

RESOLUTION

Date: September 5, 2017

Committee of Origin: Transportation

Re: Proposal to move the Citibike station in front of 585 West End Avenue to the east side of West End Avenue at 88th Street.

Full Board Vote: 24 In Favor 10 Against 5 Abstentions 0 Present

The following facts were taken into consideration when drafting this resolution:

- The current Citibike rack is at the bottom end of the block, and not visible from the top end at Riverside Drive;
- The rack is directly opposite the entrance to 585 West End Avenue, a large apartment building with many seniors & disabled people who frequently need the services of access-a-ride, car services, ambulances, etc.
- Many commercial vehicles are using the block, resulting in traffic jams at the West End Ave end of the block, adjacent to the Citibike rack, resulting in gridlock and the inability to get emergency services and/or any vehicles to serve the building;
- Moving the Citibike rack to the south side of West 88th Street, just east of West End Avenue would solve all of these problems;

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan urges the NYC Department of Transportation and Motivate to relocate the Citibike rack currently on West 88th Street, west of West End Avenue, to West 88th Street, east of West End Avenue, south side of the street.

RESOLUTION

Date: September 5, 2017

Committee of Origin: Transportation

Re: Proposed changes in the frequency of the M66 and M72 bus services.

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

The following facts were taken into consideration when drafting this resolution:

Bus service has gotten worse on several West Side routes over the years, including the M66 & M72 routes; buses are the only public transportation option for crosstown travel north of 63rd Street; Continual declines in bus service will only exacerbate the decline in bus ridership, whereas improvements in bus service have been shown to increase bus ridership, as in the cases of the M86 and M79 SBS routes;

As part of the September "seasonal bus adjustments" planned by NYC Transit, the M66 will see a decline in frequency in the A.M. peak from 4 to 4 1/2 minutes; in the P.M. peak from 3.5 minutes to 4 minutes, and the M72 will see a decline from 9 to 10 minutes in the A.M. peak, a decline in the P.M. peak from 8 to 9 minutes, and a decline in the evening hours from 15 to 20 minutes.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** these cuts in bus service as they will make it harder for many to get crosstown, to and from events at Lincoln Center, travel to and from many hospital centers on the East Side, and serve to increase a decline in bus usage, while encouraging the use of private vehicles, car services, etc.

RESOLUTION

Date: September 5, 2017

Committee of Origin: Preservation

Re: 72 West 69th Street (Central Park West-Columbus Avenue.) Application to the Landmarks Preservation Commission for a handicap accessible lift and metal platform to provide wheelchair access for a new Physical Culture establishment.

Full Board Vote: 33 In Favor 1 Against 0 Abstentions 1 Present

Preservation 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 conclusion:

--The proposal is to install a handicap accessible lift and metal platform to provide wheelchair access for a new Physical Culture establishment (i.e. a health club.), whose front door and interior floor level are located approximately two feet above sidewalk level.

--A new sidewalk slab infill slab, approximately 57" x 68" will be constructed over an existing open areaway. This will support a new metal platform 65" deep x 96" wide, located approximately 24" above sidewalk level to align with the interior floor elevation. The platform surface will be non-slip diamond plate metal.

--A new metal and glass handicap lift will connect to it. The entire platform and lift will be painted black.

--New metal steps and 42" high railings will also be constructed.

--No modifications are proposed for the existing brownstone façade and glass and metal storefront.

While the Committee would have preferred a less visually intrusive solution, the applicant demonstrated that the proposed solution is the only means to provide ADA access to the health club, given the physical constraints of the building's existing conditions.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the proposed handicap accessible lift and metal platform is minimally appropriate to the historic character of these special windows within the building and the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the handicap accessible lift and metal platform.

RESOLUTION

Date: September 5, 2017

Committee of Origin: Preservation

Re: 18 West 74th Street, 5FL (Central Park West) Application to the Landmarks Preservation Commission for enlargement of one rear façade window.

Full Board Vote: 37 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 rowhouse is part of a 19-unit rowhouse grouping, all designed in the Georgina revival style in 1902-1907.

--There has been a significant amount of rear façade alteration and renovation work.

--The proposal to replace the existing three doors with four bifold French door panels with divided lites in the larger opening to east was already approved by LPC staff.

--Proposal under review is to expand the height of the existing window opening to the east, lowering the sill down 31" to floor level in order to create a Juliet balcony.

--A new in-swinging pair of French doors with divided lites to match the new bifold doors will replace the existing casement window.

--New French doors to be mahogany to match bifold French doors, with similar finish.

--A new metal railing will be installed at the new Juliet balcony, aligning with the metal railing at the adjacent roof terrace in height and similar in design.

The Committee recommended that a new lintel be installed over the bifold French doors to match the existing lintel over the enlarged window.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the enlarged rear window 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 enlargement of one rear façade window. The Committee strongly recommends that some form of stone lintel be added above the bifold French door opening.

RESOLUTION

Date: September 5, 2017

Committee of Origin: Preservation

Re: 124 West 88th Street (Columbus-Amsterdam Avenues.) Application to the Landmarks Preservation Commission for a new front stair; enlargement of rear facade openings with new windows and doors; installation of mechanical equipment, roof hatch, and skylights on the roof.

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

Committee: 4-1-0-0. Non-Committee Board Member: 1-0-0-0.

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

--The existing rowhouse was part of an 8-unit grouping constructed in the Romanesque Revival style in 1886. Of the eight original structures, all but one remain. The far-eastern unit was demolished and will be soon replaced with a new row-house. 124 West 88th Street is the far western end of that grouping.

--In 1962, the building's stoop was removed, its pediment was removed, and its front façade was completely reconstructed, with new enlarged masonry openings of new sizes and in altered locations.

--The renovated facade was clad in stacked Roman brick with deeply raked horizontal and vertical mortar joints, and incorporated cedar woodwork for the window trim design elements.

Proposed front façade work includes the following:

--Overall masonry cleaning, repair and repointing.

--Replacement of existing aluminum windows at parlor and second floors with new windows in new configurations and with new operations.

--Replacement in kind of existing aluminum windows within existing openings at third floor.

--Relocation of existing front door opening and enlargement of existing window opening at the street (basement) level to align with outer edges of existing window openings at floors above.

--All new windows and new front door to be wood, stained to match cedar façade elements, with superior thermal properties. Design of new windows to have wider stiles and rails and other wood elements (mullion posts, transom bars, vertical siding board infill between parlor and second floor windows) to be more visually prominent within masonry façade, more proportionately scaled within the overall façade design.

The Committee expressed concern that the narrow applied horizontal muntins at the top of the two parlor floor windows appear diminutive in relation to the rest of the cedar window components. The Committee recommends the two thin muntins either be eliminated, or increased in scale to have a more visible and demonstrate a more sympathetic relationship to the overall composition of the parlor floor windows.

Proposed front areaway work includes the following:

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- Removal of existing infill structure and excavation of western portion of areaway to be level with existing areaway surface.
 - Construction of a new concrete stair with bluestone cladding, and repaving of areaway in bluestone.
 - New simple black metal railing at street edge, above new L-shaped planting bed and trash can enclosure. Eastern leg of planting bed to include a new gooseneck-shaped air intake vent located to the east of the entry door. **The Committee recommended** that the applicant consider an alternate location for the air intake vent so as not to be visible from the public way.

Proposed rear façade and yard work includes the following:

- Enlargement of many existing masonry openings at existing rear facade and rear yard addition, including shifting the opening at the garden (basement) level east to align with outer western edges of existing openings above, and widening of western opening at third floor.
- There is no enlargement of the existing building or rear yard footprint proposed.
- All new windows to match new front windows in construction and in stained wood finish, with thermally superior properties.
- Existing rear brick cladding to be repaired and repainted white to match existing finish.
- Minor excavation of rear yard adjacent to building to align with interior basement level floor level.
- Construction of new metal stair from parlor level at back of existing rear yard extension. New stair to be located at far east side of rear yard, adjacent to existing garden wall. Underside to be enclosed in wood to create a storage enclosure.

The Committee expressed concern about whether or not this location is fully code compliant.

Proposed rooftop work includes the following:

- Installation of new mechanical equipment, a new roof hatch, and skylights. Equipment will not be visible from 88th Street or any public right of way.
- There is no roof addition proposed.

The Committee requested that if the new required metal rooftop guardrail at the front of the building needs to be increased in height for code compliance, it should be shifted back to remain invisible.

The Preservation Committee of Community Board 7/ Manhattan believes that – with the several concerns noted above – the proposed design for the front façade renovation and restoration work, front areaway renovation, rear facade and rear yard renovation work, and the rooftop work (in not being visible from the public way) is all reasonably appropriate to the historic character of the building and the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the front façade renovation and restoration work, front areaway renovation, rear facade and rear yard renovation work, and rooftop work.

The Committee urges the applicant to take into consideration the Committee's expressed concerns and recommendations in subsequent discussions with LPC.

RESOLUTION

Date: September 5, 2017

Committee of Origin: Preservation

Re: 321 West 103rd Street (West End Avenue – Riverside Drive.) Application to the Landmarks Preservation Commission for façade restoration and work at the lower level and entrance.

Full Board Vote: 37 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:

- Paint will be removed from the entire front façade, and the brownstone beneath will be repaired and restored.
- The existing aluminum entry door and surrounding white brick facing material will be removed.
- A new solid wood entry door with brownstone door surround (casings and cornice) will be installed.
- New bush-hammer finish rusticated brownstone cladding to match existing rustication on bay window pillars will be installed. Brownstone color to match original brownstone.
- Existing front entry court will be renovated, with metal railing at perimeter replaced with new brownstone clad knee walls with newel posts and pitched caps, decorative panels, modelled on similar detail at neighboring building.
- Steps down to entry court will be rebuilt, widened slightly and shifted closer to the sidewalk to provide greater clearance at front door.
- Entry court will be repaved with bluestone pavers.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed façade restoration and proposed renovation design of the entry court and entrance 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 front façade restoration work and work at the lower level and entrance.

RESOLUTION

Date: September 5, 2017

Committee of Origin: Business & Consumer Issues

Re: New applications to the SLA for two-year licenses.

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following applications to the SLA for two-year liquor licenses:

- **155 West 62nd Street** (Amsterdam Avenue.) Big Top Works LLC, d/b/a Big Apple Circus, Damrosch Park, Lincoln Center.
Committee: 4-2-0-0. Non-Committee Board Members: 0-0-2-0.
- **21 West End Avenue** (West 60th Street.) Café 21, d/b/a Café 21.
Committee: 6-0-0-0. Non-Committee Board Members: 1-0-0-0.
- **200 West 84th Street** (Amsterdam Avenue.) Westside Ratpack Inc., d/b/a Twin Palms.
Committee: 6-0-0-0. Non-Committee Board Members: 1-0-0-0.
- **506 Amsterdam Avenue** (West 84th Street.) Victor Ebadi, d/b/a Kureiji Inc.
Committee: 6-0-0-0. Non-Committee Board Members: 1-0-0-0.
- **2350 Broadway** (West 85th Street.) 217 W 85 LLC, d/b/a To be Determined.
Committee: 6-0-0-0. Non-Committee Board Members: 1-0-0-0.

RESOLUTION

Date: September 5, 2017

Committee of Origin: Business & Consumer Issues

Re: 768 Amsterdam Avenue (West 98th Street.) Guacamole Midtown Corp, d/b/a Guacamole Taqueria.

Full Board Vote: 36 In Favor 1 Against 0 Abstentions 0 Present

Committee: 37-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the application to the SLA for two-year liquor license, unless the following conditions are incorporated into the Method of Operation:

1. The hours of operation are Sunday, Monday, Tuesday, Wednesday and Thursday until 2am and Friday and Saturday until 4am;
2. The SLA application will not include the backyard space;
3. They will consider using sound proofing umbrellas to muffle the sounds from the patrons in the back yard;
4. The ceiling inside the restaurant will be soundproofed in the manner described by the owner as foam inserted into the empty space between the restaurant ceiling and the next level above that ceiling; and
5. There will be open communication between the manager and the residents above the restaurant.
 - b) the construction of a pedestrian refuge island in the middle of 96th Street, west of West End Avenue; c) curb extensions on the corners;
 - d) a change to the timing of the traffic signal at 97th Street and West End Ave, to disallow westbound traffic on 97th Street to speed to 96th Street and make the turn west on 96th Street to the Henry Hudson Pkwy;
 - e) preventing vehicles heading west towards the highway from turning into a crosswalk with pedestrians who have a walk signal, and
 - f) all other infrastructure changes proposed in the Nelson/Nygaard report.

RESOLUTION

Date: September 5, 2017

Committee of Origin: Business & Consumer Issues

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

Re: 2309 Broadway (West 83rd – 84th Streets.)

Committee: 6-0-0-0. Non-Committee Board Members: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the Department of Consumer Affairs by The Pickle People, LLC, d/b/a Maison Pickle, for a four-year consent to operate an unenclosed sidewalk café with 3 tables and 15 seats.