

**RESOLUTION****Date: April 5, 2016****Committee of Origin: Preservation****Re: 25 Central Park West #7E, The Century Condominium (West 62nd – 63rd Streets.) Application #18-1529 to the Landmarks Preservation Commission for a window replacement and through-wall air conditioner.****Full Board Vote: 42 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:

- New through-wall air conditioners and new replacement windows are all being installed in accordance with the building's previously approved Master Plan.
- A new dryer vent exhaust louver is proposed for a small street-facing window.
- New louver to be installed in lieu of small top right transom pane.
- Louver to be of same architectural linear grille style as typical through-wall a.c. units. Color to brown to match window color.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the replacement windows, including the unique dryer vent grille condition, and the new through-wall air conditioners are reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the replacement windows and through-wall air conditioners.



RESOLUTION

Date: April 5, 2016

Committee of Origin: Preservation

Re: 266 West End Avenue (West 72nd – 73rd Street.) Application #17-8216 to the Landmarks Preservation Commission for an exterior railing.

Full Board Vote: 41 In Favor 0 Against 0 Abstentions 0 Present

Committee: 5-1-0-0.

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

- The front façade of the “chateau” style Beaux Arts row house has been painstakingly restored.
- The original wide, bowed limestone and granite stoop has been recreated.
- There is the need for added security along the street.
- A new black wrought iron “railing” (actually a fence with gates) is proposed, extending across the entire width of the building, located at the front edge of the newly-recreated stoop, at the line of the pavement.
- The design of the gate is intended to enhance the experience of the passersby on the street.
- The new fence would be 9’-10” high overall, installed along the top of the stoop base walls and extending down to the step paving.
- The height of the large central arched gate extends up to 11 feet, with a decorative lighting medallion above. Ornate metal pilasters, both full-height and half-height are introduced within the fence design, to add further visual interest. Decorative details are drawn from the design of the metal grillwork within the front façade.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed design of the exterior “railing” (gate) is too tall, creating a fortress-like effect; and that its elaborate design elements compete with the beauty and extensive ornamentation of the original façade. The Committee believes that the proposed railing is inappropriate to the historic character of the building and of the Historic District.

The Committee recommends that the new gate be reduced in height, and that the extent of decorative detail be reduced significantly so that the gate performs its security function but does not compete with the architectural beauty of the building.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the exterior “railing” (gate.) The Committee urges the applicant to redesign the gate to fulfill its security function in a less physically and visually dominant manner.



RESOLUTION

Date: April 5, 2016

Committee of Origin: Preservation

Re: 38 West 76th Street (Columbus Avenue – Central Park West.) Application to the Landmarks Preservation Commission to replace windows and front entry stairs (stoop).

Full Board Vote A: 41 In Favor 0 Against 0 Abstentions 0 Present

Committee: 7-0-0-0.

Full Board Vote B: 37 In Favor 1 Against 4 Abstentions 0 Present

Committee: 7-0-0-0.

- A. Regarding the replacement windows, the following facts and concerns were taken into account in arriving at our conclusion:
- All existing double-hung wood windows will be replaced with Marvin Ultimate painted wood double-hung windows.
 - New windows to be one-over-one to match original. In arch top window openings, windows to be arch-topped, replacing existing square-topped windows in these locations.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed replacement windows are reasonably appropriate to the historic character of the building and of the Historic District.

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

- B. Regarding the replacement stoop, planter and trash can enclosure, the following facts and concerns were taken into account in arriving at our conclusion:
- The existing metal stoop with open risers was constructed in the 1970's and is currently in poor condition.
 - To maintain a similar amount of light for the ground floor unit, a new open-riser replacement stoop is proposed.
 - The new stair structure is to be black metal. The treads will be pre-cast concrete, beige color to approximate current building facade paint color. A new metal railing will have beveled-corner verticals and decorative balusters, slightly shaped handrail.
 - A new planter is proposed to replace the existing planter, which is flush with sidewalk, in poor condition.
 - The new planter will have a simple black metal railing on built-up masonry base. The design of the new railing does not match the stoop railing design.
 - A new black metal trash can enclosure is proposed, located along the west wall of the lower entry court.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed design of the replacement stoop is unsympathetic to the building and to its neighbors and finds the stoop as well as the new planter and trash enclosure designs to be inappropriate to the historic character of the building and of the Historic District.

The Committee recommends that a new masonry stoop be constructed, modelled on the original design. Furthermore, the Committee recommends that trash can enclosure be incorporated into the underside of the planter to minimize its bulk and visibility, as is typical throughout the neighborhood.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the replacement stoop, planter and trash enclosure.



RESOLUTION

Date: April 5, 2016

Committee of Origin: Preservation

Re: 326 West 77th Street (Riverside Drive – West End Avenue.) Application #18-0672 to the Landmarks Preservation Commission to restore the front façade, add a rear extension, build-out the existing top floor and excavate the cellar under the rear yard.

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

Full Board Vote B: 41 In Favor 0 Against 3 Abstentions 0 Present

Full Board Vote C: 44 In Favor 0 Against 0 Abstentions 0 Present

Committee: 7-0-0-0.

- A. Regarding the front façade work, the following facts and concerns were taken into account in arriving at our conclusion:
- The stone and brick masonry of the front facade will be repaired and restored as required.
 - Existing metal windows will be replaced with new double-hung wood windows, painted brown.
 - The cornice and dormers will be repaired and restored.
 - Existing asphalt shingles on the sloping mansard roof and conical dormer roofs will be replaced with clay shingles, similar to original roof cladding.
 - The missing stoop will be reconstructed, faced in brownstone to match the façade, typical height solid masonry side walls with low open metal railings above. The main entrance will be restored at the Parlor level, with new solid wood panel doors and a transom.
 - A new lower entry court will be recreated, modelled on the original, with central steps down between brownstone-clad masonry planters. The lower entry court will be paved with flagstone.

The Committee expressed concerns about several details:

- the proposed light fixture designs.
- the design of the new front door pair, in being totally solid.
- the multiplicity of vocabularies and design details in the proposed ironwork.

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

The Committee strongly recommends that the applicant:

- consider alternative light fixture designs.
- introduce partial glazing in the new front door design.
- simplify the ironwork design elements, using a single unified vocabulary.

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

- The existing two story partial rear yard addition will be replaced with a new full-width three story rear yard addition, set back 30 feet from the property line as required.
- The rear facade of the rear yard addition will have large central glazing elements and be clad in long, thin light gray bricks, 1.5" high x 20.8" long.
- The existing facade at the top floor of the main structure will be re-clad in matching long, thin light gray bricks. Three existing window openings will be widened, with one elongated to become a door.
- All new doors and casement windows within the rear yard addition and renovated top floor facade will be dark gray metal, double-glazed units with large, undivided panes.
- The existing cellar will be excavated 18 inches down to increase the floor to ceiling height.

- All but five feet of the rear yard will be excavated to a similar depth, extending the interior Cellar space out under the rear yard.
- A new two-level rear yard will be created. The surfaces of the new rear yard will be primarily impervious paving materials and skylights, with a significant reduction in greenery.

The Committee had the following serious concerns:

- While the new cladding material and fenestration compositions are appropriate for the new rear yard addition, the top floor of the original façade should retain the original red brick cladding and fenestration widths, allowing for visual continuity with the adjacent structures.
- The height of the sloping Mansard roof of the penthouse addition should (and can) be reduced to diminish its visual dominance.
- More softscape and greenery should be retained in the rear yard

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed design of the rear yard addition and the rear yard excavation work are 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 and rear yard excavation work.

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

- The small existing fifth floor penthouse located behind the dormers will be expanded back to the building's rear façade.
- The rear wall of the expanded penthouse will be sloped, with a central fenestration element composed of dark gray metal door and sliding glass door units, with a glass balcony rail.
- The sloping roof will be clad in a horizontal light gray overlapping shingle-style brick.
- The new stair and elevator bulkheads and enclosed hot tub will be constructed above the expanded penthouse, with a new two-level roof deck. New glass railings will be located at the front of the deck, immediately behind dormers, fully visible from street below, and at the edge of rear façade, at the top of the new sloping roof.
- New mechanical and elevator overrun bulkheads and flue enclosures will be constructed above the new stair and elevator bulkheads.
- The stair bulkhead will be clad in narrow vertical light gray zinc panels, with new full height dark gray metal framed doors and glazing units.
- The elevator and mechanical bulkheads and flue enclosure will be clad in light gray horizontal "Okoskin" cement board.

The Committee had the following overarching concern that the entire proposal adds a disproportionate amount of new height, mass, and bulk to the existing row house.

The Committee had the following specific concerns.

- The bulkhead heights are taller than necessary.
- The interior floor to ceiling heights are taller than necessary.
- The glass railing at the front of the new roof deck should not be visible from the public way. It should be pulled back away from the front facade.
- Enclosing the proposed hot tub within a built-up section of roof deck results in an overly tall rear Mansard roof, which is overbearing on the rear facade.
- Concealing the flues in clad enclosure boxes amplifies their presence and makes them overly prominent, adding to the unnecessary bulk at the top of the building.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed design of rooftop 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 rooftop addition.

**RESOLUTION****Date: April 5, 2016****Committee of Origin: Preservation****Re: 225 West 86th Street, The Belnord (Amsterdam Avenue-Broadway.) Application to the Landmarks Preservation Commission to install mechanical equipment on the 86th Street side of the roof.****Full Board Vote: 42 In Favor 0 Against 0 Abstentions 0 Present***Committee: 6-0-1-0.*

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

- The existing boilers in the basement are in poor condition, need to be replaced. They are part of a two-pipe steam system. To replace the boilers and the piping in the basement would be highly intrusive to the residents of all the apartments within the building.
- The new boilers will provide heat and hot water to all the apartment units by tying in to the new HVAC system installed approximately ten years ago. This solution will not be intrusive to the building's occupants.
- The new boiler enclosure will be 40 feet long x 15 feet deep x 17 feet high overall, including 3'-6" of open dunnage below for servicing the units.
- The enclosure will be clad in zinc to match the color and material of existing bulkheads throughout the roof.
- The new mechanical equipment will be located along 86th Street, closer to Amsterdam Avenue, situated to be least visible from the public way within the available rooftop positions.
- While noticeably visible from several points within the public way, the proposed mechanical enclosure will be seen within a context of extensive mechanical equipment and stair and elevator bulkheads and skylights across the entire roof, which are also visible to varying degrees from the public way.

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

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

**RESOLUTION****Date: April 5, 2016****Committee of Origin: Preservation****Re: 315 Central Park West (West 91st Street.) Application to the Landmarks Preservation Commission for an extension in the building's interior court yard.****Full Board Vote: 41 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 13 story tall interior courtyard currently has existing partial projections at the cellar and first floor.
- The proposal is to expand these two projections and to construct a new full-court skylit enclosure at the second floor, fully enclosing the courtyard at the three lowest levels. This will provide the existing nursery school tenant with additional classroom and gymnasium recreational space.
- There will be no habitable rooms along the old courtyard perimeter at these levels so there is no reduction on required light and air. The nursery school has natural light and ventilation along its perimeter, where all its classrooms are located.
- The height of the new skylight will not project above the window sill level of the building's third floor courtyard-facing windows.
- The existing decorative leaded windows within the Lobby will be retained, enclosed from behind and physically separated from the new space. Backlighting will be installed to simulate the existing light level of natural courtyard lighting.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed extension in the building's interior court yard 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** interior courtyard extension.

**RESOLUTION****Date: April 5, 2016****Committee of Origin: Preservation****Re: 322 Central Park West (West 92nd Street.) Application #16-8907 to the Landmarks Preservation Commission to install sidewalk planters.****Full Board Vote: 39 In Favor 0 Against 1 Abstentions 0 Present***Committee: 6-0-0-0.*

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

- A new planter running along the face of the building is proposed.
- The new planter will extend out 3 feet from the face of the building, run 28 feet along the 92nd Street façade, 31 feet along the Central Park West façade.
- The planter will be enclosed by a 4" tall granite curb, with black metal railing above. The overall height will be approximately 1'-6".
- The new planter does not extend past any treepits or other sidewalk spatial obstructions, except for one traffic signal post near the corner.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the proposed sidewalk planters 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 new sidewalk planters.

**RESOLUTION****Date: April 5, 2016****Committee of Origin: Preservation****Re: 40 West 96th Street (Columbus Avenue – Central Park West.) Application to the Landmarks Preservation Commission for a rear addition from the basement to the 5th floor and for rear yard excavation to maximize square footage in the cellar.****Full Board Vote: 42 In Favor 0 Against 0 Abstentions 0 Present***Committee: 5-0-1-0.*

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

The existing three story partial-width rear yard extension will remain, protruding out into the 30-foot setback zone.

- A new five story rear yard extension will be added, set back 30 feet from the rear property line as required. Cellar excavation situated below the new rear yard addition is also proposed.
- The entire rear façade will be redesigned: .
- The addition will be sheathed in light gray stucco in lieu of the existing painted brick cladding.
- New windows will be Pella Architect one-over-one double hung wood windows painted black.
- The existing corbelling detail at the top of the original brick faced will be replicated in a cementitious material at the top of the new façade.

The Committee expressed the following concerns:

- That the addition should terminate one story below the top of the building, allowing the existing plane of the original rear facade to remain visible. The existing window openings and corbelled roof detail should be retained.
- The design of the fenestration needs to be more carefully considered as an overall design, more visually unified within the new façade.
- The facade design could not be adequately evaluated within its context given insufficient information.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the rear yard addition, and the cellar excavation are 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, and the cellar excavation.



RESOLUTION

Date: April 5, 2016

Committee of Origin: Parks & Environment

Re: West 100th and 110th Streets on Riverside Drive. Department of Parks & Recreation plan for safety improvements to bus stops at various locations between West 100th and 110th Streets on Riverside Drive.

Full Board Vote: 43 In Favor 1 Against 0 Abstentions 0 Present

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

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

Many of the bus stops on Riverside Drive between 110th Street and 122nd Street are do not meet the reasonable needs of bus riders and/or are unsafe, including problems with location, paving, handicapped access, etc.

DPR has received a grant from the federal government to make a variety of improvements to the bus stops in this area, of which those between 100th Street and 110th Street are within Community Board 7/Manhattan's District. DPR proposes to repair dangerous tripping hazards and uneven paving at bus stop loading areas and approaches, to relocate bus stops where they overlap with pedestrian crosswalks, to improve bus stop area design in keeping with surrounding monument paving and views and to provide safe vehicular navigation around stopped buses. The plans include moving the southbound stop at 104th Street to 103rd Street in order, among other things, to space the stops at three-block intervals consistent with Transit Authority policy, and to add a bus bumpout at the northbound stop at 100th Street.

Community Board 7/Manhattan believes that the proposed changes and improvements are well thought out and will generally enhance the quality of life and safety for bus riders in the subject area.

Community Board 7/Manhattan **approves** DPR's plans to make improvements to the bus stops on Riverside Drive between 100th Street and 110th Street.

Community Board 7/Manhattan **urges** DPR to work closely with DOT to ensure that there will be enough space in the roadway adjacent to the new bumpout at 100th Street for motor vehicles and bicycles to pass safely around it when buses are stopped there.

**RESOLUTION****Date: April 5, 2016****Committee of Origin: Parks & Environment****Re: La Perla Garden, 76 West 105th Street.****Full Board Vote: 43 In Favor 1 Against 0 Abstentions 0 Present***Committee: 5-0-0-0. Non-Committee Board Members: 1-0-0-0.*

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

La Perla Garden has been run as a community garden for many years. It currently consists of three adjacent lots on West 105th Street east of Columbus Avenue, one owned by New York City (Lot 63), the middle one owned by a private owner (Lot 62) and the third owned by the Manhattan Land Trust ("MLT") (Lot 61). The private owner has been paying taxes on the middle lot (Lot 62) for many years, and has permitted the lot to be used as part of the La Perla community garden. The lot owned by MLT (Lot 61) has been under an open space restriction imposed by the Economic Development Corporation when title was transferred to MLT.

The private owner and MLT now want to exchange the private lot (Lot 62) for the lot owned by MLT (Lot 61). The open space restriction on Lot 61 would be released by EDC. The private owner will then be able to sell Lot 62. Lot 61 will be encumbered with the same open space restriction now applicable to Lot 62, and it will remain part of La Perla Garden, along with the adjacent Lot 63.

Community Board 7/Manhattan **approves** the Manhattan Land Trust's request to the Economic Development Corporation to permit the swap of Lots 61 and 62 as described.

**RESOLUTION****Date: April 5, 2016****Committee of Origin: Steering****Re: International Passive House Standard for NYC in observance of Earth Day 2016, which will be celebrated worldwide on April 22nd.****Full Board Vote: 45 In Favor 0 Against 0 Abstentions 0 Present***Committee: 15-0-1-0.*

As we prepared our resolution, the following facts and statements were considered:

- New York City is committed to reducing greenhouse gas (GHG) emissions by 80 percent by 2050—the level the United Nations projects is needed to avoid the most dangerous impacts of climate change—and we will chart a long-term course for a total transition away from fossil fuels to renewable sources of energy; and in New York City, our buildings are responsible for the overwhelming share of our GHG emissions, accounting for nearly three-quarters of our contribution to climate change (*Source: [One City Build to Last](#), New York City Mayor's Office of Long-Term Planning and Sustainability*); and
- New York City is one of the world's leaders in real estate development, architecture and engineering firms, skilled labor unions, financial institutions, and research universities and therefore is uniquely poised to develop the solutions needed to transform our city and share these solutions with the world; and
- **New York Passive House (NYPH or PH)** is an established local resource of Passive House expertise, working with other local low-energy and sustainability stakeholders, and in continual collaboration with the Passive House Institute (PHI) for the development and transfer of engineering and environmental technologies; and
- PH cost parity has been accomplished on projects in Europe, in the U.S. and New York City and, with the collaboration of global PHI and NYC planning and policy expertise, it would be possible to undertake an initiative of Passive House construction best practices with a goal of achieving cost parity in local demonstration projects

Therefore, be it resolved by CB7 that:

RESOLVED, Community Board 7/Manhattan supports the investigation of the implementation of the Passive House Standards for application to new construction and renovation in our community; and be it further**RESOLVED**, CB7 urges the City to leverage its eco-leadership in construction, finance and innovation with an integrated promotional and green awareness campaign to gain support from government agencies and officials, developers, contractors, unions, real estate, buyers and the public and to normalize a zero net energy standard and the use of renewable energy in our city and across our country.

**RESOLUTION****Date: April 5, 2016****Committee of Origin: Business & Consumer Issues****Re: 1991 Broadway (West 67th Street)****Full Board Vote: 45 In Favor 0 Against 0 Abstentions 0 Present***Committee: 7-0-0-0.*

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the SLA by Sugar Factory Broadway LLC, d/b/a Sugar Factory for a two-year liquor license.

**RESOLUTION**

Date: April 5, 2016

Committee of Origin: Business & Consumer Issues

Re: 886 Amsterdam Avenue (West 103rd Street)

Full Board Vote: 45 In Favor 0 Against 0 Abstentions 0 Present

Committee: 7-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the SLA by 886 Amsterdam Avenue Corp, d/b/a Arco Café for a two-year liquor license.

**RESOLUTION****Date: April 5, 2016****Committee of Origin: Business & Consumer Issues****Re: 998 Columbus Avenue (West 109th Street.)****Full Board Vote: 0 In Favor 0 Against 0 Abstentions 0 Present***Committee: 7-0-0-0.*

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the SLA for a Class of Change liquor license from a wine, beer & cider to full on-premises liquor license by Manhattan Valley Craft, Inc., d/b/a Manhattan Brew & Wine.

**RESOLUTION**

Date: April 5, 2016

Committee of Origin: Business & Consumer Issues

Re: Unenclosed Sidewalk Café Renewals:

Full Board Vote: 42 In Favor 0 Against 0 Abstentions 0 Present

Committee: 7-0-0-0.

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

- **1900 Broadway** (West 63rd -64th Streets.) Renewal application #1422807-DCA to the Department of Consumer Affairs by TS3 Hospitality, LLC, d/b/a The Smith, for a four-year consent to operate an unenclosed sidewalk café with 21 tables and 54 seats.
- **427 Amsterdam Avenue** (West 80th – 81st Streets.) Renewal application #2028372-DCA to the Department of Consumer Affairs by Taikai, Inc., d/b/a Momoya Upper West, for a four-year consent to operate an unenclosed sidewalk café with 9 tables and 17 seats.
- **480 Amsterdam Avenue** (West 83rd – 84th Streets.) Renewal application #1307588-DCA to the Department of Consumer Affairs by 480 Rest Amsterdam, Inc., d/b/a Soldier McGee, for a four-year consent to operate an unenclosed sidewalk café with 7 tables and 14 seats.



RESOLUTION

Date: April 5, 2016

Committee of Origin: Business & Consumer Issues

Re: 2723 Broadway/ 245 West 104th Street (Broadway-West End Avenue.)

Full Board Vote: 42 In Favor 0 Against 0 Abstentions 0 Present

Committee: 7-0-0-0.

The applicant did not attend the committee meeting;

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **dissapproves without prejudice** renewal application #1187714-DCA to the Department of Consumer Affairs by Broadway 104, LLC, d/b/a Café du Soleil, for a four-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.

**RESOLUTION****Date: April 5, 2016****Committee of Origin: Business & Consumer Issues****Re: New Unenclosed Sidewalk Cafés.****Full Board Vote: 37 In Favor 1 Against 0 Abstentions 0 Present***Committee: 7-0-0-0.*

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

- **150 West 62nd Street (Amsterdam – Columbus Avenues.)** New application #1342-2016-ASWC to the Department of Consumer Affairs by BAHN, MI, LLC, d/b/a Bonmi, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 16 seats.
- **462 Amsterdam Avenue (West 82nd Street.)** New application #1492-2016-ASWC to the Department of Consumer Affairs by Jin Upper West Side, Corp, d/b/a Jin Ramen, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 18 seats.