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**RESOLUTION**

**Date: December 1, 2015**

**Committee of Origin: Business & Consumer Issues**

**Re: 80 Riverside Drive** (West 80<sup>th</sup> Street.)

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

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

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

1. Community Board 7/Manhattan has never approved a liquor license in an R10A residentially zoned location in the district and does not want to set a precedent;
2. CB7/Manhattan is committed to keeping Riverside Drive commercial free as it was zoned by the NYC Planning Commission;
3. There are no existing SLA licenses in any building on Riverside Drive;
4. The majority of residents in the immediate area of the 80 Riverside Drive object to this application. They have submitted hundreds of signatures and have appeared at both committee meetings for this application and each time the committee heard numerous testimonials in opposition to the application;
5. In their testimonials, the residents feel granting the application will diminish their quality of life;
6. In their testimonials, the residents said there is no hardship travelling to restaurants and bars found on Broadway, Amsterdam and Columbus Avenues;
7. No one from the public spoke in favor of this application and a signed petition of over 130 residents asked for disapproval of the application;
8. The 25 demands which residents required to be met in order to support the application had not been completely negotiated and those that had would be unenforceable by Community Board 7.

Therefore, in consideration of these facts and concerns and the additional 25 talking points/demands from the public, most of which were unable to be negotiated,

BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the application to the SLA for two-year liquor license by Cosmopolitan Broadcasting Corporation, d/b/a Riverside Tower Hotel.



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**RESOLUTION**

**Date: December 1, 2015**

**Committee of Origin: Business & Consumer Issues**

**Re: Unenclosed café renewal applications.**

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

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

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

- **473 Columbus Avenue** (West 82<sup>nd</sup> -83<sup>rd</sup> Streets.) Renewal application #1008999-DCA to the Department of Consumer Affairs by Club America, Inc., d/b/a Assaggio, for a four-year consent to operate an unenclosed sidewalk café with 7 tables and 14 seats.
- **2450 Broadway** (West 90<sup>th</sup> -91<sup>st</sup> Street) Renewal application #0940252-DCA to the Department of Consumer Affairs by Carmine's Broadway Feast Inc., d/b/a Carmine's for a four-year consent to operate an unenclosed sidewalk café with 7 tables and 22 seats.



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**RESOLUTION**

**Date: December 1, 2015**

**Committee of Origin: Business & Consumer Issues**

**Re: 368 Columbus Avenue (West 77<sup>th</sup> - 78<sup>th</sup> Streets.)**

**Full Board Vote: 30 In Favor 4 Against 2 Abstentions 0 Present**

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal application #1392090-DCA/ ULURP# N110358ECM 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.



## RESOLUTION

**Date: December 1, 2015**

**Committee of Origin: Preservation**

**Re: 55 Central Park West (West 66<sup>th</sup> Street.) Application # 16-1608 to the Landmarks Preservation Commission to reconstruct a penthouse modified in non-compliance with Certificate of Appropriateness 09-8566, construct a trellis, install mechanical equipment, and replace a window. Full Board Vote: 35 In Favor 0 Against 0 Abstentions 0 Present**

*Committee: 6-0-0-0.*

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

On the 20<sup>th</sup> Floor:

- Existing metal and glass greenhouse structure is in poor condition, leaks, **and** was installed without a permit.
- Existing structure consists of two sections – a pitched roof section to the north, and a flat-roofed section to the west
- Proposal is to replace the existing pitched roof structure with a new pitched roof conservatory structure of glass and painted aluminum, with a pedimented gable over the new door pair, referencing the original greenhouse structure. Dark bronze color to match the building window standard.
- Existing flat roofed greenhouse structure will be replaced with a new open air painted aluminum structure with a slightly smaller footprint. Dark bronze color to match the building window standard. The new open air pergola will have a pitched, slatted roof, continuing the eave line of the perpendicular conservatory.
- Construct a small brick enclosure to house mechanical equipment. Brick to be buff color to match existing adjacent brick color.
- Replace an existing flush, leaky skylight with a small metal clad bulkhead with skylight over interior stair.
- Install new half-height trellis (to be covered with greenery) to mask mechanical equipment in the building to the west.
- On the 19<sup>th</sup> Floor:
- Replace existing single, center pivot single panel door with a new pair of French doors modelled on the existing full height doors elsewhere in the apartment.

As the 19<sup>th</sup> and 20<sup>th</sup> floors are set back from the main building façade, all these changes are only minimally visible from Central Park and from an interior courtyard.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed reconstructed penthouse, new trellis, mechanical equipment enclosure and replaced door are all 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 reconstructed penthouse, new trellis, mechanical equipment, and replacement doors**

**RESOLUTION****Date: December 1, 2015****Committee of Origin: Preservation****Re: 430 Amsterdam Avenue, Jake's Dilemma (West 80<sup>th</sup> - 81<sup>st</sup> Streets.) Application #17-6071 to the Landmarks Preservation Commission to construct a rear yard addition.****Full Board Vote: 34 In Favor 0 Against 1 Abstention 0 Present***Committee: 6-0-0-0.*

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

- Proposal to extend basement and first floor commercial spaces out into rear courtyard. The basement level extension to be held 44" away from rear yard property line to maintain required egress path out to street.
- The first floor addition to cantilever out from new basement wall, extending out to rear yard property line, which is 5 feet away from the neighboring building, which has five existing windows in this façade..
- Bottom level of building's rear façade fire escape to be modified to provide egress across new concrete fireproof roof structure of new extension, down ladder to courtyard egress path at Basement level.
- Addition to be constructed of metal framing, with sound insulation material.
- Basement enclosure to be clad in red brick to approximate color of existing building facade.
- First floor extension to be clad in lightweight stucco, light to medium gray color.
- At side facades, brick and stucco materials will be flush.
- Proposed extension to be minimally visible through alley opening along 81<sup>st</sup> Street.

The Committee had a number of concerns related to the ability to resist weathering and prolonged durability of the stucco cladding material. In addition, owing to insufficient documentation of the existing context, the Committee was unable to assess the impact of the proposed addition on the neighboring structures, and on the interior courtyard and rear yard spaces.

The Preservation Committee of Community Board 7/ Manhattan believes that, because of insufficient information about the existing context, as well as owing to concerns about the acoustic impact on the neighboring structures and the durability of the proposed materials, the proposed rear yard addition is inappropriate to the historic character of the building and of the Historic District.

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



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**RESOLUTION**

**Date: December 1, 2015**

**Committee of Origin: Preservation**

**Re: 35 West 82<sup>nd</sup> Street (Columbus Avenue – Central Park West.) Application to the Landmarks Preservation Commission for the installation of new aluminum railings on the Eastern- parapet areas.**

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

*Committee: 6-0-0-0.*

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

- The existing roof structure is in need of replacement.
- The new roof structure will be slightly higher than the original roof structure.
- The parapet wall along the western side of the building is uneven in height, and all of it is lower than required by code.
- A new metal railing will be installed inside the existing side parapet wall.
- The new railing will be metal. Proposed color is tan, to match the color of the side façade brick, in order to minimize its visibility.
- The new raised railing will be minimally visible from the west, looking east along 82<sup>nd</sup> Street.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the proposed new aluminum railings along the eastern parapet wall is reasonably appropriate to the historic character of the building and of the Historic District, with the recommendation that the applicant continue to explore the railing color (including considering black and a terracotta color similar to the camelback side parapet coping) to minimize its visibility.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new aluminum railings on the eastern parapet.

**RESOLUTION****Date: December 1, 2015****Committee of Origin: Preservation****Re: 574 Columbus Avenue, aka 100 West 88<sup>th</sup> Street, dba Bella Luna Restaurant. Application to the Landmarks Preservation Commission to replace existing windows with aluminum French doors.****Full Board Vote: 30 In Favor 2 Against 4 Abstentions 0 Present***Committee: 5-0-1-0.*

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

- To create a unified design along the entire Columbus Avenue façade, and around the corner on 88<sup>th</sup> Street, a single new storefront design is proposed for both the new Bella Luna restaurant location at the two unequal northern bays of Columbus, as well as for the separate storefront to the south.
- The new storefront design will be glass and black painted aluminum panels and doors. Door panels within the two Bella Luna bays will be folding.
- There are no plans to install new awnings, new security gates or illuminated signage.
- Signage for Bella Luna will be installed as a decal in the window, similar to the existing signage at the restaurant's current location one block north.
- Surface-mounted gooseneck lighting fixtures are currently proposed. These will be installed on the sign band area above the storefront window openings and will have concealed conduits.
- The existing conditions above the existing storefront openings are currently concealed by awnings and security gate housings. Probes may reveal that the original openings remain and may be taller.
- Indications of existing cast iron pilasters remain around the southern storefront. These will be retained and restored.
- Along 88<sup>th</sup> Street, adjacent to the apartment building entrance, some remnants of the original stepped band and dentil detailing remain.
- The existing first floor masonry cladding has been painted a glossy terracotta color.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed storefront design, modified to incorporate the banding and dentil detail still present along part of the 88<sup>th</sup> street façade is reasonably appropriate to the historic character of the building and of the Historic District, with the understanding that the applicant will continue to explore the concealed conditions with visual and structural probes, and report back to the Committee with an updated design if the probes allow for changes. Alternate lighting may be explored as well. Furthermore, the Committee strongly recommends that the ground floor façade be repainted in a matte finish.

**THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan approves the proposed storefront design as modified.**



## RESOLUTION

**Date: December 1, 2015**

**Committee of Origin: Preservation**

**Re: 320 West 88<sup>th</sup> Street (West End Avenue – Riverside Drive.) Application #17-5206 to the Landmarks Preservation Commission to construct rear yard and rooftop additions.**

**Full Board Vote to Disapprove A: 34 In Favor 0 Against 2 Abstentions 0 Present**

*Committee: 5-0-0-0.*

**Full Board Vote to Disapprove B: 28 In Favor 1 Against 5 Abstentions 0 Present**

*Committee: 3-2-0-0.*

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

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

- The existing two story rear yard addition is half of a pair, existing within a rear yard donut interior, where the footprint of all the existing rear yard additions remains intact.
- Proposal is to demolish the two-story half-width addition and replace it with a two story full-width rear-yard addition.
- New addition to be clad in red brick to match existing rear facade.
- New fenestration proposed is a large central glazed area composed of four aluminum clad, full-height operable wood doors below four full-height aluminum-clad fixed wood panes, separated by an aluminum-clad horizontal band, with narrow brick piers at either edge.
- Stepped brick detailing and cornice detail at the top of the existing addition will be replicated at the top of the new addition.
- Within the existing rear façade on the top two floors, the three small punched window openings will be retained at the top, with new aluminum-clad double hung wood windows,, while the three punched window openings at the third floor will be replaced by another large central glazed opening, with aluminum clad wood windows to match the new fenestration in the addition below.
- The rear yard addition is not visible from the public way.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the proposed rear yard addition, in spatially disrupting an otherwise intact donut interior, in having an unresolved fenestration design, and in having many inconsistencies in the presentation, is inappropriate to the historic character of the building and of the Historic District.

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

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

- The existing rooftop structure will be extended back 24 feet, set back 15 feet from the rear façade.
- The addition will be clad in light beige colored stucco, with aluminum clad sliding wood windows and door.
- New HVAC equipment and an elevator bulkhead will be located on the eastern side of the rooftop addition's roof.
- The rooftop addition is not visible from the public way.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the proposed rooftop addition is minimally appropriate to the historic character of the building and of the Historic District.

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

Furthermore, although not part of this application, the Committee expressed concern at the proposal to restore the original front facade's stoop railing, which was presented as being lower, with wider spacing between the vertical railing supports.

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**RESOLUTION**

**Date: December 1, 2015**

**Committee of Origin: Preservation**

**Re: 878 West End Avenue (West 103<sup>rd</sup> Street.) Application #17-4429 to the Landmarks Preservation Commission for replacement of storefront doors and canvas awning.**

**Full Board Vote: 36 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 building is one of 30 apartment houses on the upper west side designed by the architect Rosario Candela in the early part of the 20<sup>th</sup> century
- The existing entry door is a pair of aluminum and glass storefront doors set in a narrow aluminum frame, with no remaining brick mold detail
- In lieu of a pair of too-narrow in-swinging doors, a single wider out-swinging door with fixed sidelights is proposed to facilitate ADA access to the building.
- New front door and sidelights to be glass and steel, with an integrated security grille. Black paint finish.
- Grillwork design incorporating stars and a medallion looks to other similarly scaled Candela front door prototypes in the neighborhood. Brick mold design is modelled on a Candela building on Fifth Avenue.
- New wood brick mold will be installed around the new door and sidelight unit.
- A new arched canopy will be installed with an arched underside, to reveal the decorative stone medallion detail over the front door. The conduit for the awning lighting will be concealed between the layers of awning material.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed design of the new entry door and sidelights and canopy is reasonably appropriate to the historic character of the building and of the Historic District. The Committee recommends that the applicant look at the exact size and placement of the proposed medallion element in the door grille to ensure it does not limit visibility through the door glass.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the replacement entry door with sidelights, and the new canopy.

The Committee commends the applicant on a thorough study of design prototypes for the new design proposal.



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**RESOLUTION**

**Date: December 1, 2015**

**Committee of Origin: Preservation**

**Re: 949 West End Avenue (West 106<sup>th</sup> – 107<sup>th</sup> Streets.) Application # 17-5765 to the Landmarks Preservation Commission to replace the cornice.**

**Full Board Vote: 36 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 existing terracotta parapet is held in place by an L-shaped steel framework embedded in the parapet structure. The steel is rusting and has deteriorated considerably, causing cracks, deformation of the cornice and parapet wall, and in risk of failing.
- A new steel framework will be constructed and the masonry parapet wall will be rebuilt.
- A new cornice will be constructed of fiberglass, modelled exactly on the existing cornice in design, joint details, color, etc.
- The fiberglass cornice will be lighter and easier to maintain.

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

The Committee commends the applicant on a thorough and carefully studied presentation and on a thoughtful and historically respectful design.



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**RESOLUTION**

**Date: December 1, 2015**

**Committee of Origin: Health & Human Services**

**Re: NY/NY4 to support and expand supportive housing.**

**Full Board Vote: 34 In Favor 0 Against 0 Abstentions 1 Present**

*Committee: 6-0-0-0.*

The following facts were taken into account when reaching our conclusion:

- More than 50,000<sup>1</sup> people are homeless in New York City every day, and many are mentally or physically disabled or addicted to drugs or alcohol, have aged out of foster care or are being released from hospitals and prisons (Coalition for the Homeless).
- Four out of five homeless people or families who qualify for supportive services have to stay in expensive shelters or live on the street because there are too few supportive housing units.
- The city pays shelter operators about \$3000 per month per person. West Side Federation for Senior and Supportive Housing's Valley Lodge, permanent supportive housing in our community, costs the city \$1581.00 per month (Laura Jervis, WSFSSH).
- Supportive housing is the most successful, cost effective way to keep people with disabilities and challenges from living on the street or in shelters. More than 86% of people in supportive housing remain in their homes after one year (HRA). NY/NYIII decreased chronic homelessness among single adults by 47% in the first five years (DHS' Critical Activities Report).
- NY/NYIII funding for supportive housing reduces use of hospitals, incarceration and more expensive shelters.
- NY/NYIII expires June 30, 2016.
- Mayor de Blasio recently announced a plan to build 15,000 supportive housing units in NYC within the next 15 years, which is a step in the right direction.<sup>2</sup>

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan supports New York/New York4 to extend New York/New York III and expand it for 30,000 permanent supportive housing units in NYC. Supportive housing has proved a cost effective means of reducing homelessness and enhancing life for those with the greatest needs by providing affordable, permanent housing with on-site supportive services. A new NY/NY4 supportive housing program should target those who are homeless and vulnerable; allocate resources to those with the greatest needs; use coordinated assessment and referral system to match needs with resources; and provide adequate funding for operation of housing and support services.

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<sup>1</sup> Coalition for the Homeless (2015). "The Catastrophe of Homelessness." Retrieved at <http://www.coalitionforthehomeless.org/the-catastrophe-of-homelessness/facts-about-homelessness/> on 11/23/2015.

<sup>2</sup> Office of the Mayor of New York City (2015). "De Blasio Administration Announces Plan to Create 15,000 Units of Supportive Housing." Retrieved at <http://www1.nyc.gov/office-of-the-mayor/news/852-15/de-blasio-administration-plan-create-15-000-units-supportive-housing/#/0> on 11/23/2015.



## RESOLUTION

**Date: December 1, 2015**

**Committee of Origin: Parks & Environment**

**Re: Frederick Douglass Circle (CPW and 110<sup>th</sup> Street.) Proposed design changes to deter skateboarders.**

**Full Board Vote: 28 In Favor 2 Against 1 Abstention 0 Present**

*Committee: 3-0-0-0. Non-Committee Board Members: 2-0-0-0.*

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

The redesign and renovation of Frederick Douglass Circle took many years. The Circle reopened to the public in 2010. The design, including a “quilt” motif inlaid in the stone paving, honors Frederick Douglass, a renowned African-American historical figure. It is the only national monument to Frederick Douglass.

The redesign of the Circle was intended for a variety of community and educational uses, including passive recreation and contemplation and school group and other educational visits. The design did not include any facility for skateboarding, and skateboarding is posted as prohibited at the site. The Circle is maintained by the Central Park Conservancy pursuant to an agreement with the Department of Parks and Recreation.

Since the Circle reopened, it has been the site of illegal skateboarding. The skateboarding creates noise that disturbs not only other park users but also residents of neighboring buildings. The skateboarding has caused significant damage to the new installation, and has resulted in unanticipated labor-intensive attempts to repair or reverse the damage, which efforts are unsuccessful because the skateboarding continues unabated. Many of the skateboarders have developed a sense of proprietariness about the site, which has included many incidents of intimidation of other users of the Circle by skateboarders. Further, the skateboarding results in danger to other Circle users, to pedestrians at the perimeter of the site, to cyclists and cars on the roadway circling the site, and to the skateboarders themselves, because skateboarders often start in the roadway or land in the roadway. Many neighbors and others believe that skateboarding in the Circle is also inconsistent with the respect appropriate to this site honoring Frederick Douglass.

Efforts by the Department of Parks and Recreation to control the skateboarding by enforcement initiatives have been unsuccessful. They have created virtually no financial or other disincentive to the skateboarders, and much of the skateboarding activity is at hours when enforcement personnel are not at the site.

An advocacy and support group, Friends of Frederick Douglass Circle, has presented specific suggestions to the Parks and Environment Committee of Community Board 7/Manhattan for relatively straightforward and inexpensive changes to the physical environment at Frederick Douglass Circle that would make it much less conducive to skateboarding but would still be consistent with and would respect the new design. Representatives of the Friends advised the Committee that the changes are supported by both the artist and the architect who designed the new landscape. They have also advised the Committee that they have been told by the Department of Parks and Recreation that the changes could be made without the need for new review by the Public Design Commission.

**BE IT RESOLVED THAT** Community Board 7/Manhattan **strongly urges** the Department of Parks and Recreation and/or the Central Park Conservancy to make changes to the built landscape at Frederick Douglass Circle of the nature proposed by the Friends of Frederick Douglass Circle, in order to curb skateboarding there, and to do so at the earliest possible time.

**RESOLUTION****Date: December 1, 2015****Committee of Origin: Transportation****Re: 2642 Broadway (West 101<sup>st</sup> Street.)****Full Board Vote: 32 In Favor 0 Against 0 Abstentions 0 Present***Committee: 8-0-0-0.*

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application #B01743 to NYC Taxi and Limousine Commission by Two-Way Black Cars & Radio Group Transportation, Inc. for a change of ownership and renewal to operate a for-hire base station license.

**RESOLUTION****Date: December 1, 2015****Committee of Origin: Steering****Re: Request for a leave of absence.****Full Board Vote: 29 In Favor 1 Against 2 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the request for a leave of absence by Matthew Holtzman from November 2015 through January 2016.