

RESOLUTION

Date: June 7, 2016

Committee of Origin: Land Use

Re: 555 West 59th Street, EVF Performance and Row House (West End Avenue- Amsterdam Avenue.)

Full Board Vote: 35 In Favor 0 Against 1 Abstentions 0 Present

Committee: 8-2-0-0. Non-Committee Board Members: 1-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #2016-4172-BZ to the Board and Standards Appeals by EVF Performance and Row House for the operation of a physical culture establishment in a partial sub cellar and partial first floor.

RESOLUTION

Date: June 7, 2016

Committee of Origin: Parks & Environment

Re: Arts Students League's upcoming artworks in Riverside South.

Full Board Vote: 34 In Favor 1 Against 2 Abstentions 0 Present

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

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

Community Board 7/Manhattan welcomes temporary public art exhibits in the parks in its District as amenities for our residents and visitors. For the past seven years, the Art Students League has co-sponsored a temporary sculpture exhibit in Riverside Park South, consisting each year of seven site-specific sculptures. Community Board 7 believes that those exhibits have been a success.

The Parks and Environment Committee of Community Board 7/Manhattan believes that the site-specific sculptures proposed for this year's annual installation in Riverside Park South will not interfere with pedestrian circulation or present hazards to park users.

The Committee appreciates the thoughtful presentations made to it by this year's seven sculptors about their works. However, the Committee expressed concern that the Department of Parks and Recreation censured Mr. Bell's sculpture, "Stand Tall Stand Loud," and that Mr. Bell was not afforded the opportunity to discuss Park's concerns. Furthermore, the Riverside Park Conservancy staff person confirmed no codified written guidelines for sculpture selection for the "Model to Monument" program existed.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan supports placing site-specific "Model to Monument" sculptures in Riverside Park South; and

BE IT FURTHER RESOLVED THAT the stakeholders, including the Art Students League, the Department of Parks and Recreation Art and Antiquities Unit, the Riverside Park Conservancy and Mr. Bell convene and report the results of their conversations at the June 2016 Parks & Environment Committee meeting; and

BE IT FURTHER RESOLVED THAT the stakeholders, including the Art Students League, the Department of Parks and Recreation Art and Antiquities Unit and the Riverside Park Conservancy prepare written guidelines for evaluation and selection of artists and sculptures participating in the "Model to Monument" program.

RESOLUTION

Date: June 7, 2016

Committee of Origin: Transportation

Re: Request to DOT to restrict north-bound left turns from Central Park West onto West 93rd Street

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

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the request to ban northbound traffic on CPW from turning left onto West 93rd Street, Monday-Friday, between the hours of 7 AM and 9 AM, for the school term beginning in September, 2016. If this trial does not reduce congestion on CPW, CB7 will work with DOT to find other solutions to the problem; and

BE IT FURTHER RESOLVED THAT CB7 urges Columbia Grammar School to better communicate with parents about the need to reduce congestion during trips to and from school.

RESOLUTION

Date: June 7, 2016

Committee of Origin: Preservation

Re: 7 West 87th Street (Columbus Avenue – Central Park West.) Application #17-2990 to the Landmarks Preservation Commission to alter the basement level entrance.

Full Board Vote: 33 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:

- Existing Basement level front door entrance to be widened by removing an existing masonry pier separating two existing door openings, creating a widened door opening.
- New glass and metal storefront doors were proposed, modelled on existing.
- The Committee expressed the following concerns and recommendations:
- Given that the existing apartment building was created by combining several existing rowhouses, still maintains the scale and appearance of the rowhouse unit, and sits within a general rowhouse context, the Committee recommends that the applicant look at existing front doors on brownstones and other rowhouses along the block and throughout the Historic District neighborhood. Particular attention should be paid to wood and glass doors at the top of rowhouse stoops, the original front doors to typical rowhouses.
- The applicant should look at ways metal grillwork is incorporated into the traditional brownstone door design if security concerns require gates at the doors.
- The applicant should also look at canopy designs on residential rowhouses in the neighborhood (which are not common) as well as how concealed lighting is installed. These should all be used as models for the proposed design for the new widened entrance to 7 West 87th Street.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed design for the altered basement level building entrance is inappropriate to the historic character of the building and of the Historic District. The Committee strongly recommends that the applicant re-evaluate the entrance design with respect to the concerns and recommendations expressed above.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the proposed design of the basement level entrance alteration.

RESOLUTION

Date: June 7, 2016

Committee of Origin: Preservation

Re: 466-468 Columbus Avenue (West 82nd – 83rd Streets.) Application to the Landmarks Preservation Commission to demolish the existing 3-story commercial building and replace with an 8-story plus penthouse new mixed use (retail and residential) building.

Full Board Vote A: 25 In Favor 1 Against 6 Abstentions 0 Present

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

Full Board Vote B to disapprove: 16 In Favor 13 Against 1 Abstention 0 Present

Committee: 4-2-0-0. Non-Committee Board Members: 0-1-0-0.

- a. Regarding the demolition of the existing building, the following facts and concerns were taken into account in arriving at our conclusion:
- The existing structure is a 3-story mixed-use masonry building, approved by LPC in 2006 to replace a two story commercial building present at the time of the designation of the Upper West Side-CPW Historic District. The designation report noted that it was “not one of the buildings for which the Upper West Side / Central Park West Historic District was designated.”
 - The Certificate of Appropriateness for the now-existing structure described the proposed work as having “a more harmonious relationship with the scale, materials and proportions of the historic buildings on Columbus Avenue (than its predecessor.)” However, the Committee assumes that the existing structure would not have been “one of the buildings for which the Upper West Side / Central Park West Historic District was designated” either.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **neither approves nor objects** to the demolition of the existing structure.

- b. Regarding the design of the new building, the following facts and concerns were taken into account in arriving at our conclusion:
- The new structure has a street wall that rises seven stories, roughly aligning in height with the old Endicott Hotel building one block south. It is approximately 87 feet above grade, lower than the maximum permissible street wall height of 102 feet.
 - An additional eighth floor is set 10 feet back from the front façade, with a partial 9th floor penthouse and bulkheads, all set back further. The overall building height is 105 feet.
 - The building foot print covers the full lot at the ground floor retail level, then cuts back to an L-shape on the upper floors, creating a second floor garden with an open court to the south.
 - The rooftop addition, bulkheads, and a portion of the side facades will be visible from various point of the public way – along Columbus as well as through the two open side

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- courts on 82nd and 83rd Streets. It should be noted that the side façades of the existing lower structure are also visible from the side streets.
- The building will be clad in a blend of brick colors, including purple, red, ochre, installed in a traditional running bond.
 - The front façade also incorporates terracotta design elements, as well as limestone and granite in select places, installed in a multi-planar fashion, inspired by the rich layers of materials and details of the other buildings along Columbus.
 - A masonry “supergrid” edged in aluminum modulates the scale of the street wall façade. Within the supergrid frame, horizontal mahogany colored terracotta “baguettes” form an open rainscreen in front of the primarily glazed front façade wall. Openings in the rainscreen create the illusion of punched window openings (highlighted with white details that imply “lintels” and “sills”), referencing the typical punched opening fenestration design of the typical Columbus Avenue buildings.
 - At the fifth story, a stepped brick corbel capped by an aluminum projection align with the cornices of the existing adjacent five-story structures, which form the general street wall datum along Columbus Avenue.
 - A similar stepped brick and aluminum cornice detail occurs at the seventh floor, terminating the street wall facade.
 - The set-back eighth floor façade consists of large glazed openings set between thin masonry piers, with a light colored stucco and swooping metal cornice, which the applicant described as “heroic”.
 - The Penthouse and other ninth floor bulkheads are clad in light color metal panels with large glazing elements.
 - The rear facades are clad in similar blended brick, with tall, large window openings with cast stone lintels and sills. One section has small projecting concrete balconies.
 - The rear, west-facing façade is almost entirely glazed, consisting of eight narrow, full-height panels of fixed and operable glazing.
 - Fenestration is dark bronze aluminum, thermal units
 - To the south, the flue extensions of the adjacent building are enclosed in a brick clad box, which begins as light-toned stucco for the first 18” off the street, to visually separate it from the new structure.
 - At street level, the line of the existing adjacent storefront openings is continued, as is the use of granite at the base of the framing masonry piers.
 - At the residential building entrance, masonry and terracotta are combined to create texture and visual interest. Terracotta baguettes are also used to create a canopy, covered above by a glass roof.

Regarding the design, the Committee was impressed by the overall composition, and to the overall sensitivity paid to the materials, textures, and details. However, the Committee had a number of specific concerns and suggestions.

- The primary concern is the overall height. The Committee suggested that the applicant consider reducing the floor to ceiling heights, especially above the fifth floor so all the

rainscreen punched openings could be equal in height or graduated to be smaller as they rise, (as is the norm) as opposed to the current design where the upper openings are larger than the lower ones.

- Diminish the prominence of the “heroic cornice” detail, and possibly darken the color to be more recessive.
- Reconsider the scale of the residential entrance, to give it more prominence or at least equivalence to the retail openings.
- Reconsider the scale and unit sizes of the fenestration at the rear façade to relate better to the fenestration on the other facades. Also consider introducing some elements to break down the scale of the large uninterrupted panes of glass.
- Decrease the prominence of the flue extension enclosure by cladding it all in masonry.

Overall, the Committee praised the applicant on creating a design with integrity, one that is that is thoughtful and sensitively detailed, with interesting features that creates an exciting, new vibrant addition to the streetscape.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the new building is to be commended and is reasonably appropriate to the historic character of the building and of the Historic District. The Committee strongly recommends that the applicant re-evaluate the height of the street wall as well as the overall building height and consider ways to reduce the heights to moderate the building’s increased scale along Columbus Avenue.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the design with the recommendation to re-evaluate the street wall and overall building heights.

RESOLUTION

Date: June 7, 2016

Committee of Origin: Preservation

Re: 327 Central Park West #15D&E (West 93rd Street.) Application to the Landmarks Preservation Commission for a new window.

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

Committee: 4-2-0-0. Non-Committee Board Members: 0-1-0-0.

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

- The existing window opening contains a pair of one over one double-hung aluminum replacement windows with a center mullion.
- A new single large aluminum Tilt and Turn window is proposed, to be installed within the existing opening. Dark bronze finish.
- The window is located on the 15th floor of a secondary facade. While not visible from the streets below, it is minimally visible through the trees from Central Park

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

The Committee **STRONGLY RECOMMENDS** that LPC require a Replacement Window Master Plan be created for all the secondary (non-street facing) facades of the building, supplementing the existing Window Master Plan for the street facades.

RESOLUTION

Date: June 7, 2016

Committee of Origin: Business & Consumer Issues

Re: 153-155 Amsterdam Avenue (West 67th Street)

Full Board Vote: 27 In Favor 1 Against 1 Abstention 0 Present

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application to the SLA for a two-year liquor license by 153 Amsterdam Rest., Inc., d/b/a To be Determined.

RESOLUTION

Date: June 7, 2016

Committee of Origin: Business & Consumer Issues

Re: 464 Columbus Avenue (West 82nd Street.)

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

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the SLA for a two-year liquor license by Da Luce Ristorante & Bar Corporation, d/b/a To be Determined, because the property owner has not paid the \$80,000 lien owed to the building's residential coop, does not have insurance, and has not provided engineering drawings to the coop for the major renovations planned for the commercial space.

RESOLUTION

Date: June 7, 2016

Committee of Origin: Business & Consumer Issues

Re: Unenclosed Sidewalk Café Renewals:

Full Board Vote: 28 In Favor 1 Against 0 Abstentions 0 Present

Committee: 6-0-0-0.

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

- **193 Columbus Avenue** (West 69th Street.) Renewal application #1216111- DCA to the Department of Consumer Affairs by Yunhua on Columbus, Inc., d/b/a Empire Columbus, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.
- **2170 Broadway** (West 76th – 77th Streets.) Renewal application #2010321-DCA to the Department of Consumer Affairs by RF Broadway, d/b/a Red Farm, for a four-year consent to operate an unenclosed sidewalk café with 11 tables and 22 seats
- **349 Amsterdam Avenue** (West 77th Street.) Renewal application #2009831-DCA to the Department of Consumer Affairs by BT Restaurant Enterprises LLC, d/b/a Tessa, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.
- **519 Columbus Avenue** (West 85th Street.) Renewal application #1395448-DCA to the Department of Consumer Affairs by De La Fontaine, LLC, d/b/a Tratoria Machiavelli for a four-year consent to operate an unenclosed sidewalk café with 21 tables and 42 seats.

RESOLUTION

Date: June 7, 2016

Committee of Origin: Business & Consumer Issues

Re: New Unenclosed Sidewalk Cafés

Full Board Vote: 28 In Favor 1 Against 0 Abstentions 0 Present

Committee: 6-0-0-0.

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

- **440 Amsterdam Avenue (West 81st – 82nd Streets.)** New application DCA# 3912-2016-ASWC to the Department of Consumer Affairs by Benva Bakery, LLC, d/b/a Orwasher's Bakery, for a four-year consent to operate an unenclosed sidewalk café with 11 tables and 25 seats.
- **450 Amsterdam Avenue (West 82nd Street).** New application DCA# 4285-2016-ASWC to the Department of Consumer Affairs by Gumbull, LLC, d/b/a The Dead Poet, for a four-year consent to operate an unenclosed sidewalk café with 5 tables and 11 seats.
- **982 Amsterdam Avenue (West 108th – 109th Streets.)** New application DCA# 3474-2016-ASWC to the Department of Consumer Affairs by Amity Hall Uptown, Inc., d/b/a Amity Hall, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 24 seats.

RESOLUTION

Date: June 7, 2016

Committee of Origin: Business & Consumer Issues

Re: 949 Columbus Avenue (West 107th – 106th Streets.)

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

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves without prejudice** new application DCA# 4628-2016-ASWC to the Department of Consumer Affairs by P&N Development, d/b/a The Fat Monk, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

RESOLUTION

Date: June 7, 2016

Committee of Origin: Youth, Education & Libraries

Re: Lead in School Drinking Water

Full Board Vote: 38 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:

- Lead can enter drinking water when service pipes that contain lead corrode, especially where the water has high acidity or low mineral content that corrodes pipes and fixtures. The most common problem is with brass or chrome-plated brass faucets and fixtures with lead solder, from which significant amounts of lead can enter into the water, especially hot water.
- According to the EPA young children, infants, and fetuses are particularly vulnerable to lead because the physical and behavioral effects of lead occur at lower exposure levels in children than in adults. A dose of lead that would have little effect on an adult can have a significant effect on a child. In children, low levels of exposure have been linked to damage to the central and peripheral nervous system, learning disabilities, shorter stature, impaired hearing, and impaired formation and function of blood cells.
- The EPA has set the maximum contaminant level goal for lead in drinking water at zero because lead is a toxic metal that can be harmful to human health even at low exposure levels. Lead is persistent, and it can bioaccumulate in the body over time.
- New York City Public Schools are tested for lead in the water on as needed basis in response to requests from the schools. There is no regular schedule for testing for lead in the water in the New York Public School system.
- In response to the recent news regarding lead in the water in public schools in Newark, NJ and the situation with lead in the water in Flint, MI, New York City has undertaken a comprehensive testing program of every water outlet in every New York City Public School. However, there is no determined schedule for regular testing in the future.

THEREFORE BE IT RESOLVED THAT Community Board 7/Manhattan calls on the Department of Education, the School Construction Authority, the Department of Environmental Protection, the Department of Buildings, and the Department of Health and Mental Hygiene to ensure that every public school is tested every three years for lead in water; and that any school that has had a previous elevated test should be tested annually and new schools should be tested and cleared prior to the school opening.