

RESOLUTION

Date: February 7, 2017

Committee of Origin: Land Use

Re: 157 Columbus Avenue (West 67th – 68th Streets), d/b/a CrossFit.

Full Board Vote: 28 In Favor 3 Against 4 Abstentions 0 Present

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

In the matter of Application #228-13-BZ to the Board of Standards and Appeals by CrossFit, NYC extension of the term of a previously granted special permit, pursuant to ZR §73-36, issued to the physical culture establishment, Community Board 7/Manhattan **approves** of the application with the following additional conditions:

1. That the CrossFit facility will obtain a Temporary Certificate of Occupancy, with the 18 conditions listed in the TCO, within (60) sixty days of the BSA granting renewal of the special permit.
2. That no CrossFit facility activities take place on the public thoroughfare on this block.
3. That the CrossFit Facility will main compliance with the original eighteen (18) conditions, with a revision to the statements indicated in bold as follows:
 - That the hours of operation for the PCE will be limited to Monday through Friday from 6:00 am to **10:00 pm** and Saturday and Sunday from 9:00 am to **8:00 pm**.
 - That sound-attenuating measures, including a raised flooring system and padded fitness flooring will be **maintained and replaced as required to the same and original specification** throughout the PCE space and sound-foam panels will be installed and maintained along certain walls, as reflected on the approved plans.

RESOLUTION

Date: February 7, 2017

Committee of Origin: Transportation Committee

Re: Installation of three speed bumps and Stop Signs on the Riverside Drive service road between West 92nd and 95th Streets.

Full Board Vote: 34 In Favor 0 Against 1 Abstention 0 Present

Committee: 9-0-0-0.

The following facts were taken into account when crafting this resolution:

- There are many schools in this part of Riverside Drive, creating an unusual amount of pedestrian activity.
- While we appreciate DOT's willingness to place speed bumps along the service road here, many neighbors and school parents believe stop signs would be most effective in reducing the possibility of conflicts between vehicles and pedestrians.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** and appreciates DOT's willingness to install speed bumps along this stretch of the Riverside Drive service road between West 92nd and West 95th Streets, and **urges** DOT to install stop signs here as well, due to the presence of schools and frequent pedestrian crossings.

RESOLUTION

Date: February 7, 2017

Committee of Origin: Transportation Committee

Re: Request by Council Member Mark Levine to name secondarily the southwest corner of Central Park West and 84th Street in honor of Elie Wiesel.

Full Board Vote: 31 In Favor 0 Against 1 Abstention 0 Present

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

The following facts were taken into consideration during the crafting of this resolution:

- Councilmembers Mark Levine and Helen Rosenthal have introduced a resolution in the City Council to secondarily name the Southwest corner of West 84th Street and Central Park West in honor of Elie Wiesel.
- Elie Wiesel is a noted holocaust survivor and fighter for justice and against intolerance. He has held numerous posts fighting for Soviet Jews, the Kurds, victims of famine in Africa, and much much more.
- His family has stated that some of his most cherished times were living on the block of West 84th Street between Central Park West and Columbus Avenue.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan supports the secondary naming of the Southwest Corner of West 84th Street and Central Park West as "Elie Wiesel Way".

RESOLUTION

Date: February 7, 2017

Committee of Origin: Transportation Committee

Re: Request to support widening of the bike-ped paths on the George Washington Bridge.

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

Committee: 9-0-1-0. Non-Committee Board Members: 2-0-0-0.

The following facts were taken into account when crafting this resolution:

- A widening of the bike/ped paths can be achieved without removing any lanes of roadway.
- The GWB is a key element in the connection of bicycle paths on both sides of the Hudson.
- The bridge will be undergoing a major renovation, and this is an opportunity to improve the paths for both pedestrians and bicyclists.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan supports the widening of the bike/pedestrian path on the GWB.

RESOLUTION

Date: February 7, 2017

Committee of Origin: Business & Consumer Issues Committee

Re: 160 Riverside Drive, a/k/a 161 Freedom Place

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

Committee: 5-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the SLA for new two-year liquor license by Hiro Sushi at Ollie's Inc, d/b/a Hiro Sushi at Ollies.

RESOLUTION

Date: February 7, 2017

Committee of Origin: Business & Consumer Issues Committee

Re: 103 West 72nd Street (Columbus Avenue)

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

Committee: 5-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the SLA for new two-year liquor license by JCB Rest Inc., d/b/a Malachy's.

RESOLUTION

Date: February 7, 2017

Committee of Origin: Business & Consumer Issues Committee

Re: 141 West 72nd Street (Columbus Avenue)

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

Committee: 5-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the SLA for new two-year liquor license by JCB Rest Inc., d/b/a Malachy's MA UWS New York, Inc., d/b/a Izakaya Ida.

RESOLUTION

Date: February 7, 2017

Committee of Origin: Business & Consumer Issues Committee

Re: 768 Amsterdam Avenue (West 97th Street.)

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

Committee: 5-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the SLA for a new two-year liquor license by Amsterdam Ale House 97 LLC, d/b/a To be Determined, unless the following conditions, which the applicant has agreed to do, are included in the Method of Operation:

- Installation of a semi-enclosed structure in the backyard, such as a gazebo or canopy, to dampen the sound.
- Closing the backyard café at 11p.m., from Sunday through Thursday; and Midnight on Friday and Saturday.
- No music in the backyard cafe.
- Inside, the restaurant may stay open until 4 a.m.
- Applicant has agreed to meet with the committee again six months after the restaurant opens, in April 2017.

RESOLUTION

Date: February 7, 2017

Committee of Origin: Business & Consumer Issues Committee

Re: 2130 Broadway (West 75th Street.)

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

Committee: 5-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application #2011932-DCA to the Department of Consumer Affairs by Beacway Operating, LLC, d/b/a Hotel Beacon, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 32 seats.

RESOLUTION

Date: February 7, 2017

Committee of Origin: Preservation Committee

Re: 36 Riverside Drive (West 75th – 76th Streets.) Application to the Landmarks Preservation Commission for (A.) front and rear façade modifications, (B.) a rooftop addition, and (C.) a one-story rear-yard addition.

A. Full Board Vote: 32 In Favor 0 Against 2 Abstentions 0 Present

Committee: 6-0-1-0. Non-Committee Board Members: 2-0-0-0.

B. Full Board Vote: 33 In Favor 0 Against 0 Abstentions 0 Present

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

C. Full Board Vote: 26 In Favor 5 Against 3 Abstentions 0 Present

Committee: 5-1-1-0. Non-Committee Board Members: 2-0-0-0.

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

--Constructed in 1889 as one of the two center units in an A-B-B-A rhythm 4-unit rowhouse ensemble, the overall composition was intended to be seen as a single grand design. In the late 1920's, the two northern units (the left hand "A" and "B") were replaced by a tall apartment building.

--Subsequent modifications to the existing row house included removing the stoop, relocating the entry to the ground level, enclosing the space to the north of the parlor floor bow window, and extending the bow window up to the third floor.

--Substantial front façade restoration work is proposed.

--Modifications to the front façade are guided by a desire to establish a new center within the individual unit in order to relocate the front door to the center.

Proposed modifications include:

--Establishing a new bilateral symmetry for the overall façade by creating a full width chamfered front façade at the two lower floors. New chamfered façade to be clad in stone modelled on the original - alternating rusticated granite and smooth limestone bands, a continuation of the banding of the adjacent row house.

--At the sidewalk level, shifting the entry door with sidelights to the center, and creating new punched window openings, aligning with the existing punched window openings of the adjacent original row house. New front door to be wood and glass, with metal grilles. New half-height granite-clad front court enclosure walls with two centered granite piers to mark the entry

--At the second floor, installing new double-hung wood windows modelled on existing within the new window openings.

--At the third floor bow, replacing the existing wood windows with new double-hung wood windows of the same design.

--At the fourth floor bow, replacing the two existing punched window openings with a new continuous curving band of pre-patinated copper-clad casement windows with transoms, with slender mullions and overhead transom dividers..

--At the fifth floor, extending the remaining window sills to create four French door openings with new bronze-framed casement door pairs.

- Restore existing copper cornice with pre-patinated copper.
- At the mansard roof/sixth floor, installing new clay roof tiles, based on the original, and replacing existing dormer windows with new windows modelled on the original.

While the Preservation Committee of Community Board 7/ Manhattan applauds the extensive front facade restorative work and reintroduction of original materials, as well as the decision to create a new internal symmetry in the overall façade design, the Committee believes that a continuous copper bow window and other fenestration modifications within the front façade 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 front façade modifications.

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

- The existing sixth floor will be extend back to enclose almost the entire roof.
- A new elevator and stair bulkhead will be constructed at the center of the sixth floor roof, with new open-air pergolas constructed to the east and west.
- The sixth floor rooftop extension and the new penthouse elevator and stair bulkhead will be clad in standing seam zinc cladding. Pergolas will be wood.
- The top of the pergolas align with the top of the stair bulkhead enclosure, 10 feet above the existing roof level. The central elevator bulkhead extends an additional 4 feet up (14 feet total).
- The new bulkhead is partially visible from the public way, especially from Riverside Park. The elevator portion is particularly noticeable, rising up from the center of the structure.

The Preservation Committee of Community Board 7/ Manhattan believes that because of the excessive height, bulk and visibility of the entire bulkhead, and because of the positioning of the elevator overrun bulkhead in particular, the proposed bulkhead 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.

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

- At the Basement level, the existing rear garden at the Basement level will be fully enclosed, extending the interior floor space to the rear lot line.
- The exterior space will move up to the level of the Basement roof, on the first floor.
- At the first floor, the existing partial width rear yard addition will be extended back to the rear property line.
- The remainder of the partial width rear yard addition and the existing rear façade will be modified, extended up slightly to conceal rooftop mechanicals. Cladding **is** to be red brick, with large vertical and horizontal expanses of copper-clad fenestration.
- the expanded rear yard addition will be partially visible from the public way through the apartment building service alley along 75th Street.

The Preservation Committee of Community Board 7/ Manhattan believes that design of the rear yard addition 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 rear yard addition.

RESOLUTION

Date: February 7, 2017

Committee of Origin: Preservation Committee

Re: 313 West 77th Street (West End Avenue – Riverside Drive.) Application to the Landmarks Preservation Commission for a bulkhead addition, window replacement, and a 4-story rear-yard addition.

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

Committee: 7-0-0-0. Non-Committee Board Member: 1-0-0-0.

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

A. Front façade work includes the following:

--Repair and restoration work.

--Replacement of all existing windows (nine-over-nines and six-over-sixes, which are what the designation report describes as the original configuration) with new one-over-one double hung wood windows.

B. Roof top work includes the following:

--Replacing the existing 7'-6" high stair bulkhead on the eastern side of the roof with a new, 11 foot high stair and elevator bulkhead at the western side of the roof. New bulkhead to be clad in anodized aluminum and glass.

--The new bulkhead is set back sufficiently to not be visible from the public way.

--However, the tempered glass railing located at the top of the front façade's mansard roof is visible from the public way. In this context, the glass railing is being considered as part of the front façade work.

C. Rear yard work includes the following:

--Replacement of the existing three story partial-width addition with a new four story, full-width addition, set back 30 feet from the rear property line as required.

--New rear yard addition to be clad in a thin frame of white brick surrounding a four-story, steel and glass curtain wall, with large expanses of undifferentiated glass panels.

--New tempered glass railings at 5th floor terrace and at roof.

--Cellar to be extended 12'-2" out into the rear yard by excavation.

The Committee expressed the following concerns:

--The proposed one-over-one replacement windows at the front façade ignore the designation report description.

--The front glass rooftop railing is partially visible from the public way.

--The design of the entire rear façade of the four story addition is out of scale, with a disproportionately narrow brick frame and largely unbroken expanses of glass in the four story curtain wall glazing system.

While the Preservation Committee of Community Board 7/ Manhattan applauds the front facade restorative work, the Committee believes that - based on the concerns stated above - the proposed one-over-one replacement windows at the front façade, the partially visible front rooftop glass railing, and the proposed design of the new rear yard addition's façade are all inappropriate to the historic character of the building and of the Historic District.

The Committee finds the proposed rooftop addition appropriate as it is not visible from the public way.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the front facade work including the position of the glass roof railing, **disapproves** the rear yard addition, and **approves** the rooftop addition.

RESOLUTION

Date: February 7, 2017

Committee of Origin: Preservation Committee

Re: 225 West 86th Street, The Belnord (Broadway - Amsterdam.) Application to the Landmarks Preservation Commission for the rehabilitation of the 86th Street concierge interior area /lobby, creation of three doors, modifications to a courtyard door and to the courtyard paving and planted areas, window replacements, and renewal of the LPC permit for a guard booth.

Full Board Vote: 30 In Favor 0 Against 1 Abstentions 0 Present

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

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

A. The previously approved design for the exterior guard booth (to be located to the east of the east entry passage) will be modified as follows:

--Still constructed of painted metal and glass, the new guard booth enclosure will have more ornamental detail.

--Instead of gunmetal gray paint, the new paint colors will be black with gold accents.

B. The existing 86th Street entry lobby/ concierge area will be modified to improve circulation and security. Modifications to the western side of the eastern entry passage include the following:

--Replacement of the existing curved-plan entry door at the center arch recess with a new flat wood and glass door modelled on the existing historic glazed panel door on the opposite side of the entry passage.

--Lowering the sill of the existing window in the southern arch recess to create a second door opening into the lobby, with a similar historic glazed panel door.

--Both new doors to have divided transoms to match the divided transom in the northern arch recess.

C. In the south facade of the courtyard interior, the existing package room door will be widened and raised in height, with a similar historic glazed panel door. A new metal canopy modelled on the existing canopies throughout the courtyard will be added.

--The existing window opening above the existing door will be removed and new masonry blocks will be patched in. The original keystone above the removed window will remain.

D. On the northern façade of the courtyard interior, two new door openings will be created from two existing widow openings, symmetrical around the 87th Street lobby entrance. New metal canopies matching the others in the courtyard will be added. Similar historic glazed panel doors will be installed.

E. Courtyard renovation work to improve and clarify separate pedestrian and vehicular circulation, to improve safety, to provide improved ADA access, and to enhance the center planted island includes the following:

--Reshape the pedestrian perimeter sidewalk and car drive with varying widths to define designated areas for cars to stand while dropping off.

--Granite paving materials in different sizes, shapes and colors will be employed to distinguish different areas and functions.

--New plantings to include evergreen bushes and seasonal annuals and perennials.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed modifications to the 86th Street concierge are/ interior lobby, the creation of three new doors, modification of a courtyard door, closing in of a courtyard window, several window replacements, modifications to the courtyard paving and plantings, and modifications to the previously LPC-approved guard booth are all reasonably appropriate to the historic character of the individually designated landmark building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the rehabilitation of the 86th Street concierge interior area /lobby, creation of three doors, modifications to a courtyard door and to the courtyard paving and planted areas, window replacements, and renewal of the LPC permit for a guard booth.

RESOLUTION

Date: February 7, 2017

Committee of Origin: Preservation Committee

Re: 121 Manhattan Avenue (West 105th Street.) Application to the Landmarks Preservation Commission for enlargement of a rear façade window and a roof-top stair bulkhead.

Full Board Vote: 28 In Favor 1 Against 2 Abstentions 1 Present

Committee: 6-1-0-0.

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

A. The row house sits on a corner lot.

B. The restorative work at street-facing facades includes:

--Replacing the existing front door with new oak and glass door pair modelled on original

--Within existing openings, replacing existing windows with full brick-to-brick installation of new one-over-one double-hung wood windows in medium bronze color. At the front facade, this includes new arched-head windows in the arched window openings.

C. Rear façade work to include removal of existing metal fire escape, façade restoration and window replacement work. At the top two floors, existing windows to be replaced in existing openings with new one-over one wood windows in a medium bronze color.

--At the lower two floors, a new two story window in an enlarged opening is proposed, spanning most of the width of the lower rear facade. Aluminum clad wood windows to be medium bronze color.

Horizontal window divisions positioned to align with side-street facing windows around the corner on 105th Street. New cast stone lintel over the new window. Existing brick arched lintels above from removed windows to be removed, closed in with brick infill to match

--New enlarged window will be partially visible from the public way.

D. Roof top work includes:

--Construction of a new bulkhead at center of north portion of roof. Bulkhead to be minimum width and length required for new roof-access stair, 8 foot tall.

--Bulkhead to be clad in light sandstone color stucco, with large central glazing panels.

--To either side of the bulkhead, new 6 foot tall mechanical enclosure and barbecue enclosure.

--Flue extensions will be required for existing party wall chimneys. Flues will now extend 3'-0" above the top of the existing front cornice.

--New painted steel railings at roof perimeter to be painted in similar sandstone color to stucco cladding.

--Rooftop addition and metal railings will be partially visible from the south and east

The Preservation Committee of Community Board 7/ Manhattan believes that the enlarged masonry opening at the rear façade and the design of the rooftop stair bulkhead are both 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 designs of the enlarged masonry opening at the rear facade and the roof top stair bulkhead.