

RESOLUTION

Date: November 8, 2017

Committee of Origin: Transportation

Re: Winter's Eve.

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

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application to the Department of Transportation by the Lincoln Square BID for curb lane, sidewalk and street closures for the November 27th Winter's Eve.

RESOLUTION

Date: November 8, 2017

Committee of Origin: Preservation

Re: 464 Amsterdam Avenue d/b/a Hampton Chutney Co. (West 82nd – 83rd Street.) Application # 19-16207 to the Landmarks Preservation Commission to replace storefront infill.

Full Board Vote: 25 In Favor 0 Against 3 Abstentions 0 Present

Committee: 4-0-2-0.

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

- The proposed storefront is located in the central building of a three-unit grouping of five-story tenement style apartment buildings built in 1884.
- The existing storefront has a vertical board panel which extends over the existing original sign band, interrupting the three-building long horizontal run of the sign band.
- The proposed storefront will re-expose the sign-band, extending full height up to its underside. The storefront will retain the footprint of the existing recessed, beveled-wall central entrance.
- The cornice above the sign band will be repaired, and the pressed steel sign band will be exposed and repaired. The sign band color will be a dark brown or bronze color, darker than the paint color of the sign band above the apartment building entrance to the north
- The storefront materials will be black steel and glass - fluted channel glass for the lower 2'-4" of fenestration to provide privacy for those seated at tables alongside the window, and clear glass above.
- The central entrance door will be solid walnut, with a long brass door pull.
- There will be an operable, in-swinging bi-fold pick-up window to the south of the entrance.
- The window to the north of the entrance will be a single piece of plate glass, likely with some painted signage element.
- No signage or lighting design was presented, but the applicant suggested the signage might be adhered onto the sign band rather than mounted into it, likely with LED back-lighting to create a soft halo around the letters.
- The existing sidewalk hatch at the southern end of the site will be removed. The existing sidewalk hatch to the north will be replaced in kind.

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

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

RESOLUTION

Date: November 8, 2017

Committee of Origin: Preservation

Re: 214 Riverside, Apt 508 (West 94th Street.) Application to the Landmarks Preservation Commission for window replacement.

Full Board Vote: 16 In Favor 6 Against 4 Abstentions 0 Present

Committee: 5-0-1-0.

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

- All the original six-over-one wood windows were replaced with aluminum windows in 1985, when the building underwent an extensive renovation.
- These aluminum replacement windows are all one-over-one double hungs, installed without any historic brick mold.
- Because of the decorative architectural details of the building's street facades, PTAC units were installed within selected lines of window openings rather than through-wall below the window openings, to avoid destroying any of the decorative facade material. This has the effect of raising the interior sill height, and also of raising the location of these meeting rails, so that they do not align with the height of the meeting rails at the majority of the adjacent windows, where the sash fills the entire window opening height.
- The proposal is to replace all the existing windows in apartment 508 with new one-over-one double hung aluminum, thermal windows by Skyline. Windows to be dark bronze finish to match the existing windows, with no decorative brick mold.
- A central air conditioning system will be installed, replacing the five individual PTAC room units in with one single in-window condenser unit. The new condenser would be installed in lieu of the upper sash of a window in a side facade bordering the building's entrance recess, only slightly visible from the public way because of the steep viewing angle. The condenser would have a dark bronze linear grille to match the PTAC grilles throughout the building.
- By eliminating the in-window PTAC units, the proposed replacement windows would have meeting rails that aligned horizontally with the other adjacent non-PTAC windows, but these new windows would interrupt the in-window PTAC pattern vertically. Along the 94th Street facade, this interruption would be mostly masked by the existing fire escape, but along the Riverside Drive facade, this variation would be fully visible from the public way.

The Committee noted a lack of thoroughness in the presentation, particularly since the proposed windows were not shown within the context of the existing windows in the two street-facing facades.

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

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

As the lifespan of the existing aluminum replacement windows is nearing its end, the Committee **strongly** urges the building to develop a master plan for window replacement in the very near future.

RESOLUTION

Date: November 8, 2017

Committee of Origin: Preservation

Re: 884 West End Avenue (West 103rd Street.) Application #19-14525 to the Landmarks Preservation Commission to install a barrier-free access ramp.

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

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

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

- The building entrance is located 15" above the sidewalk.
- A new entrance ramp is proposed to provide ADA access to the building.
- The new ramp and new front steps will be faced in granite to relate to the granite the base of the building.
- Horizontal surfaces (ramp, landing and new stair treads) will be topped with flame-finish granite tiles, 12" x 12", color to match the existing granite steps.
- Vertical surfaces (side of the ramp, stair risers) will be faced with 12" x 12" granite tiles, color to match the existing granite steps.
- A new black pipe railing will be installed on both sides of the ramp.
- A narrow concrete planter faced in the same 12" x 12" granite tiles will be installed in the 12" gap between the inner face of the ramp and the face of the building façade.

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

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the new barrier-free access ramp.

RESOLUTION**Date: November 8, 2017****Committee of Origin: Parks and Environment****Re: Department of Parks and Recreation on the proposed design for the Bull Moose Dog Run in Theodore Roosevelt Park.****Full Board Vote: 26 In Favor 0 Against 1 Abstention 0 Present***Committee: 4-1-0-0. Non-Committee Board Members: 2-0-1-0.*

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

The dog run at Theodore Roosevelt Park was constructed about twenty years ago and has had no major renovations since then. In the interim, it has developed numerous problems, including substantial ponding of its surfaces during and after rain storms and compacting, subsidence and loss of material of those surfaces. It is on relatively low ground, which contributes to the problem of water accumulation. It is also dusty and annoyingly noisy to some of its neighbors along West 81st Street. It lacks sufficient benches and is generally in need of major refurbishment and more disciplined operations.

In February, 2013, members of the then-new user group, the Bull Moose Dog Run Association, presented to the Parks & Environment Committee of Community Board 7/Manhattan an ambitious plan for renovation of the dog run that included, among other features, artificial turf specifically designed for dogs. Representatives of neighboring buildings, including the block association for West 81st Street, expressed general support for the proposed renovation, with particular attention to improving the noise situation. At that time, no public funds had been allocated to such renovation, and the user group said that it hoped to raise substantial private funds to supplement such public funds as would become available.

In March, 2013 CB7/Manhattan passed a resolution in which, among other things, it supported the efforts of the user group, in cooperation with other stakeholders of Theodore Roosevelt Park, to develop plans for a major refurbishment of the dog run; urged the Department of Parks & Recreation to work with stakeholder groups to develop actual plans for the renovation and to secure funding for it; and urged the stakeholders to secure financial and in-kind assistance from all available sources to achieve the renovation and maintenance of the dog run at the least practical direct financial cost to New York City.

In the subsequent time period, \$440,000 of public funding has been allocated to the dog run by then-Council Member Brewer, Council Member Rosenthal, and now-Borough President Brewer. No private money has been raised.

The Department of Parks & Recreation presented plans for the renovation of the dog run at the October, 2017 meeting of the Parks & Environment Committee of CB7. The plans include restoring the badly degraded gravel surfaces in the dog run, moving the area dedicated to small dogs, installing a new water fountain and a new water connection for a hose, installing new benches and creating a "rain garden" with decorative plants to capture and drain runoff. Representatives of DPR told the Committee that an artificial turf surface would not be within the available budget, and that they had not investigated any noise abatement measures. Dog run users and other members of the community mentioned that some users have not been fully compliant with the applicable rules, contributing to the noise issue.

Community Board 7/Manhattan **approves** the design for the renovation of the Bull Moose Dog Run in Theodore Roosevelt Park.

Date: November 8, 2017

Committee of Origin: Parks and Environment

Re: D&PR on the proposed design for the Bull Moose Dog Run in Theodore Roosevelt Park.

CB7 also **expresses its strong disappointment** that DPR did not investigate possible methods and costs of sound abatement in developing the design prior to presenting its plans to the Parks & Environment Committee, and **urges** DPR to do so as it proceeds with the project, as it committed to do at the October, 2017 Committee meeting. In approving the design as presented to the Committee and to the CB7 Full Board, CB7 **relies** on the representation made by DPR to CB7 and affected parties subsequent to the October, 2017 Committee meeting that it has now commenced investigating potential sound abatement systems, that it has identified at least one potential product, and that it will return to the Committee to report on its progress at the next Committee meeting.

CB7 also **strongly urges** DPR to identify and advise the many users of this dog run of alternative sites where they may exercise their dogs during the months when this project will be under construction.

CB7 also **strongly urges** users of the dog run to engage in better monitoring of compliance with the applicable rules, including the hours of operation, in order to minimize to the extent practicable the disturbance of neighbors.

CB7 also **strongly urges** the dog run user group to raise private funds to augment the features of the proposed design with additional amenities.

RESOLUTION

Date: November 8, 2017

Committee of Origin: Parks and Environment

Re: Conversion of former Tavern on the Green parking lot (West 66th Street and CPW) to park uses.

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

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

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

There is a large paved area in Central Park at West 66th Street and Central Park West, adjacent to the Tavern on the Green concession. For several decades, the paved area was a parking lot that was included in the former Tavern on the Green concession. Pursuant to a suggestion by the Parks & Environment Committee of Community Board 7/Manhattan, adopted by the Department of Parks & Recreation, the parking lot is not included in the current Tavern license. This large paved area occupies a prime position in Central Park and is an eyesore. Observers have noticed that vehicles are sometimes parked illegally in this area, and also that some park users use it for casual active recreation from time to time.

Space for active and passive recreation in Central Park is precious and is subject to constantly increasing needs. At its October, 2017 meeting, the Parks & Environment Committee of Community Board 7/Manhattan discussed with representatives of the Central Park Conservancy (CPC) public concern that the former parking lot be “greened” and allocated to park-appropriate uses.

The representatives of the CPC advised that renovation of the “parking lot” area to adapt it to park uses is one of several capital projects on its master plan that it expects to execute over approximately the next decade, for which it has allocated in total approximately \$300 million, including \$60 million of committed New York City funds. However, at this time, a project to convert the parking lot to park uses is not at the top of the CPC’s queue, though it is in the queue.

Among other things, any plan for “greening” the former parking lot would have to take into account the fact that DPR currently constructs a large temporary pavilion there each year in connection with New York City Marathon events, which pavilion and events deploy the parking lot area for approximately one month each fall. Also, because any renovation would encompass entirely new functions for the space, it would take particularly thoughtful planning as to its most desirable and appropriate new uses.

Community Board 7/Manhattan **strongly urges** the CPC to move permanent “greening” of the former parking lot and conversion of it to park-appropriate uses to the top of its queue of capital projects.

CB7 also **strongly urges** the CPC to implement, in the interim, short-term park-appropriate uses of the space, including, for example, programming of sports and other events such as chalk drawing, cycling lessons for children and possibly adults, and the installation of movable planters and benches.

CB7 also **strongly urges** that the CPC engage in broad public outreach concerning the range of possible park-appropriate uses for this space, both on an interim basis and permanently.

RESOLUTION

Date: November 8, 2017

Committee of Origin: Business and Consumer Issues

Re: Unenclosed Sidewalk Cafés Renewals.

Full Board Vote: 26 In Favor 0 Against 0 Abstentions 0 Present

Committee: 5-0-0-0. Non-Committee Board Members: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following Unenclosed Sidewalk Cafés Renewals:

- **320 Amsterdam Avenue** (West 75th– 76th Streets.) Renewal application #2021276-DCA to the Department of Consumer Affairs by Cactus Pear LLC, d/b/a Playa Betty's, for a four-year consent to operate an unenclosed sidewalk café with 18 tables and 54 seats.
- **2800 Broadway** (West 108th Street.) Renewal application #2025199-DCA to the Department of Consumer Affairs by 2800 Restaurant Corp, d/b/a Manchester Diner, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

RESOLUTION

Date: November 8, 2017

Committee of Origin: Business and Consumer Issues

Re: 473 Columbus Avenue (West 83rd Street.)

Full Board Vote: 26 In Favor 0 Against 0 Abstentions 0 Present

Committee: 5-0-0-0. Non-Committee Board Members: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application #2048499-DCA to the Department of Consumer Affairs by ACS Columbus, LLC, d/b/a Lokal, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

RESOLUTION

Date: November 8, 2017

Committee of Origin: Steering

Re: CB7 priorities for the NYC Capital Budget for fiscal year 2019.

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

Committee: 14-0-0-0. Non-Committee Board Members: 3-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the CB7 priorities for the NYC Capital Budget for fiscal year 2019.

RESOLUTION

Date: November 8, 2017

Committee of Origin: Steering

Re: CB7 priorities for the NYC Expense Budget for fiscal year 2019.

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

Committee: 14-0-0-0. Non-Committee Board Members: 3-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the CB7 priorities for the NYC Expense Budget for fiscal year 2019.

RESOLUTION

Date: November 8, 2017

Committee of Origin: Steering

Re: Leaves of absence for Miki Fiegel, Lillian Moore, and Mel Wymore.

Full Board Vote: 24 In Favor 0 Against 1 Abstention 0 Present

Committee: 7-0-2-0. Non-Committee Board Members: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following requests for leaves of absence for Miki Fiegel (October 1-December 31), Lillian Moore (October 1 –December 31), and Mel Wymore (November 1-January 31).