



RESOLUTION

Date: September 8, 2015

Committee of Origin: Steering

Re: Community-driven Design of Inclusive Playgrounds.

Full Board Vote: 40 In Favor 0 Against 0 Abstentions 0 Present

This resolution is based on the following background information:

Since the fall of 2014, CB7's Inclusive Playground Task Force has advocated for the development and implementation of an inclusive playground that reflects CB7's core principles of inclusion, quality of life, sustainability, interdependence, and participation.

CB7's Inclusive Playground Task Force defines "inclusive playgrounds" as those intentionally designed for people with diverse abilities and disabilities to play together. These playgrounds exceed American Disabilities Act (ADA) standards, which provide for barrier-free access to common spaces, but may still segregate individuals based on their abilities and disabilities. Inclusive playgrounds follow the Goals of Universal Design,ⁱ which include body fit, comfort, awareness, understanding, wellness, social integration, personalization, and cultural appropriateness. Through considerations of physical, sensory, and social inclusion, inclusive playgrounds use all aspects of design to foster social interaction and integration encounters among people of all ages with typical and atypical needs.

In collaboration with community members, elected officials, experts, educators and other stakeholders,ⁱⁱ the Task Force developed a framework for a community-driven design. Iterative conversations indicated that effective design of inclusive playgrounds should incorporate stakeholder input in the following areas (each intended to maximize physical, sensory and social inclusion): 1) surrounding environment/infrastructure; 2) accessibility and safety; 3) preferences of primary users (e.g. schools); 4) layout of paths, facilities, and activity spaces; 5) play richness, variability and challenge; 6) equipment; 7) support systems (seating, restrooms, drinking fountains, signage); 8) culturally-appropriate aesthetics; 9) a Universal Design assessment (conducted by a UD consultant); 10) recreational and educational programming; and 11) inclusive participation and **equal opportunities for the playground's work contracts in compliance with Local Law 1 and Minority and Women Business Enterprise Program requirements.**

The Task Force selected Bloomingdale Playground (located at Amsterdam Ave. between West 104th and West 105th streets, adjacent to PS 145 Bloomingdale School and West Prep Academy) as an apt site for an inclusive playground based on support and leadership from the adjacent schools; demonstrated community need (i.e. specifically youth needsⁱⁱⁱ and availability of accessible playgrounds in the District^{iv}); community access beyond school hours;^v and readiness for renovation.

The Department of Parks and Recreation has received funding for the redesign of the Bloomingdale Playground.

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By reason of its research, outreach, investment of time and expertise, and synthesis of the learning on inclusion into a cohesive framework, CB7's Inclusive Playground Task Force is committed to facilitating a robust community-driven process to engage and incorporate stakeholder input and participate in a design process that will achieve the goals of the Bloomingdale Playground project, and create a model to guide the design and implementation of inclusive playgrounds throughout New York City.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan calls on the Department of Parks and Recreation to redesign the Bloomingdale Playground in a way consistent with the design framework and findings of CB7's Inclusive Playground Task Force, continuing to collaborate with the Task Force, community stakeholders, and a Universal Design consultant during the pre-scoping and scoping phases of the redesign, and with respect to all planning, implementation, and programming efforts related to the Bloomingdale Playground.

Committee: 17-0-0-0. Non-Committee Board Members: 6-0-0-0.

Endnotes

¹. "Universal Design" or "Design for All" is cited in many texts related to educational and recreational facilities. In 1997, Ronald L. Mace of The Center for Universal Design at North Carolina State University collaborated with architects, designers, and engineers to develop the Principles of Universal Design in order to create spaces "that are more functional and more user-friendly for everyone" (Universal Design & Consultants, Inc.). This term is not included in current editions of the NYC Building or Construction Code, the Uniform Building Code or even the International Organization for Standardization. Though Universal Design is compatible with and incorporates Americans with Disabilities Act Standards of Accessible Design, Universal Design is neither a regulation nor a requirement, but a wide ranging set of guidelines for the built environment covering all building types and professional disciplines including but not limited to architecture, engineering and planning.

¹. In addition to local families, among those engaged in the project are the Department of Parks and Recreation, PS 145 Bloomingdale School, West Prep Academy, Citywide Council on Special Education, the Mayor's Office for People with Disabilities, City Council Member Mark Levine, Manhattan Borough President Gale Brewer, New York City Comptroller Scott Stringer, Goddard Riverside Community Center, Children's Aid Society/Frederick Douglass Center, Parent to Parent of New York State, Center for Independence of the Disabled, United Cerebral Palsy of New York City, [Beit Issie Shapiro](#), [Center for Inclusive Design and Environmental Access at SUNY Buffalo](#), [Shane's Inspiration](#), [Let Kids Play!](#) and [New Yorkers for Parks](#).

¹. The special needs populations of both P.S. 145 (21.6%) and West Prep Academy (22%) exceed the district average (21.5%). In addition, students who are eligible for free or reduced price lunch (an indicator of socioeconomic status and children's comprehensive needs) at both P.S. 145 (100%) and West Prep Academy (68%) significantly exceed the district average (39%).

¹. There are over 25,000 children in Manhattan Community District 7 and only one playground, Matthew Sapolin, considered "accessible for all children." DPR defines "Playgrounds for All Children" as "designed to provide recreational opportunities for children of all ages and abilities. Playground features include ramped play equipment, ground level play features, accessible swings, wheelchair-accessible tables, and drinking fountains. Some playgrounds also have adjustable basketball backboards that can be raised and lowered for athletes of all abilities."

¹. Bloomingdale Playground, which is located 35 blocks (1.75 miles) from Matthew Sapolin, is a joint DPR/DoE playground and available to the public after school and on weekends.

References (Web addresses are current as of July 15, 2015 or later)

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**RESOLUTION**

Date: September 8, 2015

Committee of Origin: Business & Consumer Issues

Re: 286 Columbus Avenue (West 73rd Street.)

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the applications to the State Liquor Authority for two-year liquor licenses by **Wine and Roses Bar and Cafes LLC, d/b/a To be Determined.**

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

**RESOLUTION****Date: September 8, 2015****Committee of Origin: Business & Consumer Issues****Re: 428 Amsterdam Avenue (West 80th Street.)****Full Board Vote: 39 In Favor 0 Against 0 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the applications to the State Liquor Authority for two-year liquor licenses by **Upper West Hospitality LLC, d/b/a Crave FishBar.**

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

**RESOLUTION****Date: September 8, 2015****Committee of Origin: Business & Consumer Issues****Re: 450 Amsterdam Avenue (West 83rd Street.)****Full Board Vote: 39 In Favor 0 Against 0 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the applications to the State Liquor Authority for two-year liquor licenses by **Gumbull LLC, d/b/a The Dead Poet.**
Committee: 7-0-0-0. Non-Committee Board Members: 2-0-0-0.

**RESOLUTION**

Date: September 8, 2015

Committee of Origin: Business & Consumer Issues

Re: 225 Columbus Avenue (West 70th Street.)

Full Board Vote: 40 In Favor 0 Against 0 Abstentions 0 Present

The applicant did not attend the meeting;

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves without prejudice the** application to the State Liquor Authority for two-year liquor license by **FM70 Inc., d/b/a To be Determined.**

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

**RESOLUTION****Date: September 8, 2015****Committee of Origin: Business & Consumer Issues****Re: 274 Columbus Avenue (West 73rd Street.)****Full Board Vote: 39 In Favor 0 Against 0 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application #7383-2015-ASWC to the Department of Consumer Affairs by Birdbath Ventures, LLC, d/b/a Birdbath Duvet, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.

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

**RESOLUTION****Date: September 8, 2015****Committee of Origin: Business & Consumer Issues****Re: 366 Columbus Avenue (West 77th Street.)****Full Board Vote: 38 In Favor 0 Against 1 Abstention 0 Present**

The applicant did not attend the meeting;

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves without prejudice** renewal application ULURP# N120250ECM/ DCA# 1282506 to the Department of Consumer Affairs by Shake Shack 366 Columbus, LLC, d/b/a Shake Shack, for a four-year consent to operate an enclosed sidewalk café with 12 tables and 34 seats.

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



RESOLUTION

Date: September 8, 2015

Committee of Origin: Land Use

Re: 70 West 93rd Street, Columbus Manor (Columbus Avenue.) The proposed action is a modification of the West Side Large Scale Residential Development pursuant to ZR Section 78-06(b)(3) to permit the construction of approximately 14,730 square feet of retail floor area at the ground floor of the building located at 70 West 93rd Street (between 92nd and 93rd), and the construction of a new rooftop open area at the level of the second story (above the retail area) for use by the building's tenants.

Full Board Vote A: 24 In Favor 12 Against 4 Abstentions 0 Present

Full Board Vote B: 33 In Favor 6 Against 1 Abstention 0 Present

The owners of 70 West 93rd Street have applied, pursuant to Section 78-06 of the Zoning Resolution, for a special permit granting permission to build a one-story retail structure attached to the present high-rise building. The addition would contain approximately 16,000 square feet of retail space, divided into five units. §78-06 permits the construction of retail and/or community space on land currently used as public plazas or setbacks from the avenues in the former West Side Urban Development Area. Section 78-06 was passed with the active support of CB7 in order to enhance the streetscape and promote commercial activity in the area. The assumption underlying the amendment was that setbacks along Columbus and Amsterdam Avenues, as well as public plazas are underutilized, and do not contribute to the experience of neighbors walking along the avenues.

When §78-06 was enacted, CB7 insisted that no project be approved unless a finding is made that the project "enhances the street scape and the design promotes a harmonious relationship with the existing buildings and continuous blocks within the large scale residential development." [§78-06b(3)(vii)]. In addition, CB7 insisted that no development could proceed unless the developer mitigated "any significant adverse impact resulting from" the development.

As set forth below, CB7 cannot approve the present plan because it cannot make the findings required by (vii). The proposed plan does not "enhance[] the streetscape and does not promote[] a harmonious relationship" with neighboring buildings. Nor has the proposed project minimized or mitigated significant adverse impact on the building's residential tenants.

The plan does not enhance the streetscape, and the design does not promote a harmonious relationship with existing buildings:

The current plan provides for a one story structure extending approximately 200 feet along Columbus Avenue and extending approximately 100 feet from Columbus Avenue east on 93rd and 92nd Streets. The following features of the proposed project preclude CB7 from finding an enhancement of the street scape or a harmonious relationship with existing buildings:

- The proposed enlargement contains sloped roofs or cantilever "wings" on all four corners of the project facing 93rd and 92nd Streets. The slopes raise the building height by four feet six inches to nineteen feet eleven inches, not including the guard rails at the corners and slope downward and inward to a lowest height of fifteen feet six inches. The height of the storefront suggested in the *Special Regulations Applying to Large Scale Residential Developments Text Amendment* is twelve feet above the sidewalk.
- The roof line undulates along the course of Columbus Avenue in a manner unlike that of any other building in the neighborhood.
- The Columbus Avenue frontage contains alcoves at intervals corresponding to the location of trees currently on the street. These alcoves are inconsistent with the character of the surrounding blocks which have straight street fronts along the entire block.

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- The street wall windows cover approximately 82% of the street front, whereas the requirement is to achieve 70% of the ground floor street wall. These windows bring to mind stores more appropriately located in commercial areas or malls rather than the small shops or restaurants more familiar to the Upper West Side.
- The roof over the structure would overhang the store walls by several feet at the corners and at the Columbus Avenue elevation, creating a dead space underneath the overhangs and increasing shadows during day light hours.
- A horizontal strip or cornice above the windows would be made of a combination of pressed metal fascia and perforated metal panels, which is not harmonious with building materials used on the Upper West Side.

In their presentation to CB7, the owners of 70 West 93rd Street made it clear that many of their design choices are motivated by a desire to maximize the value of the retail space. For example, the sloping roofs and extra-large windows were intended to create a higher street front at the corners so as to be more inviting to the customers or the retail establishments by providing more light and air. However, these tall transom areas are also where mechanical ventilation is also to be located for individual air conditioning and heating equipment at each retail unit, suggesting that not all areas will have clear glass as shown.

Adverse impacts:

The building lobby is currently located on 93rd Street within 100 feet of Columbus Avenue and it opens directly on the elevator landing with no corridor in between. The building owners propose to move the lobby eastward along 93rd Street and beyond the 100 foot limit for retail development, and to connect the lobby to the elevators and the mailroom via a narrow corridor. This would enable the developer to maximize the available retail space.

In order to build a new lobby area and connect it to the mailroom and elevators, the development would add residential floor area. Because the project is already built to the maximum of allowable residential floor area, the developer would be required to reduce residential floor area elsewhere in the building. The developer has proposed to accomplish this in two ways:

First, the developer would move the laundry room from the ground floor to the basement where it would not count as residential floor area. Second, the developer would create narrow (six foot wide) corridors linking the new lobby with the mailroom, the elevators and the trash room. This principal corridor is also the alternate route to the rear play area and the route to be used for transporting the trash to the proposed curbside collection point on 92nd street, adjacent to the existing garage. Of the tenants who have appeared at CB7 meetings to discuss the project, the overwhelming sentiment is that these two changes would unduly inconvenience tenants. Indeed, although the project would ostensibly create a new amenity in the form of an attractive landscaped terrace on the roof of the retail addition, tenants oppose the project because of the relocation of the laundry room and the narrowing of corridors on the ground floor.

Additionally, several tenants objected to the proposed placement of retail garbage on 92nd Street, since this would require private commercial carters to drive on 92nd Street, rather than on the wider avenue. This will also increase the trash deposit site combining both residential and commercial garbage. 92nd Street also has significant school bus and delivery traffic from the two schools on this street, Columbia Grammar and Preparatory and P.S. 84.

As with the external architecture, the proposal to move the building lobby east of the 100 foot limit for retail space appears to result from a desire of the owners to maximize the available retail space.

* * *

While CB7 is unable to make the findings required to permit the present plan to go forward, we would welcome a redesigned plan which takes into account the foregoing comments. In this connection, we commend the efforts of the owners to preserve the double row of trees on Columbus Avenue, as well as to provide visual access to greenery proposed to be planted on the rooftop terrace.

Committee Vote:

The Land Use Committee voted 7-1-0-0 not to make a finding that the enlargement enhances the streetscape and that the design promotes a harmonious relationship.

The Committee voted 8-0-0-0 not to make a finding that adverse impacts resulting from the development would be avoided or minimized.



RESOLUTION

Date: September 8, 2015

Committee of Origin: Preservation

Re: Landmarks Celebration.

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

WHEREAS: In 1965 elected officials signed The New York City Landmarks Law mandating the protection of historic resources as part of a comprehensive urban planning process and a "public necessity" that is "required in the interest of the health, prosperity, safety and welfare of the people," and

WHEREAS: The legitimacy of this process and its public purpose has been upheld by the U.S. Supreme Court, and

WHEREAS: The Landmarks Law outlines the many reasons for establishing a means to designate and protect buildings and neighborhoods, including fostering civic pride, protecting and enhancing attractions, stimulating tourism and other businesses and overall, strengthening the economy of the city, and

WHEREAS: The New York Landmarks Preservation Commission has a 50-year record of review and approval of alterations to individual landmarks or buildings located within historic districts, and half of a century later, preservation continues to serve New Yorkers by helping to create a vibrant, livable city, and

WHEREAS: Preservation Stabilizes Diverse Communities. New York City is not a single monolithic entity but rather a great consolidation of neighborhoods. Preserving the character of those neighborhoods creates stability for the many diverse identities of New York and allows them to flourish without being lost, and

WHEREAS: Preservation Preserves Affordable Housing. Landmarks and buildings in the city's historic districts in all five boroughs provide protections against demolition, which in turn save hundreds of existing units subject to rent regulation, and

WHEREAS: Preservation Promotes Investment, Economic Development and Good Jobs. Preservation encourages investment in real estate while stabilizing property values and strengthening the city's tax base. It helps create and protect local jobs in the conservation, reconstruction, manufacturing, film and television, tourism, hospitality and other related industries.

WHEREAS: Preservation is Sustainable. The greenest building is the one already built. Most old buildings were designed with a sophistication of thought rather than a sophistication of technology, which, in terms of climate control and energy usage, integrates them with the environment in a way that most new buildings do not. Furthermore, repairing, rehabilitating and re-using buildings and materials saves money, fuel and energy without the waste, debris, noise and truck traffic that new construction generates when it involves the demolition of an existing building,

WHEREAS: The New York Times declared that preservation is an "environmental necessity" on the occasion of the a 50th Anniversary New York City Landmarks Law and the Landmarks Preservation Commission in April 2015, now

THEREFORE BE IT RESOLVED THAT: Community Board 7/Manhattan celebrates the 50th Anniversary of the Landmarks law in 2015 and the ongoing value of our community's distinctive character, landmarks and built heritage, and

BE IT FURTHER RESOLVED THAT: MCB7 urges elected officials and citizens throughout the city to support and defend the New York City Landmarks Law, a strong Landmarks Preservation Commission and the distinctive landmarks in our community, both those that are officially designated and those that are currently unprotected.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves to support** the other Community Boards in the "2015 Community Board Resolution Recognizing the 50th Anniversary of the NYC Landmarks Law and Value of Preservation."

Committee: 6-0-0-0.



RESOLUTION

Date: September 8, 2015

Committee of Origin: Preservation

Re: 305 West 72nd Street (Riverside Drive - West End Avenue.) Application to the Landmarks Preservation Commission for a master plan for replacement windows on the south façade.

Full Board Vote: 38 In Favor 0 Against 1 Abstention 0 Present

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

- The replacement windows will replicate the design and the operation of the existing windows: three casement window pairs below three fixed transom units.
- The new windows will be aluminum, with a black baked enamel finish to match existing.
- The new windows will be installed within the existing window openings. The existing wood brick mold will be retained - stripped and repainted.
- The proposed windows are the same ones recently installed at apartments 2B and 3A
- Because of the unique arched transom configurations, and because these existing windows are relatively new replacements, the master plan proposal did not include the 12th floor windows. The Committee urged the applicant to include these windows in the master plan

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the replacement windows in the south façade window master plan 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 south façade replacement window master plan.

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



RESOLUTION

Date: September 8, 2015

Committee of Origin: Preservation

Re: 470 West End Avenue (82nd – 83rd Street.) Application #17-3153 to the Landmarks

Preservation Commission to establish a master plan governing the future installation of windows.

Full Board Vote: 38 In Favor 0 Against 1 Abstention 0 Present

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

- The original fenestration design consisted of six-over-one double hung wood windows on the street-facing facades, extending around to the side facades for a single row. The balance of the original windows on all side and rear facades was one over one double hung wood windows.
- With the exception of one line of Stair Hall windows on the West End Avenue facade, and two other original windows on one of the side facades, all the original six-over-one windows have been replaced by one-over-one aluminum replacement windows.
- All new windows will be one-over-one insulated double hung anodized aluminum windows, with a bronze baked enamel finish.
- A separate through-wall air conditioner master plan is being reviewed at staff level at LPC, so not part of this application.

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

Committee: 5-1-1-0.

The Committee requested that the applicant supplement the master plan with additional dimensioned drawings for the various typical window groupings.



RESOLUTION

Date: September 8, 2015

Committee of Origin: Preservation

Re: 645 West End Avenue (West 92nd – 91st Streets.) Application #16-8885 to the Landmarks Preservation Commission to replace windows.

Full Board Vote: 38 In Favor 0 Against 1 Abstention 0 Present

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

- There are six small double-hung existing wood basement windows flanking the front entry court, all in poor condition. Three have leaded glass in their top sash.
- The six new replacement windows will be aluminum thermal windows incorporating the same leaded glass design of the original three top sashes, as well as of the existing leaded glass lobby windows. To maximize the expanse of leaded glass, the new windows will be inward-opening single hopper units rather than double-hung units.
- The existing decorative metal grilles will be removed, stripped, repaired as required, repainted and re-installed.

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

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



RESOLUTION

Date: September 8, 2015

Committee of Origin: Preservation

Re: 309 West 92nd Street, West Side Montessori Nursery School (West End Avenue – Riverside Drive.) Application to the Landmarks Preservation Commission for a window replacement.

Full Board Vote: 38 In Favor 0 Against 1 Abstention 0 Present

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

- The existing steel single-glazed multi-lite fifth floor windows are in poor conditions.
- The replacement windows will be multi-lite insulated aluminum windows, white finish to match existing.
- The dimensions and details of the replacement window elements (muntins, sash frames, etc.) will approximate the dimensions of the original windows.
- The new windows will be outward swinging awning windows, which visually simulate the operation of the existing pivot windows being replaced.
- At the street (south) facade, the windows will be replaced with new fixed and operable units in the same locations as existing.
- At the rear (north) façade, to accommodate the addition of a new mezzanine space, the positions of the operable windows will be modified, to provide additional operable units at both the new mezzanine level and below.

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

Committee: 5-0-1-0. Non-Committee Board Member: 1-0-0-0.

**RESOLUTION**

Date: September 8, 2015

Committee of Origin: Preservation

Re: 32 West 76th Street (Columbus Avenue – Central Park West.) Application #17-3088 to the Landmarks Preservation Commission to alter the rear facade, and excavate the cellar and rear yard.

Full Board Vote A: 36 In Favor 0 Against 3 Abstentions 0 Present

Full Board Vote B: 36 In Favor 0 Against 3 Abstentions 0 Present

A. With respect to the stair bulkhead, the following facts and concerns were taken into account in arriving at our conclusion:

- The small existing stair bulkhead will be replaced by a larger bulkhead to enclose mechanical, stairs and elevator over-run on the roof.
- The new bulkhead will be 12'-4" tall, with 5'-2" chimney extensions above. It will be set back from both front and rear facades. The bulkhead will occupy approximately 2/3 to 3/4 of the building's width, with 5 beams extending to the west to tie into the party wall, creating support structure for the mechanical equipment above.
- The bulkhead will be sheathed with thin panel cladding in a warm gray material.
- The bulkhead will not be visible from the public way.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the rooftop bulkhead, in not being visible from the public way, is reasonably appropriate to the historic character of the building and of the Historic District.

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

Committee: 4-3-0-0.

B. With respect to the modifications to the rear facade and rear yard, the 4th floor addition and the excavation work, the following facts and concerns were taken into account in arriving at our conclusion:

- The existing 3-story rear yard addition is half of an existing pair, sheathed in painted brick.
- The existing windows are punched openings within the masonry facades.
- To bring in more light to the building interior, and to create additional outdoor space, the bottom level of the existing rear yard addition will be cut back, pushing the rear façade in under the rest of the structure.
- The fenestration for all three levels of the façade will become large central glazed openings consisting of a floor-to-ceiling multi-pane metal curtain wall glazing system, black finish, framed in brick. Between floors, the spandrel beams will be black to match the glazing system. A limited number of the panes will be inswinging operable units.
- The ground level windows at the side of the rear yard addition will be elongated down to the ground.

- The existing windows at the lower three floors of the main rear façade will be enlarged into similar floor-to-ceiling curtain wall glazing units.
- A new addition will be added to the fourth floor, on top of the existing rear yard addition. This addition will be sheathed in rainscreen cladding, warm grey color to approximate the painted brick façade below. A similar black curtain wall glazing system will be installed.
- The existing Cellar will be excavated 13.5 feet, to create a new Cellar and Sub-Cellar. The excavation area will extend out into the rear yard, to the property line, lowering the exterior grade level slightly and extending the Cellar interior space to the property line. A portion of the rear yard will be paved with translucent structural material, admitting light to the Cellar and Sub-Cellar.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed modifications to the rear yard addition are inappropriate to the existing rear yard conditions, dematerializing half of the rear yard addition pair by carving out the bottom, and eroding the masonry enclosure. Furthermore, the Committee has serious concerns about the extensive excavation proposed, both within the building footprint and beyond in the yard. Overall, the Committee feels the proposed design is overscaled and inappropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the modifications to the rear façade and rear yard, the 4th floor addition, and the excavation work.
Committee: 6-1-0-0.



RESOLUTION

Date: September 8, 2015

Committee of Origin: Preservation

Re: 270 West 77th Street (West End Avenue – Broadway.) Application to the Landmarks Preservation Commission for a rear yard addition and facade renovations, including window replacement.

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

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

- The rowhouse is the eastern-most in a grouping of three, designed by Clarence True in approximately 1905.
- Front façade work includes the restoration of the limestone facade, and replacement of all the existing wood double-hung windows and the sole single panel window unit with new insulated double-hung wood windows, painted black to match existing.
- The new four-story rear facade will be constructed re-using the existing common brick, with insulated steel windows and doors, painted black, all with limestone lintels and sills similar to existing..
- The fenestration at the lower two floors will be large central glazed openings with fixed and operable panels and doors.
- The fenestration at the upper two floors will be modelled on the original double-hung windows, 4'-8" wide x 6'-8" high. The proposed design is for an unequal sash division, with the meeting rail situated below the window mid-point.
- The existing brick corbelling details at the parapet line of the adjacent Clarence True rowhouse to the immediately west will be continued on the new rear façade, above the fourth floor windows.
- The existing fifth floor, which currently occupies less than half the building footprint, will be extended back to the rear façade line, creating a vertical extension of the rear façade. This façade extension will replicate the materials and fenestration of the third and fourth floors. It is proposed to be flush with the rest of the rear façade below, extending above the corbelled brick facade details
- A small portion of the rear facade will be visible from the alley at 76th Street.
- Above the expanded fifth floor, a new penthouse addition with a four-foot elevator bulkhead projection will be constructed, set back substantially from both the front and rear facades. The interior floor-to-ceiling height will be 10 feet
- The penthouse cladding and fenestration will match the rear facade materials – red common brick and metal windows with limestone lintels.
- New mechanical equipment will be housed in the well between the front façade of the penthouse and the building's mansard roof, fully concealed from view from the street.
- The new rooftop addition is not visible from the public way, although a small portion may be minimally visible from the alley at 76th Street.

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- The Committee strongly requested the following modifications:
 1. The new double-hung windows in the rear façade should have equal height sash units so the meeting rail sits at the center.
 2. Instead of being a flush vertical extension of the lower four floors, the façade of the fifth floor extension should be held back three feet from the rear façade, in deference to the parapet line of the rowhouse's two other partners to the west, and to allow the corbelling detail to read as a cap to the wall, not as surface decoration.
 3. The floor-to-ceiling height of the new sixth floor penthouse should be reduced as much as possible to reduce the height of the penthouse.

The Preservation Committee of Community Board 7/ Manhattan believes that the front façade renovation including window replacement is reasonably appropriate to the historic character of the building and of the Historic District. However, the Committee believes that the design of the rear yard and rooftop additions is inappropriate to the historic character of the building and of the Historic District unless the three modifications listed above are incorporated,

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the front facade renovations, including window replacement, but **disapproves** the rear yard and rooftop additions unless modified per the Committee's recommendations.

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



RESOLUTION

Date: September 8, 2015

Committee of Origin: Preservation

Re: 328 West 108th Street (Riverside – West End Avenue.) Application #17-4022 to the Landmarks Preservation Commission to construct rooftop and rear yard additions.

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

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

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

- A. Regarding the front façade work, the following facts and concerns were taken into account in arriving at our conclusion:
- The front facade will be restored.
 - The existing windows will be replaced by new insulated wood windows, painted black.
 - The types of replacement windows will be modelled on the original design configurations:
 - i. One-over-one double hung at the top three floors
 - ii. The multi-lite French doors will be replaced in kind. The existing transoms will be retained and restored. The existing exterior storm doors will be removed.
 - The existing street level doors and grillwork will be retained, repaired and restore.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed façade restoration work and window replacement 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 front façade restoration work and window replacement.

Committee: 5-0-0-0.

- B. Regarding the rear yard and rooftop extension work, the following facts and concerns were taken into account in arriving at our conclusion:
- The existing three-story partial-width rear yard addition will be replaced by a new full-width four-story rear yard addition, set back 30 feet from the rear lot line.
 - New addition to be clad in brick, with large central glazing. Lower floors to have double-height glazing, with full-width, narrower central openings at the third and fourth floors. Windows to be steel insulated windows, black finish.
 - At the top floor, within the plane of the main rear façade, the typical punched opening window vocabulary will be replaced with a single large central, multi-window unit
 - On the roof.
 - The existing stair bulkhead will be enlarged to create a new stair and elevator bulkhead, with a stepped up massing. The enlarged bulkhead will be clad in cement board, with insulated aluminum windows.
 - The bulkhead will be minimally visible from some points within the public way.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed rear yard addition and façade modifications, and the expanded rooftop bulkhead are all reasonably appropriate to the historic character of the building and of the Historic District **with the exception of one important component:**

- the new fenestration at the fourth floor should be articulated as “punched opening” within the masonry, typical of top floor windows in the rear façade, rather than being widened and combined to create a large central glazed opening.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the rear yard alteration and new bulkhead, **unless** the fenestration at the top floor of the rear facade is treated as punched openings

Committee: 5-0-0-0.

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**RESOLUTION****Date: September 8, 2015****Committee of Origin: Preservation****Re: 320 West 101st Street (Riverside – West End Avenue.) Application to the Landmarks Preservation Commission for front facade restoration work, window replacement, new 4-story rear yard addition and cellar expansion, and new stair bulkhead.****Full Board Vote: 38 In Favor 0 Against 0 Abstentions 0 Present**

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

At the front:

- The front facade will be extensively restored.
- All the windows in the front façade will be replaced with new one-over-one, double-hung, insulated wood windows, black exterior finish.
- At the Parlor level, the existing stained glass transoms will be removed, replaced with a new taller double-hung one-over-one units.
- At street level, the existing secondary door opening to the east will be replaced with a new pair of stacked double-hung one-over-one windows with metal grilles, replicating the windows at the center of the façade.

At the rear:

- The existing four-story partial-width rear yard addition will be replaced by a new full-width four-story rear yard addition, set back 30 feet from the rear lot line.
- The new addition will be clad in brick, with large central glazing. Lower floors to have double-height glazing, with full-width, shorter openings at the third and fourth floors. Windows to be aluminum insulated windows, black finish.
- At the top floor, within the plane of the main rear façade, the typical punched opening window vocabulary will be replaced with a single large central, multi-window unit
- On the roof, the existing stair bulkhead will be expanded, with a new pyramidal skylight. Enlarged bulkhead will be clad in stucco, with storefront glazing. The bulkhead will not be visible from the public way.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed work at the front façade (restoration work, ground level window opening modifications and general window replacement work), the rear yard addition and façade modifications, and the expanded rooftop bulkhead are all reasonably appropriate to the historic character of the building and of the Historic District **with the exception of two important components:**

- the existing stained glass transoms at the front Parlor Floor windows should be retained and restored.
- the new fenestration at the fourth floor should be articulated as “punched opening” within the masonry, typical of top floor windows in the rear façade, rather than being widened and combined to create a large central glazed opening.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the front façade window replacement work and the rear yard alteration, **unless** the stained glass transoms are retained at the Parlor floor of the front facade AND the fenestration at the top floor of the rear facade is treated as punched openings
Committee: 5-0-2-0.



RESOLUTION

Date: September 8, 2015

Committee of Origin: Preservation

Re: 324-326 West 108th Street (Riverside Drive – West End Avenue.) Application to the Landmarks Preservation Commission for a front facade restoration, window replacement, rear yard alteration and 6th floor addition.

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

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

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

- The existing structure was originally two rowhouses combined years ago to be used as a health care facility.
- The combined rowhouses will be returned to residential use, becoming a fourteen-unit apartment building.

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

- The existing deteriorated wood windows will be replaced by new insulated wood windows, painted black.
- The types of replacement windows will be modelled on the original design configurations:
 - i. One-over-one double hung at the top three floors
 - ii. French doors with transoms at the parlor level. The new French doors will be multi-paned.
 - iii. Replacement in kind of the varied street level fenestration designs.
- The existing deteriorated metal doors will be replaced with new steel doors with wrought iron grilles:
 - i. The new grillwork at the eastern door pair, which will function as the building's main entrance, will be modelled on the existing circle-patterned grillwork design at the single, western door, which will be retained and restored.
 - ii. The existing service door openings at the eastern and western edges of the building have similarly-designed metal gates. At the western opening, the door is to be converted into a window, with the existing gate retained in front. At the eastern opening, a new steel door will be installed. Rather than retaining the existing matching gate and re-installing it, the proposal is to incorporate a simpler, lighter-weight metal grille design into the door.

The Committee urged the applicant to instead re-use the eastern grille or replicate its design for the new door. The applicant agreed to this modification.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed front facade work, with the eastern door grille modified to replicate the existing gate design and mirror the existing retained western gate 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 front facade work as modified.

Committee: 6-0-0-0.

B. Regarding the rear yard work and the rooftop addition, the following facts and concerns were taken into account in arriving at our conclusion:

- The two existing three-story rear yard partial-width additions will be replaced with a single, full-width, four story rear yard addition, set back 30 feet from the rear lot line. The sense of the two original individual structures will be retained through a vertical delineation at the center of the rear facade.
 - i. The fenestration will be new insulated aluminum doors and Tilt and Turn windows, black finish. Doors and windows will be grouped into large central openings.

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- ii. There will be new balconies projecting from the second, third and fourth floors – cantilevered concrete slabs with glass railings.
- A new full-width addition will be created at the fifth floor, projecting three feet out from the rear façade plane. Doors and windows will be within “punched openings”, with similar black, insulated aluminum doors and “Tilt and Turn” windows.
- A new 10.5 foot high full-width rooftop addition will be created at the sixth floor, with its rear façade located in the plane of the original rear façade. Doors and windows will be within “punched openings”.
- A new 8 foot high stair bulkhead with 5 foot elevator bulkhead extension will be centered above the new sixth floor. The rooftop addition will be clad in cementitious panels, articulated as rusticated stone; the bulkhead will be clad in similar tan colored stucco.
- Although the sixth floor rooftop addition and bulkhead above are set back from the front façade and therefore not visible from the public way, in being located at the rear facade line, the rooftop addition creates an imposing mass at the rear, made more prominent by the bulkhead massing above.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the rear yard addition and rooftop additions is reasonably appropriate to the historic character of the building and of the Historic District, **with the exception of two important components:**

- The massing of the rooftop addition and the stair/ elevator bulkhead need to be reduced. The applicant agreed to eliminate the masonry parapet at the top of the sixth floor rear wall and install a full-height visually open railing instead, which will help reduce the bulk somewhat.
- The cantilevered balconies need to be reduced in size.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the rear façade and rooftop addition **unless** the height of the rooftop addition and bulkhead is reduced (including removing the new parapet wall extension as agreed to) AND the size of the balconies is reduced.

Committee: 6-0-0-0.



RESOLUTION

Date: September 8, 2015

Committee of Origin: Parks & Environment

Re: Design for the reconstruction of West 84th Street/Mariner's Playground, Central Park at West 84th-85th Streets.

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

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

The West 84th Street Playground, off of Central Park West between 84th and 85th Streets, serves small children. It is close to a larger playground, Spector Playground, to its northeast at 86th Street, which primarily serves children of ages 5 to 12. The West 84th Street Playground was last renovated over 20 years ago, and it is in need of a substantial further renovation to meet today's accessibility standards and other needs.

The playground was built in the 1930's as one of the many perimeter playgrounds constructed in Central Park during the "Moses era". By the 1940's, it had already been altered, and it has been further altered in subsequent renovations.

The proposed scope of work includes replacing the play features, including the installation of custom-built "playhouse" structures (which evoke historical play structures documented in similar Central Park playgrounds), reconfiguring of the sandbox features, replacing the swings and increasing their number, and changing the water feature to be user-activated (which conserves water and also further engages user children). Also, the scope of work includes replacement of a tall perimeter fence with a softer, lower barrier separating the playground from the rest of the park – consistent with the intent to integrate playgrounds into the general park landscape – and regrading the access path from Central Park West to be ADA-compliant.

The Parks and Environment Committee of Community Board 7/Manhattan believes that the proposed reconstruction of the West 84th Street Playground is appropriate to its current needs and anticipated future needs, and to its historic character in Central Park. Community Board 7 **commends** the Central Park Conservancy for its thoughtful presentation and its sensitive design proposal.

Community Board 7/Manhattan **approves** the proposed design for the reconstruction of the West 84th Street/Mariners' Playground in Central Park.

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

**RESOLUTION****Date: September 8, 2015****Committee of Origin: Transportation****Re: Newsstand. N/W/C Columbus Avenue & West 92nd Street (IFO, 100 West 93rd Street.)****Full Board Vote: 33 In Favor 1 Against 0 Abstentions 0 Present**

The applicant did not attend the committee meeting;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** new application #8504-2015-ANWS to the Department of Consumer Affairs by Mohammed F. Uddin to construct and operate a newsstand on the northwest corner of Columbus Avenue and West 92nd Street, in front of 100 West 93rd Street.

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

**RESOLUTION****Date: September 8, 2015****Committee of Origin: Steering****Re: Requests for a leaves of absence:****Full Board Vote A: 31 In Favor 2 Against 0 Abstentions 0 Present****Full Board Vote B: 31 In Favor 2 Against 0 Abstentions 0 Present****A. Lillian Moore for three months beginning in June 2015.**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** Lillian Moore's request for a leave of absence of three months beginning in June 2015.

B. Marc Glazer for three months beginning in June 2015.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** Marc Glazer's request for a leave of absence of three months beginning in June 2015.

Committee: 14-1-0-0. Non-Committee Board Members: 1-0-0-0.
