



RESOLUTION

Date: July 5, 2016

Committee of Origin: Transportation

Re: DOT on the existing street network in the area of Lincoln Square and potential traffic safety enhancements.

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

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

The following facts were taken into account when arriving at our conclusion:

Community Board 7 has received numerous complaints from residents in the West 60's about having to circle the area unnecessarily due to the odd configuration of streets, which adds to the area's congestion, a situation that not only wastes fuel, but also worsens air quality. Making more streets westbound will ease this situation.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the NYC Department of Transportation's proposal to change the direction of several streets in the West 60's to equalize traffic flow & improve safety.

- This would restore West 62nd Street between Columbus and Amsterdam Avenues to two-way,
- change the direction of West 64th Street to westbound between Columbus Ave and West End Avenue,
- and change West 60th Street to westbound from Columbus Circle to West End Avenue.

CB7 approves these changes, with the following provisions:

- Install signs at the Columbus Avenue end of West 64th Street indicating "Watch for Children", as well as installing speed bumps to slow down traffic.
- Install speed bumps if possible on West 60th Street on the downgrade to West End Avenue if possible, or other measures to slow down traffic.
- Consider installing a split signal/audible signals at West 62nd and Broadway; and

BE IT FURTHER RESOLVED THAT in the longer term following the initial installation, DOT should consider the need for further traffic improvement and safety measures, which could include additional traffic and street controls, narrowing of travel lanes, further shortening of pedestrian crossings, or even installation of a bicycle path.

This resolution does NOT affect the Northeast corner of the Time-Warner Center (SE corner Broadway/60th St), which lies within Community Board #4's district.



RESOLUTION

Date: July 5, 2016

Committee of Origin: Transportation

Re: 2642 Broadway (West 100th Street.)

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

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application #B00256 to NYC Taxi and Limousine Commission by Fast Operating Corp, d/b/a Carmel Car & Limo Service, for a renewal of their For Hire Base Station License.



RESOLUTION

Date: July 5, 2016

Committee of Origin: Parks & Environment

Re: New Riverside Park Master Plan.

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

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

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

Riverside Park is a world-class park in a spectacular location along the Hudson River, serving as the primary recreational facility for much of the Upper West Side population and also attracting countless visitors from other parts of New York City and the world.

A Master Plan for Riverside Park was completed about thirty years ago. Most of the projects targeted by that plan were eventually achieved, including the restoration of many important park landscapes.

However, in the intervening decades, there have been many changes in park uses and in current and future needs. Among other things, several sections of Riverside Park South have been constructed, the Cherry Walk and the Riverwalk in Riverside Park have been constructed, and most of Hudson River Park to the immediate south has been constructed, resulting in a huge increase in recreational and commuter cycling in Riverside Park, particularly along the waterfront. Many new residential buildings near the park have been added to the neighborhood, and many more families with children are now park users. Additionally, much of the local population, particularly in Community Board 7/Manhattan's district, is aging – as is the infrastructure of Riverside Park itself. Meanwhile, even restored areas of the park need further attention and work; access to many areas of the park is not ADA-compliant; there are insufficient comfort stations; the maintenance budget and number of workers assigned to the park is grossly insufficient; and in general there are many new and ongoing needs for the park going forward.

Charles McKinney, the author of the original master plan, former Administrator of Riverside Park and now Principal Urban Designer for the NYC Department of Parks and Recreation, has prepared a new Master Plan for Riverside Park, intended to document current and future needs and to facilitate meeting those needs. As part of the process, McKinney held two scoping sessions in which many park users and advocates participated, and he and his colleagues met with an Advisory Group representing various stakeholders. The Parks and Environment Committee of Community Board 7/Manhattan, was pleased to be involved in that process.

McKinney presented an advanced draft of the new Master Plan to the Parks and Environment Committee of CB7 and interested community members at the committee's June, 2016 meeting. The new Master Plan, among other things, calls for increased staffing and dedicated maintenance and repair budgets in amounts sufficient to keep the infrastructure and landscapes of the park in good repair. It also identifies a variety of new capital projects for which funding would need to be obtained, including DPR's very large share of the cost of restoring the Rotunda at 79th Street and its various structures and

features; constructing new comfort stations at the 95th Street tennis courts and at the Harlem Piers; installing new entrance paths and making existing paths ADA-compliant; converting existing stairs at various locations into ramps; and creating dedicated bicycle paths separate from pedestrian routes at various locations in the park.

Community Board 7/Manhattan, **applauds** the creation of the new Master Plan and the work of McKinney and his colleagues and strongly **supports** the plan's overall goals. Among other things, CB7 **applauds** DPR's involvement of park users and advocates in the review process for the Master Plan; the focus on the need for regular and sufficient maintenance and upkeep of infrastructure and landscapes; the identification and quantification of ongoing budget needs for such needs; the thoughtful and enlightening presentation in the Master Plan of the history of Riverside Park and the various historic landscaping principles that should govern both its restoration and new design elements; and the identification of many specific projects in the park to advance and achieve as funding becomes available. The Master Plan should prove to be of significant help to CB7 in formulating and advocating for discretionary capital funds, as well as normal NYC budgeting, for new projects and for ongoing maintenance in Riverside Park.

CB7 also, however, is aware that some of the specific new projects proposed in the Master Plan might not meet the approval of all relevant user groups and have not been fully vetted among user constituencies. CB7 **relies on** the representations of DPR in connection with the Master Plan that future capital projects in Riverside Park will go through the normal process of scoping with interested constituencies, review by CB7, etc. that has applied to such projects in recent years and has appeared to have served CB7's community well.



RESOLUTION

Date: July 5, 2016

Committee of Origin: Parks & Environment

Re: DPR Plans for Renovation of the Riverside Park Skate Park, At 109th Street.

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

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

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

The existing skate park in Riverside Park at 109th Street was constructed approximately two decades ago with substantial involvement by legendary skater Andy Kessler. Over the years, it has become largely out of date and underused.

The NYC Department of Parks and Recreation, with W Architecture & Landscape Architecture and California Skateparks as consultants, has developed a new design for the renovation of the skate park. \$1.8 million in discretionary funding has been secured from Borough President Brewer and Council Members Rosenthal and Levine. In developing the design, DPR held two on-site scoping sessions with interested constituencies.

The proposed new design, as it then existed, was presented to the Parks and Environment Committee of Community Board 7/Manhattan at its May, 2016 meeting. The Committee proposed a resolution approving the design to the CB7 Full Board at its June, 2016 meeting, but the Full Board voted to refer the matter back to the Committee.

Subsequent to that Full Board meeting, DPR held another working session at CB7's offices, at which numerous members of the NYC skating community were present, as well as the project managers from both consultants, several members of CB7, and representatives of elected officials. DPR made some modifications of the May, 2016 design, which it presented to the Parks and Environment Committee at its June, 2016 meeting.

An essential improvement of the proposed design, both prior to and with the latest modifications, as compared to the existing skate park, is that much of the new skate park will be open to the public at all hours that Riverside Park itself is open, rather than fenced in and requiring an attendant, in accordance with DPR rules that are currently applicable to the existing skate park as a whole.

Community Board 7 believes that the newly reconstructed skate park will be a valuable recreational facility for families of the Upper West Side, as well as for families and skaters of all abilities from New York City and elsewhere.

Community Board 7/Manhattan **approves** the June, 2016 revised design for the skate park in Riverside Park at 109th Street. CB7 further **supports** DPR's intention to honor Andy Kessler in naming the skate park for him or otherwise marking his contribution at the newly constructed skate park location.

CB7 further **commends** DPR, and in particular, Riverside Park landscape architect Margaret Bracken and consultants Tyler Silvestro of W Architecture and Jaxon Statzell of California Skateparks, for their sensitive and thoughtful response to input from the skating community and for their careful reconsideration of, and improvements to, the May, 2016 design for the skate park.

**RESOLUTION**

Date: July 5, 2016

Committee of Origin: Preservation

Re: 252 West 76th Street (Broadway-West End Avenue.) Application to the Landmarks Preservation Commission for an ADA accessible ramp.

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

Committee: 5-1-0-0.

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

This application was presented to the Preservation Committee in April 2016 and approved with several design modifications to the front doors.

Subsequently, the applicant needed to revise the method of providing ADA access to the building, as follows:

- In lieu of an "Inclinor" (a motorized chair lift running along the exterior staircase down to the Basement entry), which is no longer permitted by DOB, the applicant has proposed a new metal ramp up to the street level entrance, and a new metal exterior egress staircase down to the basement entry..
- The new ramp slopes up 16" from the west, then ramps up an additional 5" within the building entry vestibule.
- The new metal egress stair down to the Basement will be located at the eastern end of the front areaway.
- The existing stoop steps and landing will be rebuilt, modified slightly to permit wheelchair access from the ramp. They will be constructed of granite.
- The ramp up and stairs down will be steel, painted black, with diamond grated surfaces. Simple black metal railings will be installed along the building facade side of both stairs and ramp.
- The design of the front entry doors has been revised to be wood, painted black to match the new replacement windows. The proportions of the bottom wood panel and the upper glazed unit have been adjusted per the Committee's recommendations in April. The hardware has been modified to be oil-rubbed bronze finish, with a simple lever design.
- The design of the basement doors has been revised to be a new pair of wood and glass doors, instead of a single metal door.
- The historically-based design of the new black metal fence on top of the new granite curb has been modified from the original proposal. It now increases in height slightly on either side of the rebuilt stone stoop to emphasize the entrance.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the new exterior ramp and exterior egress stair are 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 exterior stair and new exterior ramp.

The Committee commends the applicant on incorporating the Committee's comments into the revised design of the new front doors.



RESOLUTION

Date: July 5, 2016

Committee of Origin: Preservation

Re: 32 West 75th Street (Columbus Avenue and Central Park West.) Application to the Landmarks Preservation Commission for a façade restoration, rooftop and rear yard additions.

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

Committee: 5-0-0-1.

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

- The rowhouse is part of a grouping of ten, constructed in 1889-1890, designed in the Romanesque Revival style with rusticated sandstone bases, smooth finish sandstone upper stories.
- The original stoop was removed by 1936, as was the rusticated sandstone base detail on the lower two stories.
- The front facade will be restored, with new rusticated sandstone blocks installed at the lower two floors, smooth finish sandstone facing on the upper floors. The rustication pattern will be modelled on other structures within the grouping
- The stoop will be recreated, modelled on the original and on others still existing within the row. Stoop cheek walls will be rusticated, with new cast stone risers and treads.
- The original Parlor floor entry will be restored, with a new wood and glass door pair and a curved transom above.
- At the Basement level, the existing window opening will be enlarged to align with the existing Parlor floor window above, slightly larger than the original opening width.
- New double-hung one-over-one wood windows modelled on the original ones will replace the existing aluminum windows.
- The existing slate roof and gable-end dormer roof will be repaired.

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

- The existing partial width three story dog-leg addition will be replaced by a full-width, four story rear yard addition, projecting 4 feet beyond the wall plane of the main rear façade. It will be faced in red brick to match existing.
- The rear façade at the top floor will be restored within its original plane, with new brick to match existing. The original corbelled brick cornice will be recreated
- At the top floor, two new double-hung wood windows and a glazed wooden door in an extended opening will replace the existing fenestration within the three existing lintel-capped openings.

- Three pairs of new wood French doors will be installed at each level of the addition, grouped together at the Garden level, installed in separate openings at the three upper floors, between brick piers.
- No lintels are proposed for the new door openings, and all new door units are single large panes of glass within the wooden door frame.
- New bronze metal railings with square posts will be installed at new Juliet balconies on the parlor and second floors and at the fourth and fifth floor roof terraces.
- The rear yard will have planted areas and used permeable paving materials.
- The Cellar will be excavated two feet, held two feet off the side party walls to prevent damaging the party wall foundation.

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

- On both sides, the existing adjacent structures have rooftop additions.
- The proposed rooftop addition will align with these two structures in height, front and back setbacks.
- It will not be visible from the public way.
- The rooftop addition will have wood doors similar in style to the wood doors proposed for the new rear yard addition below. The structure will be clad in red brick to match the rest of the new and restored rear façade, with a standing seam zinc parapet.

While in general, the Preservation Committee of Community Board 7/ Manhattan believes that the proposed front facade and stoop restoration work, enlarged basement window, the design of the rooftop addition and the design of the rear yard addition are all reasonably appropriate to the historic character of the building and of the Historic District, they made the following two design modification requests:

1. Within the new proposed door openings, cast stone lintels be added, to reduce the height of the doors, and to relate to the lintels present on the top floor and typical on other facades throughout the rear yard.
2. Transoms should be added above the Parlor floor doors, thereby reducing the extreme verticality of these taller door openings and making these doors the same height as the other new doors throughout the new rear façade.

The applicant agreed to these two design modifications.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the façade and stoop restoration work, enlarged Basement window, rooftop addition and rear yard addition as modified.



RESOLUTION

Date: July 5, 2016

Committee of Origin: Preservation

Re: 347 West End Avenue (West 76th – 77th Streets.) Application to the Landmarks Preservation Commission for a rooftop and rear addition and restoration.

Full Board Vote: 27 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:

- This row house is one of a central pair in a unique, U-shaped rowhouse grouping that runs the length of the block on West End Avenue and extends several houses down on both sides streets. The design is an eclectic mix of Renaissance Revival, with rich visual and textural details, and animated skyline.

Regarding the rooftop addition, the proposal includes a new stair bulkhead that is partially visible from the public way.

- The new rooftop addition will align in height and in setbacks with the existing rooftop addition of its mate to the north (349 WEA), including a similar extension up and back of the sloping terracotta-clad roof. HOWEVER, the proposed stair bulkhead is taller, situated closer to the front of the addition. It will be visible from the street.
- The proposed stair bulkhead is 10 feet tall, clad in a light-toned stucco to match the tone of the front façade, with a flat glass skylight roof.

The Committee felt strongly that street visibility of the stair bulkhead needed to be fully eliminated, or at least substantially reduced. They suggested that the overall height be reduced, and that a portion of the skylight roof be sloped away from the street. In addition, a cladding material should be selected which is more in keeping with the quality and character of the original structures in the grouping.

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

- 347 and 349 West End Avenue are mirror images, both in their street facades, and in their plans at the rear.
- Each currently has a partial-width, three story rear yard addition with a single champhered corner, with crenellated brick details along the champhered edges.
- The rear facades of the entire grouping are brick clad (some still exposed red brick, some now painted), with varying punched masonry openings of different sizes and placements, continuing the whimsical nature of the front facades in a more relaxed manner.

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- Replacing the three-story partial width rear yard addition, a new four story full width rear yard addition is proposed for 347 WEA. The new addition will project approximately 3'-4" beyond the existing rear yard addition.
- At the lowest two floors, the new rear yard addition is rectangular in plan, clad in mahogany wood panels painted a dark green, with large scale central glazing comprised of doors and windows.
- The upper two stories of the new rear yard addition will have chamfered corners. These upper stories will be clad in brick to match the red brick cladding of the fifth floor and of the adjacent rear facades. The chamfered corners will have crenellated brick corners. Centralized glazing elements are proposed, with varying fenestration designs. All doors and windows to be wood, painted the same dark green to match the two story base of the new addition.
- New Juliet balconies and railings of varying designs are proposed.
- The rear façade of the setback rooftop addition will also be wood clad, painted green, with large glazing elements and railings related to portions of the rear yard addition below.

The Committee had a number of serious concerns with the proposed design.

Regarding the front façade of the rooftop addition and the stair bulkhead's visibility from the front:

- The visibility of the stair bulkhead from the street will have a **significant negative visual impact** on the view of one of this grouping's most distinctive architectural elements – its gable-end dormer profile.

Regarding the rear yard and rooftop additions:

- The creation of a two-story wood clad base has no precedent in this context.
- The overall design is overscaled, monumental, more suited for a front façade than for the interior gardens of the "donut."
- There are too many disparate design elements (primarily fenestration, but also brick detailing, railing designs, etc.) which are not internally related within the proposed design. Furthermore, they have no relationship with the existing context of the rear facades.
- Overall, the Committee felt the rear yard addition was overscaled, too large, with too many competing design elements and features.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed rooftop addition, in being visible from the street, and the design of the rear yard addition, in being massive and imposing, and unrelated to its context are inappropriate to the historic character of the building, of this unique grouping of row houses, and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the proposed rooftop and rear yard additions.

**RESOLUTION**

Date: July 5, 2016

Committee of Origin: Business & Consumer Issues

Re: 307 Amsterdam Avenue (West 75th Street)

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

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** applications to the SLA for two-year liquor licenses by Aidi JC LLC, d/b/a A.N.Y. Grand Sichuan.

**RESOLUTION**

Date: July 5, 2016

Committee of Origin: Business & Consumer Issues

Re: 620 Amsterdam Avenue (West 90th Street)

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

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** applications to the SLA for two-year liquor licenses by 620 Amsterdam LLC, d/b/a B-Café West.

**RESOLUTION**

Date: July 5, 2016

Committee of Origin: Business & Consumer Issues

Re: New Unenclosed Sidewalk Cafés.

Full Board Vote: 27 In Favor 0 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:

- **403 Amsterdam Avenue (West 79th Street.)** New application DCA# 6182-2016-ASWC to the Department of Consumer Affairs by Moshgab, Corp., d/b/a Saba's Pizza, for a four-year consent to operate an unenclosed sidewalk café with 5 tables and 10 seats.
- **949 Columbus Avenue (West 107th – 106th Streets.)** 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: July 5, 2016

Committee of Origin: Business & Consumer Issues

Re: 2758 Broadway (West 106th Street.)

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

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application DCA# 5417-2016-ASWC to the Department of Consumer Affairs by DSMI Rest, LLC, d/b/a Macchina, for a four-year consent to operate an unenclosed sidewalk café with 35 tables and 70 seats, with the stipulation that the applicant submits stamped plans to CB7 by July 1, 2016 showing the café will be 9' in width.