

**RESOLUTION****Date: May 5, 2015****Committee of Origin: Transportation****Re: Broadway and West 103rd Street.****Full Board Vote: 33 In Favor 0 Against 1 Abstention 0 Present***Committee: 10-0-0-0. Non-Committee Board Members 2-0-0-0.*

Norman Rockwell was born and lived at 206 West 103rd Street where he began his career as an artist, yet another example of how Westsiders helped shape the arts/literary world.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** request by the Edward J. Reynolds School to name secondarily the Southeast corner of Broadway and West 103rd Street "Norman Rockwell Place."

**RESOLUTION**

Date: May 5, 2015

Committee of Origin: Transportation

Re: Manhattanhenge.

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

Committee: 10-0-0-0. Non-Committee Board Members 2-0-0-0.

Manhattanhenge is a unique New York experience.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the Mayor's Street Activity Permit Office for the street closure of West 79th Street (Columbus-Amsterdam Avenues) for the Manhattanhenge event on Monday, July 13th, 2015.

**RESOLUTION**

Date: May 5, 2015

Committee of Origin: Transportation

Re: School Crossing Guards.

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

Committee: 10-0-0-0. Non-Committee Board Members: 2-0-0-0.

School Crossing Guards are crucial for the safety of young children.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan strongly encourages the City Council to pass legislation to hire more crossing guards and to ensure that they become full time employees.



RESOLUTION

Date: May 5, 2015

Committee of Origin: Transportation

Re: Newsstand on S/W/C Columbus Avenue and West 93rd Street (IFO. 100 West 93rd Street).

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

Committee: 10-0-0-0. Non-Committee Board Members: 1-0-0-0.

The applicant did not return calls from the District Office and did not attend the meeting.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves without prejudice** new application # 4153-2015-ANWS to the Department of Consumer Affairs by Mohammed F.Uddin to construct and operate a newsstand on the southwest corner of Columbus Avenue and West 93rd Street, in front of 100 West 93rd Street.



RESOLUTION

Date: May 5, 2015

Committee of Origin: Land Use

Re: 361 Central Park West (One West 96th Street.) Application to the Board of Standards & Appeals by 361 Central Park West LLC, for the conversion of a vacant, six-story landmarked community facility (former First Church of Christ, Scientist) into a 39-unit residential building, which requires waivers of required rear yards, minimum dimensions of inner courts), minimum distance between legally required windows and walls or lot lines) and minimum distance between legally required windows and any wall in an inner court, as well as waivers of §§ 30-2 and 30-3 of the Multiple Dwelling Law.

Full Board Vote A: 21 In Favor 12 Against 4 Abstentions 2 Present

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

Full Board Vote B: 11 In Favor 20 Against 5 Abstentions 2 Present

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

Full Board Vote C: 17 In Favor 16 Against 4 Abstentions 2 Present

Committee: 7-1-0-1. Non-Committee Board Members: 2-1-0-1.

Full Board Vote D: 19 In Favor 12 Against 4 Abstentions 2 Present

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

Full Board Vote E: 12 In Favor 17 Against 6 Abstentions 2 Present

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

Full Board Vote Multiple Dwelling Law: 18 In Favor 13 Against 5 Abstentions 2 Present

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

361 Central Park West LLC (the "Applicant") has applied, pursuant to §72-21 of the New York City Zoning Resolution ("ZR") and §666 of the New York City Charter, for a variance from the requirements of the Zoning Resolution to permit, within an R10A residential district, the conversion of an existing vacant church building known as First Church of Christ, Scientist into a residential building containing 39 units. The proposed conversion requires waivers of ZR §§23-40 (required rear yards), 23-851 (minimum dimensions of inner courts, 23-861 (minimum distance between legally required windows and walls or lot lines) and 23-863 (minimum distance between legally required windows and any wall in an inner court). The proposed conversion also requires waivers of 277 of the Multiple Dwelling Law ("MDL") related to non-compliances with minimum light and air regulations.

The building is an individual New York City Landmark, and a Certificate of Appropriateness of a series of modifications to the building in order to facilitate the proposed conversion was approved by the Landmarks Preservation Commission ("LPC") on March 10, 2015.

Zoning Variance:

An applicant for a zoning variance must demonstrate that each of five separate findings set forth in the zoning resolution has been met.

Finding (a):

That there are unique physical conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to and inherent in the particular zoning lot; and that, as a result of such unique physical conditions, practical difficulties or unnecessary hardship arise in complying strictly with the use or bulk provisions of the Resolution; and that the alleged practical difficulties of

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unnecessary hardship are not due to circumstances created generally by the strict application of such provisions in the neighborhood or district in which the zoning lot is located.

Although there are no physical or topographical conditions peculiar to and inherent in the zoning lot, which is flat and rectangular, decisions of the BSA have indicated that difficulties and hardships caused by the size or configuration of existing structures may satisfy the unique conditions requirement of Finding (a). Here, the as built condition would not allow for an as of right residential building due to the absence of a rear yard and minimum distance between legally required windows and walls or lot lines. Accordingly, the only way in which the building could be converted to residential use and comply with the zoning resolution would be to remove a portion of the building. As this is a landmark building, such alteration would be neither permitted nor desirable. The building has not been used as a church for more than two years, because the prior owner found that it was not viable. Nor is the building suitable (or economically viable) as a community facility. For the foregoing reasons, Community Board 7/Manhattan finds that Finding (a) has been met.

Finding (b):

That because of such physical conditions there is no reasonable possibility that a development, enlargement, extension, alteration or change of use on the zoning lot in strict conformity with the provisions of this Resolution will bring a reasonable return, and that the grant of a variance is therefore necessary to enable to the owner to realize a reasonable return from such zoning lot; this finding shall not be required for the granting of a variance to a non-profit organization.

Community Board 7/Manhattan is constrained to find that the "B" finding has been met, based upon the artificial accounting construct imposed by BSA for the purposes of determining a fair rate of return. The calculations made by the developer based upon an artificial purchase price and construction costs, reflect a cost basis which has no grounding in reality and which therefore results in a false result with respect to rate of return. According to the BSA calculation method the developer is credited with acquisition and construction costs of \$122 million. In reality, the developer purchased the property for approximately \$26,000,000, and will incur construction costs and soft costs of approximately \$46,000,000. The developer projects a net sales price for 39 condo units of approximately \$122,000,000, resulting in a cash profit of approximately \$50,000,000. In all probability, this understates the developer's actual return on invested capital, assuming that a substantial portion of the purchase price and construction costs will be borrowed. The developer's return will not be spread out over a period of years, and accordingly, depreciation is not a relevant factor. In real world terms, the issue should be: Is a 100% relatively short term profit of at least \$50,000,000 on an investment of \$72,000,000 a reasonable rate of return within the contemplation of section 72-71?

Finding (c):

That the variance, if granted, will not alter the essential character of the neighborhood or district in which the zoning lot is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.

The variance, if granted, would allow for a residential use in a residential district. There would be only minor alterations to the building visible from the street. The addition of new windows in the alley between the building and 363 Central Park West would not alter the essential character of the neighborhood or district or impair the appropriate use and development of the adjacent property.

Finding (d):

That the practical difficulties or unnecessary hardship claimed as a ground for a variance have not been created by the owner or by a predecessor in title; however, where all other required findings are made, the purchase of a zoning lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.

This finding has been met by the Applicant.

Finding (e):

That within the intent and purposes of this Resolution, the variance, if granted, is the minimum variance necessary to afford relief; and to this end, the Board may permit a lesser variance than that applied for.

In view of the physical constraints presented by the existing building and the need for additional windows to accommodate apartments in the building, the variance being sought is the minimum necessary to afford relief, and this finding has been met.

Variance Pursuant to Multiple Dwelling Law

The Applicant has also moved pursuant to §666 of the New York City Charter and §277 of the Multiple Dwelling Law for a variance from MDL §277 light and air requirements.

In order to grant a variance under the Multiple Dwelling Law, the BSA must find that there are “practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the law, so that the spirit of the law shall be observed, public safety secured, and substantial justice done...”

The requested MDL variance relates to such matters as required distance between windows and adjacent property and required light and air and ventilation.

There is no practical way of bringing the building into compliance, and most of the requested variance details are applicable only to a small number of apartments. The apartments are to be marketed as luxury condominiums, and it appears that although the windows may not comply with the letter of the Multiple Dwelling Law, there would be adequate light and ventilation in all units. Accordingly, CB7 approves the proposed variance under §277 of the Multiple Dwelling Law.



RESOLUTION

Date: May 5, 2015

Committee of Origin: Land Use

Re: 150 West 85th Street, Manhattan Country School (Columbus-Amsterdam Avenues.) Application #1-15-BZ to the Board of Standards & Appeals by Manhattan Country Day School for a variance to allow additional floor area and a vertical extension in order to meet programmatic needs of the school.

Full Board Vote A: 21 In Favor 8 Against 6 Abstentions 0 Present

Full Board Vote C: 21 In Favor 9 Against 7 Abstentions 0 Present

Full Board Vote D: 21 In Favor 7 Against 8 Abstentions 0 Present

Full Board Vote E: 14 In Favor 10 Against 10 Abstentions 0 Present

Community Board 7/Manhattan extended the time of compliance to April 15, 2015, the date of the next Land Use Committee meeting. However, applicant did not provide the information to the Land Use Committee on that date. The Land Use Committee was presented certain specific revisions to the project that did not include the redesign of the upper rooftop addition. In lieu of the redesign, the Applicant submitted a letter dated April 10, 2015 that stated that no further changes could be made to the rooftop addition due to existing structural conditions. It was reiterated at that meeting that it was not possible to relocate or reduce the size and setback of the roof top addition from 85th Street. There were other changes to the design including a different treatment of the upper roofing material with a painted and variegated spaced roof panels containing both solid panels and colored glass panels.

This revised design was the basis for the Land Use Committee to reconsider the previous review of the findings. The new resolution which follows below and will be presented to the May 5th Full Board meeting.

- (a) Physical uniqueness/conditions – unnecessary hardship.
Motion to approve: THEREFORE, BE IT RESOLVED THAT the Land Use Committee finds (a) has been met.
Committee: 4-3-2-0. Non-Committee Board Members: 0-2-0-0
- (b) That because of such physical conditions that the grant of a variance is therefore necessary to enable the owner to realize a reasonable return
Not applicable to not-for-profits.
- (c) That the variance, if granted, will not alter the essential character of the neighborhood or district
Motion to approve: THEREFORE, BE IT RESOLVED THAT the Land Use Committee finds (b) has been met.
Committee: 4-3-2-0. Non-Committee Board Members: 0-2-0-0.
- (d) That the practical difficulties or unnecessary hardship claimed as a ground for a variance have not been created by the owner
Motion to approve: THEREFORE, BE IT RESOLVED THAT the Land Use Committee finds (d) has been met.
- (e) That within the intent and purposes of this Resolution, the variance, if granted, is the minimum variance necessary to afford relief
Motion to approve: THEREFORE, BE IT RESOLVED THAT the Land Use Committee finds (e) has been met.
Committee: 4-3-2-0. Non-Committee Board Members: 0-2-0-0.

The motions Failed and another motion was presented that included all four findings, because each finding received the same count. For this vote the resolution is as follows:

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan finds that Findings a, c, d, e and f **have not been met.**

Committee: 5-3-0-0. Non-Committee Board Members: 2-1-0-0.



RESOLUTION

Date: May 5, 2015

Committee of Origin: Parks & Environment

Re: Riverside Park. Parsons School of Design final work at the 102nd Street field house.

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

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

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

The field house at 102nd Street in Riverside Park was closed for decades on account of deterioration. Its renovation and reopening for a variety of uses by the Riverside Park staff and park user community is a welcome and exciting project.

In 2010, students at the Parsons School of Design, working with Parsons faculty and DPR, designed and constructed substantial portions of this renovation. However, the project was not completed at that time, and the facility has remained closed to the public and not in use.

This year, Parsons students have designed and will be constructing the final phases of the primary interior space in the field house structure, a multi-purpose room. Simultaneously, DPR will be using private contractors to complete the renovation of the flanking service areas, including the comfort stations, which open to the exterior as well as the interior of the field house, and will be open to the public year-round. The Parsons students have also included in the scope of work to be done this summer a group of movable wooden benches to be placed in front of the building, and have prepared a master plan for additional street furniture at the site.

The Parks and Environment Committee of Community Board 7/Manhattan, believes that the proposed final details of the renovation are appropriately sympathetic to the original architecture of the field house structure, take sustainability reasonably into consideration, and are useful and attractive.

Community Board 7/Manhattan, **approves** and **applauds** this project, not only because it will result in a useful and attractive field house space in Riverside Park, but because of the effectiveness of the partnership between DPR and Parsons on this renovation.

BE IT RESOLVED THAT Community Board 7/Manhattan further **urges** DPR and Parsons to work to extend their partnership to other projects into the future.



RESOLUTION

Date: May 5, 2015

Committee of Origin: Parks & Environment

Re: Broadway Mall Association's public art exhibition of 6 metal sculptures for the exhibition *Don Gummer on Broadway* (May-October) at Columbus Circle (2 sculptures); 65th Street & Broadway; 72nd Street & Broadway (south of subway station); 96th Street & Broadway; 103rd Street & Broadway.

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

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

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

Periodic temporary art exhibits on the Broadway Malls are a welcome amenity for the Community Board 7 community.

The sculptures proposed for the *Gummer on Broadway* exhibition do not appear likely to interfere with pedestrian circulation, nor to present hazards to the public.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the proposed *Gummer on Broadway* exhibition proposed by the Broadway Malls Association.



RESOLUTION

Date: May 5, 2015

Committee of Origin: Parks & Environment

Re: Riverside Park South. Art Students' League's Riverside Park South proposals.

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

Committee: 2-0-0-0. 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 or on behalf of this year's seven sculptors, all students at the Art Students League, about their works.

Community Board 7/Manhattan **approves** and **welcomes** the proposed temporary installation of the site-specific *Patterns in Nature* sculptures in Riverside Park South, starting in June, 2015.

BE IT RESOLVED THAT Community Board 7/Manhattan further **urges** DPR to continue its arrangement with the Art Students League for similar exhibitions in Riverside Park South into the future.



RESOLUTION

Date: May 5, 2015

Committee of Origin: Preservation

Re: 341 Columbus Avenue (West 76th – 77th Streets.) Application to the Landmarks Preservation Commission for a new storefront.

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

Committee: 5-0-0-0.

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

- The space is currently occupied by Design Within Reach.
- The building, built in 1890, has no consistent front façade.
- There is rusticated stone on the first floor of the 76th St. façade which will remain.
- The current tripartite bay arrangement will be retained but the entrance will be moved from the center to the North bay.
- The existing cladding will be removed and wood framing around the windows and wood paneling will be restored.
- Transom windows will be re-exposed.
- Retractable awnings with an 8” drop (skirt) will be installed.
 - o Signage will consist of the name in the center of the façade on the three separate awning skirts.
- Transom lights in the soffits will be obscured by the awnings and more subtle and appropriate fixtures will replace the more modern fixtures on the piers.
 - o The wood color will be a greenish gray; the awning will be dark gray; the wood will be of a dense, durable variety.

The Preservation Committee of Community Board 7/Manhattan believes that the design of the proposed storefront is reasonably appropriate to the character of the building and to the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves the application for a new storefront.**

**RESOLUTION**

Date: May 5, 2015

Committee of Origin: Preservation

Re: 310 West 88th Street (Riverside Drive – West End Avenue.) Application # 16-4785 to the Landmarks Preservation Commission to construct rear yard and rooftop additions, and modify the rear facade.

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

Committee: 5-0-0-0.

Full Board Vote B: 27 In Favor 4 Against 0 Abstentions 0 Present

Committee: 3-2-0-0.

Full Board Vote C: 30 In Favor 1 Against 1 Abstention 0 Present

Committee: 5-0-0-0.

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

- The building is a Dutch Colonial townhouse being converted into a one family dwelling.

A. Front Façade:

- All front windows and door will be replaced with insulated wood windows to match the existing.
- The parlor level transom windows will be restored and installed into the new windows.
- The front door will be replaced with one similar to the existing door: wood double doors with long, thin glass panels. They will be stained or painted brown.
- The front stoop will be restored as will the corbelling and window surrounds.
- All existing brick and stucco will be refurbished to match neighboring buildings.
- The mansard roof will be refurbished with grey slate tile to match the historic condition and other buildings in the remaining group.

The Preservation Committee of Community Board 7/Manhattan believes that the restoration and refurbishment of the front façade, and particularly the restoration of the stoop, is reasonably appropriate to the character of the building and of the historic district.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the restoration of the front façade and the restoration of the stoop.

B. Rear Façade:

- Two additions, one full –width at the ground and parlor levels and a second above that will be set back for a small terrace on the second floor whose roof will form a third floor terrace, are proposed.
- The rear façade is in poor condition after several poorly executed previous renovations.
- If possible, white stone headers and sills will be retained but may have to be replaced.
- The addition will be expanded to full width on the first 2 floors; a small alley created when the neighbor (312 W. 88th) constructed a full width addition will be in-filled and thus eliminated.
- Existing windows include a 2 story tall thin “casement” window which will be eliminated and replaced with matching windows.
- Rear windows on the 3rd and 4th floors are paired; 1:1 double-hungs in line with the doors below; there will be doors to the terraces of equal width to, and aligned with, the windows.
- A stained glass transom window on the rear of the parlor level will be restored and placed in the new windows.

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- While some rear yard additions to the east and west are one story shorter, the proposed addition is a mirror image of the directly adjacent addition at 312 West 88th St. (**See below)
- An existing 5th floor rear addition is in poor condition and will be replaced with a brick façade and moved further back from the façade below.
- Terraces with railings will be added to all the back extensions.
(*The construction of the rear yard addition [and other work] at 312 W. 88th St. adjacent to 310 was post-designation and was approved by CB7 Parks and Preservation Committee in Nov. '08 and by the Full Board in January '09, both unanimously; and subsequently by the Landmarks Preservation Commission.)

The Preservation Committee of Community Board 7/Manhattan believes the proposed rear yard addition is reasonably appropriate to the character of the building and of the historic district.

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

C. Rooftop addition:

- The proposed addition will be set back from the rear façade 3-4 ft. and from the front façade 16'9".
- The addition will not be visible from the street, blocked largely by the existing mansard-like angled roof element which will be refurbished and covered in grey slate.
- The ceiling height in the addition will be slightly over 8'.
- There will be a small terrace with access to the roof behind the mansard roof and in front of the new addition.
- The addition will total 7000 sq. ft. out of an allowed FAR of 12,000 sq. ft.
- The adjoining building has both a rooftop and rear yard addition.
- The existing front and rear common rooflines will be maintained.
- The addition will not be visible from the street including through a service corridor in the separation between the two large buildings on Riverside Drive.

(Note: the lack of visibility was not fully documented other than from directly across the street and concern was expressed by the committee that there might be visibility of the front of the addition on an angle moving East and West on 88th Street and the back through a service alley on Riverside Drive. The applicant agreed to furnish further documentation prior to the full board meeting and has done so. Photos of the mockups were sent to the committee along with photos taken from the West on Riverside Drive and from the East on West End Avenue which have confirmed that the rooftop addition will not be visible from the street).

The Preservation Committee of Community Board 7/Manhattan believes that the proposed rooftop addition is reasonably appropriate to the character of the building and of the historic district.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the rooftop addition.

**RESOLUTION**

Date: May 5, 2015

Committee of Origin: Preservation

Re: 316 West 88th Street (Riverside Drive – West End Avenue.) Application #16-2993 to the Landmarks Preservation Commission to construct rooftop and rear yard additions, reconstruct a missing stoop, and excavate the areaway.

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

Committee: 5-0-0-0.

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

- The townhouse is being fully renovated and returned to single family use.
- It is part of a row of 5 buildings, mostly intact.
- The stoop was removed in 1946 and will be replaced.

Front façade:

- The sandstone on the basement and parlor levels will be restored and repaired.
- The stoop will be modeled after an existing one at 320 West 88th Street and will be rusticated stone rather than flat stucco.
- The front door will also be modeled after the one at 320 West 88th St. (though not believed to be original).
- The front door as proposed would consist of 2 tall, thin glass panels with a metal surround and wrought iron grillework in front of the glass. The committee indicated a preference for a wood door with same configuration which will be considered by the applicant.
- If grillwork is necessary for security reasons (the committee preferred it be eliminated), the committee preferred a simplified version which the applicant will consider.

Rear addition:

- Will retain punched double hung windows at the top floor.
- A Juliet balcony will be added with 3 pairs of French doors w/ transoms on the parlor floor.
- There will be a new setback above the parlor floor w/ 3 pairs of French doors w/ transoms.
- The extended 4th floor will contain tall thin French doors.

Rooftop addition:

- An existing small penthouse behind the mansard will be extended to within 3' from the rear façade.
- A railing will be installed several feet behind the dormer/pediment.
- There will be a bulkhead set back behind the railing which will include a skylight to eliminate the stairway within.
- Neither the rooftop addition nor the bulkhead will be visible from the public way.

The Preservation Committee of Community Board 7/Manhattan believes that the design of the rear yard and rooftop additions and the restoration of the front facade (all with certain recommended modifications) are reasonably appropriate to the historic character of the building and of the Historic District. The Committee expresses particular support for the restoration of the front stoop.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application with the following recommendations:

- Rear Façade: Simplify the window and door articulation from multi –light to single pane above the parlor floor.
- Front door: Install painted wood rather than metal framed doors with transom with simple glazing; if grillework is deemed essential for security, simplify the proposed metal grillework to plain vertical elements.
- Eliminate flower motif at the roof level railings.
- Rebuild the corbeled roofline above the 3rd floor (agreed to by applicant).

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**RESOLUTION****Date: May 5, 2015****Committee of Origin: Business & Consumer Issues****Re: Applications to the SLA for a two-year liquor licenses.****Full Board Vote: 31 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** the applications to the State Liquor Authority for two-year liquor licenses for the following:

- **416 Amsterdam Avenue** (West 80th Street.) LWB Hospitality Group LLC, d/b/a Hummus Kitchen.
- **215 West 85th Street** (Broadway.) Han Dynasty Upper West Side Corp., d/b/a Han Dynasty.

**RESOLUTION****Date: May 5, 2015****Committee of Origin: Business & Consumer Issues****Re: 982 Amsterdam Avenue (West 109th Street.)****Full Board Vote: 30 In Favor 0 Against 0 Abstentions 0 Present**

The applicant did not attend the April committee meeting, but will attend the June meeting.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves without prejudice** the application to the State Liquor Authority for a two-year liquor license by Amity Hall Uptown Inc., d/b/a Amity Hall.

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

**RESOLUTION****Date: May 5, 2015****Committee of Origin: Business & Consumer Issues****Re: 100 Columbus Avenue, Avery Fisher Hall.****Full Board Vote: 29 In Favor 0 Against 1 Abstention 1 Present***Committee: 6-0-0-0. Non-Committee Board Members: 2-0-0-0.*

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the alteration application to the State Liquor Authority for two-year liquor license by Lincoln Center Performing Arts and Restaurant Services I, LLC d/b/a Avery Fisher Hall.



RESOLUTION

Date: May 5, 2015

Committee of Origin: Business & Consumer Issues

Re: Unenclosed Café Renewal Applications.

Full Board Vote: 31 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** the following unenclosed sidewalk café renewal applications:

- **384 Columbus Avenue** (West 78th-79th Streets). Renewal application #1190075-DCA to the Department of Consumer Affairs by 384 Columbus Avenue Associates, LLC, d/b/a Ocean Grill, for a four-year consent to operate an unenclosed sidewalk café with 20 tables and 53 seats.
- **421 Amsterdam Avenue** (West 80th Street.) Renewal application # 1472327-DCA to the Department of Consumer Affairs by B & G Restaurants, LLC, d/b/a Barley & Grain, for a four-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.
- **2607 Broadway** (West 98th – 99th Streets.) Renewal application # 1345744-DCA to the Department of Consumer Affairs by Workhorse Restaurant, Inc., d/b/a Regional, for a four-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats.



RESOLUTION

Date: May 5, 2015

Committee of Origin: Business & Consumer Issues

Re: Enclosed Café Renewal Applications.

Full Board Vote: 26 In Favor 3 Against 1 Abstentions 0 Present

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

- **200 West 60th Street** (Amsterdam Avenue.) Renewal application DCA #CA0984345/ ULURP# N130357ECM to the Department of Consumer Affairs by Heledona Inc., d/b/a Olympic Flame Diner, for a four-year consent to operate an enclosed sidewalk café with 11 tables and 32 seats.
Committee: 6-0-0-0. Non-Committee Board Members: 2-0-0-0.
- **180 Columbus Avenue** (West 68th Street.) Renewal Application DCA #CA0895625/ ULURP #N130297ECM to the Department of Consumer Affairs by Mafra Restaurant Corp.. d/b/a II Violino, for a four-year consent to operate an enclosed sidewalk café with 15 tables and 36 seats.
Committee: 6-0-0-0. Non-Committee Board Members: 2-0-0-0.
- **2061 Broadway** (West 71st Street.) Renewal application # 1223566DCA /ULURP #N140423ECM to the Department of Consumer Affairs by Café 71, Inc. d/b/a Café 71, for a four-year consent to operate an enclosed sidewalk café with 9 tables and 29 seats.
Committee: 6-0-0-0. Non-Committee Board Members: 2-0-0-0.
- **368 Columbus Avenue** (West 77th - 78th Streets.) Renewal application DCA# CA1392090/ ULURP #N130381ECM to the Department of Consumer Affairs by Ixhel Corporation, d/b/a Café Frida, for a four-year consent to operate an enclosed sidewalk café with 10 tables and 28 seats.
Committee: 6-0-0-0. Non-Committee Board Members: 1-0-1-0.
- **441 Amsterdam Avenue** (West 81st Street.) Renewal application # 1283643DCA/ ULURP #N140421ECM to the Department of Consumer Affairs by JPS Ventures, Inc., d/b/a St. James Gate, for a four-year consent to operate an enclosed sidewalk café with 5 tables and 16 seats.
Committee: 6-0-0-0. Non-Committee Board Members: 2-0-0-0.
- **477 Amsterdam Avenue** (West 83rd Street.) Renewal application DCA #CA0885881/ ULURP #N130342 to the Department of Consumer Affairs by 83rd/Amsterdam Restaurant Corp. d/b/a Hi-Life Bar & Grill, for a four-year consent to operate an enclosed sidewalk café with 6 tables and 16 seats.
Committee: 6-0-0-0. Non-Committee Board Members: 1-0-0-0.

**RESOLUTION**

Date: May 5, 2015

Committee of Origin: Business & Consumer Issues

Re: 2290 Broadway (West 83rd Street.)

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

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

The applicant did not attend the committee meeting.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves without prejudice** renewal application #1350796DCA/ ULURP #N140425ECM to the Department of Consumer Affairs by Corned Beef Express, LLC, d/b/a Artie's Delicatessen, for a four-year consent to operate an enclosed sidewalk café with 26 tables and 54 seats.

**RESOLUTION**

Date: May 5, 2015

Committee of Origin: Business & Consumer Issues

Re: 375 Amsterdam Avenue (West 78th Street.)

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

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application # 2621-2015-ASWC to the Department of Consumer Affairs by Risotteria West, LLC, d/b/a Risotteria, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.



RESOLUTION

Date: May 5, 2015

Committee of Origin: Business & Consumer Issues

Re: 2161 Broadway (West 76th – 77th Streets.)

Full Board Vote: 24 In Favor 4 Against 2 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** new application # 3356-2015-ASWC to the Department of Consumer Affairs by 2161 Broadway Bakery, LLC, d/b/a Maison Kayser, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 23 seats.



RESOLUTION

Date: May 5, 2015

Committee of Origin: Business & Consumer Issues

Re: 53 West 72nd Street (Columbus Avenue.)

Full Board Vote: 23 In Favor 7 Against 1 Abstention 0 Present

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application # 459183DCA/ ULURP #N130253ECM to the Department of Consumer Affairs by 53 West 72nd Street Café, LLC, d/b/a Dakota Bar, for a four-year consent to operate an enclosed sidewalk café with 13 tables and 26 seats.

**RESOLUTION****Date: May 5, 2015****Committee of Origin: Steering****Re: Requests for a leaves of absence.****Full Board Vote: 27 In Favor 3 Against 1 Abstention 0 Present**

- A. BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** Lillian Moore's request for a leave of absence of three months beginning in March 2015.
- B. BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** Marc Glazer's request for a leave of absence of three months beginning in March 2015.