its care for an aging population, including many who could not enjoy the dignity and proximity that JHL's facilities have afforded them is important to our neighborhoods. The concerns and issues raised relate to the choice of the West 97th Street Site, and not to JHL's worthy mission and enviable achievements. CB7 recommends that JHL seriously reconsider a new facility for the West 106th Street Current Campus.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **opposes** the granting of a Certificate of Need or any permit or approval necessary to allow the commencement of the Project or the construction of the Proposed Facility on the West 97th Street site.

RESOLUTION

Date: March 3, 2015

Committee of Origin: Housing

Re: Illegal hotels. Multiple Dwelling Law Modification Request from AirBnB.

Full Board Vote: 24 In Favor 10 Against 3 Abstentions 0 Present

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

AirBnB, an online company that allows individuals to lease their apartments for short periods of time, has requested that New York State amend the Multiple Dwelling Law. Currently, the majority of short-term rentals available on the AirBnB website are in violation of this law and are considered illegal hotels. AirBnB has requested that primary residents be permitted to lease their units for short periods of time each year. Multiple Dwelling Law forbids the lease of a unit for periods shorter than 30-days.

A 2014 report from New York State Attorney General Eric Schneidermann found that 72% of Airbnb rentals are illegal. The number of unique units booked for private short-term rental on Airbnb rose from 2,652 in 2010 to 16,483 in the first five months of 2014. A 2015 investigation of a month's worth of listing on the Upper West Side found 1,410 units available for lease, 70% of which were entire apartments, and 82% of which were highly available (more than 60 days per year).

The use of residential units as illegal hotels has significant negative impacts:

- Illegal hotels create fire safety and security risks for residents and unsuspecting tourists because they do not conform to the more stringent safety regulations for hotels set forth in the New York City Fire Codes. Further, Illegal hotels generally fail to meet Federal, State and City accessibility requirements for people with disabilities.
- Illegal hotels create a public nuisance for residents living in their buildings. Transient residents are usually unfamiliar with individual building regulations (e.g. how to dispose of household trash; access to the building by strangers; use of roof decks), all of which impact quality of life and pose financial and safety risks to primary residents. Illegal hotels affect more than the apartment being used. They cause excessive noise, overcrowding, and unusual wear and tear on the building.
- Rent regulated residents that utilize online leasing sites such as AirBnB are in violation of their lease and are open to eviction proceedings. Residents in co-ops and condos are also often in violation of their proprietary lease or by-laws and risk legal action.
- Illegal hotels impact the availability of affordable and middle-income housing. It is exceedingly more lucrative to rent an apartment out for a few days at a time than it is on a monthly or annual basis through rent regulation.

Enforcement of illegal hotel activity is carried out by the Mayor's Office of Special Enforcement, which operates a joint task force comprised of specially trained inspectors from New York City agencies, including Department of Buildings, Department of Finance, Police Department, Fire Department, and Department of Health. This Office only investigates complaints submitted to 311. This

places the burden of enforcement on neighboring residents who must call 311 when they witness or experience the negative impacts of transient persons. This system has proved to be ineffective in curtailing the rise of illegal hotels.

The city and the state require a more aggressive multi-pronged approach to combating the proliferation of illegal hotels. This can be accomplished by increasing the number of Special Enforcement Inspectors in the short run. However, this is unlikely to be sufficient and a multitude of other measures should be considered. We recommend a combination of the existing reactionary enforcement with these additional techniques:

- Require that users verify they have received all approvals and are within the rights of the NYC Dwelling Law to list their space;
- Require a mechanism whereby building owners, co-op boards, and condo corporations can declare that the temporary rental of units in their building is not permitted;
- Provide the Mayor's Office of Special Enforcement access to the database of transactions to simplify enforcement;
- Prioritize the investigation of users that have the most listings within the Mayor's Office of Special Enforcement.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan calls upon Governor Cuomo and our legislators to not amend the multiple dwelling law to permit short-term rentals as requested by AirBnB; and

BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan recommends a re-vamping of the Mayor's Office of Special Enforcement to permit pro-active and expanded enforcement of illegal hotels.



RESOLUTION

Date: March 3, 2015

Committee of Origin: Preservation

Re: 5 Riverside Drive, Apt. 8B (West 73rd Street.) Application #16-3561 to the Landmarks Preservation Commission for window replacement in Apartment 8B.

Full Board Vote: 32 In Favor 3 Against 1 Abstention 0 Present

Committee: 6-1-0-0.

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

- The red brick, 20-story Art Deco apartment building is part of the recently designated West End-Collegiate Historic District Expansion, created in June 2013.
- The building's original windows were six-over-one steel windows, with steel casements at the glazed corners.
- Along the Riverside Drive façade, the majority of the 176 windows have been replaced by Skyline "Tilt and Turn" units (122); only 34 double-hung windows remain, of which only 20 are the original "six-over-one" configuration.
- The existing six-over-one steel windows in apartment 8B are in poor condition.
- The proposed replacement windows are "Tilt and Turn" insulated aluminum windows by Skyline, dark bronze finish. Single Tilt and Turn units are proposed to replace the single double-hung units. Two narrower operable "Tilt and Turn" units flanking a wider central fixed panel are proposed to replace the triple double-hung unit at the Living Room window opening.

The Preservation Committee of Community Board 7/ Manhattan believes that, because there are so few original windows remaining, because the proposed "Tilt and Turn" windows are similar to the majority of replacement windows already in place, and to promote greater visual uniformity, the proposed replacement windows are reasonably appropriate to the historic character of the building and of the Historic District, with the stipulation that the width of the two operable leaves in the tri-partite window, and the window mullions and other details be the same as the majority of those in this window line. In addition, the Committee strongly recommends that the building develop a cohesive Window Master Plan to guide future window replacement.

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



RESOLUTION

Date: March 3, 2015

Committee of Origin: Preservation

Re: 38 West 83rd Street (Columbus Avenue – Central Park West.) Application #16-4475 to the Landmarks Preservation Commission to legalize window replacement and facade and areaway work performed without Landmarks Preservation Commission permits.

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

Committee: 7-0-0-0.

Because there was insufficient documentation available at the meeting to clearly describe the actual violations under review, the applicant agreed to return to the Committee in March with a complete set of visual materials and sufficient written documentation to allow for a thorough evaluation of the request to legalize the violations.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves without prejudice** the request to legalize window replacement and facade and areaway work performed without Landmarks Preservation Commission permits.

RESOLUTION

Date: March 3, 2015

Committee of Origin: Preservation

Re: 315 & 325 West 85th Street, Metropolitan Montessori School (West End Avenue.) Application to the Landmarks Preservation Commission for a five story, 9'-7" in deep rear addition to 325 West 85th Street and a one-story rooftop addition to 315 West 85th Street to house additional classrooms and educational office space.

Full Board Vote: 33 In Favor 3 Against 1 Abstention 0 Present

Committee: 6-1-0-0.

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

- The existing school facility consists of a 19th century 4-story red brick historic carriage house to the west of a 5-story concrete and glass structure constructed in 1996.
- The 1996 structure is set back from the sidewalk to create an entry court which is enclosed along the street façade by an 8 foot tall metal fence on planters flanking a central metal gate, with a steeply-graded entry ramp down.
- Requiring additional space to meet the needs of its current student population and a 21st century curriculum, the school acquired the adjacent 5-story townhouse structure to the east. The floor-to-ceiling heights are shorter in the new townhouse, so the floor plates only align at the first and fifth floors.
- In combining the new and existing structures, improvements will be made to the accessibility into and within the building.
- A new 42" wide, ADA-compliant ramp down to the entry court will be created from the east, alongside the front of the new townhouse addition. In addition, a new entry gate will be created to the east, replacing the central gate. A new longer single planter with 6-foot high metal fence will replace the two separate planters.
- The new full-height rear yard addition to the 5-story 1996 building will be 9'-7" deep. It will cantilever out from the first floor to preserve the full open area at the Basement (aka garden) level as outdoor play space.
- The rear yard addition will have horizontal bands of continuous aluminum windows set within a stained wood Ipe wood rainscreen. (If Ipe is not permitted because of combustibility issues, metal cladding is proposed as an alternative.) There will be six bands of fenestration reflecting the six levels at the rear, which have shorter floor-to-ceiling heights to effect the transitions between the old and new buildings' floor levels.
- A new rooftop addition will be constructed at the townhouse, an expansion of the existing fifth floor structure to the west. The rooftop addition will be set back 15 feet from the street facade, very minimally visible from a limited area to the west.
- The rooftop addition will be clad in corrugated metal, painted a warm light brown color to complement the stained wood of the rain screen.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the 5-story rear-yard addition and the one-story rooftop addition, as well as the modifications to the entry gates at the entry courtyard and the new access ramp are all reasonably appropriate to the historic character of the building and of the Historic District, with the following recommended modifications:

- If metal is used lieu of Ipe for the rainscreen material, it should be of a more refined nature than the metal cladding of the rooftop addition.
- The rooftop addition cladding should be similar to the original standing seam metal Mansard roof on the townhouse instead of than the less visually-substantial corrugated metal proposed.
- The new 6-foot tall fence and the eastern entry gate, as well as the railing at the new ramp should all be made as open and light as permissible by code. Furthermore, while the creation of the new ramp renders the existing street level door at the townhouse non-functional, the Committee recommends that any modifications made to close in the door opening be reversible.
- In addition, the Committee strongly recommends that a master plan to restore the townhouse façade be put in place.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the 5-story rear yard addition, one-story rooftop addition and street level modifications and urges the applicant give strong consideration to the recommendations listed above.

RESOLUTION

Date: March 3, 2015

Committee of Origin: Preservation

Re: 263 West 93rd Street (West End Avenue - Broadway.) Application #16-0557 to the Landmarks Preservation Commission to construct rear yard and rooftop additions, create a new masonry opening and excavation at the rear yard.

Full Board Vote: 29 In Favor 4 Against 3 Abstentions 0 Present

Committee: 6-1-0-0.

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

- The existing rowhouse is the center unit in a group of three. While two other brownstones still exist elsewhere on the block, the majority of the buildings on the block and across the interior yards to the north are taller, multi-family structures.
- While the two adjacent rowhouses have typical 3-story rear yard additions positioned along the outer edge of those buildings, the existing 3-story rear-yard addition is unique. The rear facade has beveled sides, so the rear yard addition projects out from the flat center portion.
- Each of the three rowhouses has an existing rooftop structure at the rear half of the roof, whose rear wall is a continuation of the main rear façade below.
- A restoration program for the front façade is planned.
- A new full-width, four story rear yard addition set 30 feet back from the rear property line is proposed to replace the existing narrower but deeper three-story rear yard addition, which currently sets back only 24 feet from the rear property line. The existing beveled rear façade, clad in red brick with stone lintels over the window openings will be retained at the top floor, preserving the cornice and existing corbelling details. A new center door opening aligning with the original window opening below will be created to access the fourth floor terrace.
- The side walls of the rear yard addition will be clad in brick similar to existing. The rear façade will be full-width, full-height glass and zinc-clad steel windows, which will weather to a light gray.
- A narrow vertical section of the westernmost portion of the rear yard addition will be minimally visible from 94th Street through a narrow alleyway.
- The existing fifth floor structure will be expanded forward towards the street, clad in brick to match existing. It will be set back sufficiently so as not to be visible from the street. A stair bulkhead will be added on the roof.
- At the garden level, the current basement of the removed rear yard addition that extends beyond the new rear yard addition will be expanded. Additional rear yard garden space will be excavated to the east and west as well as to the north to create a sunken terrace, in order to bring more light into the basement.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the rear yard and rooftop additions is reasonably appropriate to the historic character of the building and of the Historic District. In considering the design of the rear yard addition, the Committee took into consideration its central position, flanked by two symmetrical rowhouse masses. Furthermore, the unusual conditions of the rear facade – being beveled rather than flat, and extending to the fifth floor, both factored into the Committee’s decision to support the new addition being four stories tall rather than three, citing a visually pleasing proportional relationship between the proposed and the existing while still retaining the architectural integrity of the top floor.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves the rear-yard and rooftop additions.**

RESOLUTION

Date: March 3, 2015

Committee of Origin: Business & Consumer Issues

Re: 2178 Broadway (West 77th Street.)

Full Board Vote: 29 In Favor 4 Against 0 Abstentions 0 Present

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal application # 1418144-DCA to the Department of Consumer Affairs by Serafina 77 West, LLC, d/b/a Serafina, for a four-year consent to operate an unenclosed sidewalk café with 38 tables and 76 seats.



RESOLUTION

Date: March 3, 2015

Committee of Origin: Business & Consumer Issues

Re: Unenclosed Sidewalk Café Renewal Applications.

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

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

- **2463 Broadway** (West 91st Street.) Renewal application # 1277778-DCA to the Department of Consumer Affairs by PQ Upper West, Inc., d/b/a Le Pain Quotidien, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.
Committee: 5-0-0-0. Non-Committee Board Members: 1-0-0-0.
- **2479 Broadway** (West 92nd Street.) Renewal application DCA# 1278350 to the Department of Consumer Affairs by Katouna, Inc., d/b/a Perfecto, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 48 seats.
Committee: 6-0-0-0. Non-Committee Board Members: 1-0-0-0.
- **2745 Broadway** (West 105th Street.) Renewal application # 1025180-DCA to the Department of Consumer Affairs by Grillo, LTD, d/b/a Henry's, for a four-year consent to operate an unenclosed sidewalk café with 21 tables and 62 seats.
Committee: 6-0-0-0. Non-Committee Board Members: 1-0-0-0.



RESOLUTION

Date: March 3, 2015

Committee of Origin: Business & Consumer Issues

Re: 100 Columbus Avenue (West 64th Street / Lincoln Center.)

Full Board Vote: 31 In Favor 1 Against 1 Abstention 1 Present

Committee: 6-0-0-0. 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 Lincoln Center Performing Arts and Restaurant Services I, LLC, d/b/a Avery Fisher Hall.

RESOLUTION

Date: March 3, 2015

Committee of Origin: Business & Consumer Issues

Re: 1941 – 47 Broadway (West 66th Street / Lincoln Center.)

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

Committee: 6-0-0-0. 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 Lincoln Center Performing Arts and Restaurant Services I, LLC, d/b/a Alice Tully Hall.



RESOLUTION

Date: March 3, 2015

Committee of Origin: Business & Consumer Issues

Re: 103 West 70th Street (Columbus Avenue.)

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

Committee: 6-0-0-0. 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 Amber 103 West Inc., d/b/a To be Determined.



RESOLUTION

Date: March 3, 2015

Committee of Origin: Business & Consumer Issues

Re: 320 Columbus Avenue (West 75th Street.)

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

Committee: 6-0-0-0. 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 Shreeji Swami Restaurant Inc., d/b/a Saffron Indian Cuisine.



RESOLUTION

Date: March 3, 2015

Committee of Origin: Business & Consumer Issues

Re: 224 West 104th Street (Broadway.)

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

Committee: 6-0-0-0. 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 Singapore Grille NY Inc., d/b/a To be Determined.



RESOLUTION

Date: March 3, 2015

Committee of Origin: Business & Consumer Issues

Re: 210 West 70th Street (Broadway.)

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

Committee: 6-0-0-0. 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 Lincoln Square Steak, LLC, d/b/a Lincoln Square Steak.

Applicant agrees to end all music by 11:00 PM, and to install limiters on sound systems, that can only be altered by the sound engineer. The venue will not use DJ's. Applicant also agrees to install a sound proofing blanket under the piano.



RESOLUTION

Date: March 3, 2015

Committee of Origin: Business & Consumer Issues

Re: 2756 Broadway (West 106th Street.)

Full Board Vote: 22 In Favor 10 Against 2 Abstentions 0 Present

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the State Liquor Authority for a two-year liquor license to serve liquor in the outdoor backyard area (Gardens/Grounds) by 2756 Broadway LLC, d/b/a To be Determined, unless the applicant incorporates the following into the Method of Operations:

No music in backyard;

Installation of noise abatement fabric on buildings surrounding garden, sound-absorbing umbrellas, sound-absorbing material on tables, and landscaping;

Close at 10 PM Sunday-Wednesday and 11 PM Thursday-Saturday;

Repair fire egress on West 106th Street;

Return to the committee in one year to review noise complaints and compliance.



RESOLUTION

Date: March 3, 2015

Committee of Origin: Business & Consumer Issues

Re: 2756 Broadway (West 106th Street.)

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

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application # 1421212-DCA to the Department of Consumer Affairs by Five Lamps Corp., d/b/a Five Lamps Tavern, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 32 seats.