

## RESOLUTION

**Date: April 4, 2017**

**Committee of Origin: Transportation**

**Re: New M79 SBS route.**

**Full Board Vote: 27 In Favor 6 Against 6 Abstentions 0 Present**

*Committee: 7-0-0-0. Non-Committee Board Members: 4-0-0-0.*

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

1. Bus service along the M79 corridor is slow and unreliable, largely due to overcrowded streets and double-parked vehicles.
2. Much of the congestion is taking place on 81<sup>st</sup> Street between Central Park West and Columbus Avenue, largely due to vehicles headed to and coming from the Museum, as well as contractor vehicles parked along the north side of the block.
3. Because of this condition, M79 buses often get delayed in this block, with the result that bus-bunching frequently occurs, causing long delays in other sections of the route.
4. School buses headed to and from the Museum often cruise area streets searching for parking locations, tying up many blocks, and adding to the area's congestion.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** NYC Transit and NYC Department of Transportation's proposal for converting the M79 to the M79 SBS Route, which contains the following provisions:

1. As is the case with other SBS routes, payment will be off-board from machines located on the sidewalks.
2. The eastbound 81<sup>st</sup> Street/Amsterdam Avenue stop will be eliminated.
3. Traffic signals at Broadway/79<sup>th</sup> Street will be changed, with a dedicated left-turn arrow for northbound Broadway to westbound 79<sup>th</sup> Street, as well as other changes to the signal pattern to promote greater vehicular/pedestrian safety.
4. Traffic signals at Columbus Ave/79<sup>th</sup> Street will be changed, to allow for an all-pedestrian interval, and greater safety at this busy intersection.
5. A turning radius will be created on 81<sup>st</sup> Street west of Columbus Ave, to allow vehicles more room to turn south (left) on Columbus Avenue.
6. The entire southernmost lane on 81<sup>st</sup> Street between Central Park West and Columbus Avenue will be a dedicated bus lane between the hours of 7 AM to 7PM, and will be used for moving vehicles only. No parking of buses will be allowed here.
7. Dedicated loading zones will be placed on the north side of 81<sup>st</sup> Street to allow for contractor vehicles to load/unload during the hours of 9AM-5PM.
8. Bus storage space will be allocated on the east side of Central Park West, south from 81<sup>st</sup> Street, during the hours of 9AM to 2 PM, (M-F) to allow for the Museum's buses to lay over, and not circle the neighborhood searching for parking spaces.

9. M79 bus layovers will be moved from 79<sup>th</sup> Street east of Broadway to 79<sup>th</sup> Street, east of Riverside Drive. Bus storage will be on the north side of 79<sup>th</sup> Street, west of the northbound entrance to the Henry Hudson Parkway.

BE IT FURTHER RESOLVED THAT DOT will investigate the possibility of locating bus layovers on the west side of Central Park West or other nearby locations to further alleviate congestion and the many left turns required to go to and from the museum. CB7 requests that DOT report on its findings as soon as possible, no later than September 15, 2017.

**RESOLUTION**

**Date: April 4, 2017**

**Committee of Origin: Transportation**

**Re: Secondary street naming of West 94<sup>th</sup> Street (Columbus to Amsterdam Avenues.)**

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

*Committee: 6-1-0-0. Non-Committee Board Members: 4-0-0-0.*

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the request to name secondarily West 94<sup>th</sup> Street between Columbus and Amsterdam Avenues, which is currently James Garst Way, in honor of James and his wife Rina Garst.

**RESOLUTION**

**Date: April 4, 2017**

**Committee of Origin: Housing**

**Re: Public Housing Funding.**

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

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

This resolution is premised upon the following facts:

The New York City Housing Authority ("NYCHA") operates scores of residential developments and buildings that more than 400,000 New Yorkers call home. NYCHA was created under the leadership of Fiorello La Guardia some 82 years ago. NYCHA relies on joint funding from the federal, State and City governments, as well as rent paid by residents that include some of our most economically vulnerable neighbors, to meet its \$3.2 Billion annual operating budget.

Funding from governmental sources, particularly the federal Department of Housing and Urban Development, has failed for years to keep pace with the needs of NYCHA's operating and capital budgets. The New York City Comptroller estimates that NYCHA has unmet capital budget needs of \$17.1 billion, and delays in maintenance requests that no other rent-paying tenant in New York would stand for.

The outline for the federal budget for Fiscal Year 2018 includes devastating cuts to HUD's funding of NYCHA.

The proposed cuts include slashing the direct contribution to NYCHA's operating budget by at least \$35 Million. In addition, the budget cuts to Section 8 funding, which would further reduce NYCHA's share by another \$40.5 million just months after NYCHA was induced to embrace a pilot program for several developments calling for a switch in funding streams from depleted Section 9 funding to Section 8, which is now under threat. In all, the total cuts to NYCHA's funding for FY2018 could exceed \$150 million.

The cuts will change NYCHA's projection from a modest surplus to a devastating budget shortfall in the coming fiscal year, and eliminate any opportunity to address the capital budget backlog.

Any change to the current formula by which NYCHA residents' rent is calculated would lead ineluctably to swelling the already troubling ranks of homeless seeking shelter in our City.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan calls on the President of the United States, the Secretary of Housing and Urban Development, as well as the Congress and our State and City elected officials to restore full funding to the NYCHA operating budget and to Section 8 funding streams to ensure the solvency and viability of NYCHA and the dignity of our public housing neighbors, and

BE IT FURTHER RESOLVED THAT adequate capital funding streams be approved and allocated in a coordinated program to address all of the capital needs for NYCHA going forward.

## RESOLUTION

**Date: April 4, 2017**

**Committee of Origin: Housing**

**Re: Mitchell-Lama Housing Cooperatives.**

**Full Board Vote: 24 In Favor 5 Against 7 Abstentions 0 Present**

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

This resolution is premised on the following facts:

- Community Board 7/Manhattan, as with most of the other communities in the city, is losing affordable housing units at an accelerated pace and preserving existing units must be a priority for State and Municipal Government Policies and Programs.
- Preservation of affordable housing must consider the multitude of ways residents are pushed out of existing units or prevented from obtaining units from the community's dwindling portfolio of affordable housing.
- The Mitchell-Lama Program was designed to provide affordable rental and limited-equity cooperative housing to low and middle-income families across NYS. Due to a number of loopholes, over a third of Mitchell-Lama buildings have exited the program since 1990 as the original 20-35 year contracts expired.
- Tenants of Mitchell-Lama Cooperatives are currently experiencing tremendous pressures to privatize and leave the program by voting 2/3 majority to convert from existing Article II to Article XI. If the vote falls short of 2/3 majority, the building remains within the Mitchell-Lama program, however, there are no limits on how many times a board can bring the item forward and thus many tenants are left in a state of housing insecurity. Further, contentious votes routinely involve significant legal fees. In February 2016, a tenant of East Midtown Plaza who was fighting for a third time to prevent the withdrawal of her 748-unit coop, indicated the previous battle cost those tenants who wished to remain in the affordable program over \$2million in legal fees. (*Testimony of J Poindexter at NYC Council Housing Committee 2/29/2016.*)
- One of the main drivers accelerating the loss of Mitchell-Lama Coops is the Voluntary Conversion provision put into effect without public comment. As stated in a letter from MBP Gail Brewer to Commissioner Vicki Been, dated May 9, 2014:

*In 2011, under the previous administration, the Department of Housing Preservation and Development (HPD), in collaboration with the NYC Housing Development Corporation (HDC), initiated what we [MBPO] consider a serious public policy mistake that would significantly reduce the affordability of Mitchell-Lama cooperative housing. Slipped into an HPD rule change, without public comment, was regulation 3-14(i)(15) that allows for conversion of Mitchell-Lama cooperatives (incorporated under Article II of the Private*

*Housing Finance Law) to restructure themselves as Housing Development Fund Companies (HDFCs) under Article XI of the PHFL.*

- Coop owners who have had the benefits of enjoying direct subsidized living for as much as 40 years can suddenly sell their apartment for a windfall profit and walk away with greater funds than their accumulated equity.
- Those residents who have neither the desire nor capacity to sell and move are left with no option to remain within the Mitchell-Lama program and are thrust into extreme increases in maintenance charges and building living costs.
- Permanent affordability for the entire building is immediately lost. Families on the extensive waiting list for ML apartments are left further behind. Absurdly, the developments continue to be exempted from regular real estate taxes.
- Since 1990, over 50% of Mitchell-Lama rental apartments have been lost due to conversion. Approximately 33,000 rental apartments remain.
- Of equal concern is the recent loss of ten Mitchell-Lama cooperative developments leaving the program, however New York's Mitchell-Lamas are still home to more than 63,000 moderate and middle-income families who are steadily employed.
- There are 6 Mitchell-Lama cooperatives in MCD7 and all are HPD supervised.

• Mitchell-Lama Cooperative	• # of Apartments
• Goddard-Riverside	• 108
• Jefferson Tower	• 189
• Lincoln –Amsterdam	• 168
• R.N.A. House	• 207
• St. Martin's Tower	• 179
• Stryker's Bay	• 233
• Total # of Apartments	• 1,169

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan recommends the following:

1. City Council Members Johnson, Levine, and Rosenthal each work with the Mitchell-Lama residents in their district to ensure all are properly informed of the consequences of a Mitchell-Lama conversion and all are made aware of their rights and available resources regarding such process;
2. Our local and state elected officials protect affordable Mitchell-Lama cooperative developments from privatization by enacting legislation to prohibit the dissolution and/or reconstitution of

any mutual company organized under Article II (Mitchell-Lama Section) of the Private Housing Finance Law (PHFL) and rescind Section 3-14(i)(15) of HPD Rules;

3. Our local and state elected officials strengthen the city and state agency rules that protect current shareholders and those on the waiting lists for these developments from loss of affordability, and strengthen the power of supervisory agencies; and

Provide low-interest loans to Mitchell-Lama cooperatives and other affordable housing developments for infrastructure maintenance and capital repairs.



**RESOLUTION**

**Date: April 4, 2017**

**Committee of Origin: Business & Consumer Issues**

**Re: Applications to the SLA for new two-year liquor licenses.**

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

*Committee: 5-0-0-0.*

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

- **Re: 139-141 West 69<sup>th</sup> Street** (Broadway) Noi Due Carne Inc., d/b/a To be Determined.
- **Re: 322 Columbus Avenue** (West 75<sup>th</sup> Street) by Da Capo Corp, d/b/a To be Determined.
- **Re: 416 Amsterdam Avenue** (West 80<sup>th</sup> Street) by AINJUPITER LLC, d/b/a To be Determined.
- **Re: 483 Columbus Avenue** (West 83<sup>rd</sup> Street) by Michel GE Inc, Bellini.

**RESOLUTION**

**Date: April 4, 2017**

**Committee of Origin: Business & Consumer Issues**

**Re: 21 West End Avenue (West 61<sup>st</sup> Street.)**

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

*Committee: 5-0-0-0.*

The applicant did not attend the committee meeting;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the application to the SLA for a two-year liquor license by Café 21, d/b/a Café 21.

**RESOLUTION**

**Date: April 4, 2017**

**Committee of Origin: Business & Consumer Issues**

**Re: 1018 Amsterdam Avenue (West 110<sup>th</sup> Street.)**

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

*Committee: 5-0-0-0.*

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the alteration application to the SLA for a two-year liquor license by Madrel LLC, d/b/a Marlow Bistro.

**RESOLUTION**

**Date: April 4, 2017**

**Committee of Origin: Business & Consumer Issues**

**Re: New Unenclosed Sidewalk Cafés.**

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

*Committee: 5-0-0-0.*

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the following applications to the Department of Consumer Affairs for unenclosed sidewalk cafes:

- **273 Columbus Avenue** (West 73<sup>rd</sup> Street.) New application #1482-2017-ASWC to the Department of Consumer Affairs by Zucker's Columbus LLC, d/b/a Zucker's Bagels, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 27 seats.
- **353 Amsterdam Avenue** (West 77<sup>th</sup> Street.) New application #1423-2017-ASWC to the Department of Consumer Affairs by Westside Donut Amsterdam Ventures LLC, d/b/a Dunkin Donuts, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.
- **473 Columbus Avenue** (West 83<sup>rd</sup> Street.) New application #1824-2017-ASWC 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 7 tables and 14 seats.
- **1018 Amsterdam Avenue** (West 110<sup>th</sup> Street.) New application #1147-2017-ASWC to the Department of Consumer Affairs by Madrel LLC, d/b/a Marlo Bistro, for a four-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.

**RESOLUTION**

**Date: April 4, 2017**

**Committee of Origin: Business & Consumer Issues**

**Re: 228 West 72<sup>nd</sup> Street** (West End Avenue – Broadway.)

**Full Board Vote: 24 In Favor 12 Against 0 Abstentions 0 Present**

*Committee: 5-0-0-0.*

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the new/change of ownership application #5193-2016 ASWC to the Department of Consumer Affairs and NY City Planning Commission by MTGebhard, LLC, d/b/a Gebhard's Beer Culture, for a four-year consent to operate an enclosed sidewalk café with 8 tables and 16 seats.

## RESOLUTION

**Date: April 4, 2017**

**Committee of Origin: Preservation**

**Re: 91 Central Park West (West 69<sup>th</sup> Street.) Application to the Landmarks Preservation Commission for the reorganization of some of the stained glass on the 16<sup>th</sup> floor and the 17<sup>th</sup> floor of Penthouse A.**

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

*Committee: 5-1-0-0.*

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

- There are seven "special" windows and doors on the 16th floor and two "special" windows in the 17th floor tower.
- The intricate design details of these windows limit the views out. They are also single-paned glass, so are energy inefficient.
- On the sixteenth floor, the existing windows and doors contain extensive leaded glass detailing in varying patterns (diagonal grids, orthogonal grids with diamond corners), with small panes of clear or faintly colored mottled glass. A portion of these windows and doors also incorporate decorative stained glass figural medallions and square panels.
- The proposal for the 16th floor is to install new energy efficient replacement windows which generally approximate the sizes and methods of operation of the existing doors and windows, but which in most instances eliminate the leaded glass gridding to provide larger unbroken expanses of clear glass. The plan is to re-install the original stained glass medallions and panels at their original locations within these new insulated glass windows and doors, although the actual construction details had not yet been designed.
- On the seventeenth floor, in the large tower windows, the proposal is to retain the existing stained glass and leaded glass windows in the east-facing window, but to completely remove all the stained glass elements in the north-facing window, re-using them as decorative elements within the apartment interior. This north-facing window would be extended down to create a new door opening, and would incorporate the leaded gridding with clear glass throughout.
- While none of the proposed changes are visible from the public way, the Committee believes that the proposal to eliminate the gridded leaded glass component of these original "special" windows alters the relationship of the stained glass elements within the windows. The Committee also expressed concern about the lack of detail describing the actual method of reinstalling the original single pane stained glass units within the new thermally designed replacement windows.

The Preservation Committee of Community Board 7/ Manhattan believes that only retaining the original stained glass elements of the "special windows", while eliminating the original leaded glass component is inappropriate to the historic character of these special windows within the building and the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan disapproves the elimination of the leaded glass and the reorganization of some of the stained glass in the proposed replacement windows and doors on the 16<sup>th</sup> floor and the 17<sup>th</sup> floor of Penthouse A.

*Committee: 5-0-0-0.*

**Responding to the Committee's comments and concerns, the applicant revised the proposal as follows:**

- All leaded muntins will be retained.
- Original mottled glass panes will be replaced with clear glass for improved visibility.
- At the 17th floor tower, the sill level will be lowered to create a new door opening. Leaded muntins and patterned stained glass details will be replicated in the extended glazed opening.
- On the 16th floor, the existing French door pair with fixed sidelights and transom will be modified, raising the head height of the doors and reducing the height of the transom by one row of horizontal leaded panes.

The Preservation Committee of Community Board 7/ Manhattan believes that the revised design is 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 replacement of mottled glass with clear glass, tower window modifications and revised design of a French door pair on the 16<sup>th</sup> floor and the 17<sup>th</sup> floor of Penthouse A.

*Committee: 5-1-0-0.*

The Committee commends the applicant on responding to its comments and concerns expressed when the application was first presented at the February 2017 meeting.

## RESOLUTION

**Date: April 4, 2017**

**Committee of Origin: Preservation**

**Re: 150 Riverside Drive (West 87<sup>th</sup> Street.) Application to the Landmarks Preservation Commission for an entrance canopy; two REVISED signage panels at the 87<sup>th</sup> Street corner, and replacement of wall sconces at the entrance.**

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

*Committee: 6-0-0-0.*

Note: This application was first presented at the February 2017 Preservation Committee Meeting, resulting in the following resolution:

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

- A new metal and glass entrance marquee is proposed over the entry doors, the center of three arched openings.
- The new marquee will be 14 feet wide x 13 feet deep, ending short of the sidewalk street curb. It will be supported by two metal tension rods, anchored to the building's steel frame through the center of the two existing diamond-shaped panels at the center of two existing blind windows at the second floor.
- The marquee to be white glass and dark bronze finish metal framework and lettering.
- Recessed LED lights will be incorporated into the canopy at its perimeter.
- Two existing lighting fixtures flanking the front door to be refinished to match the dark bronze of marquee.
- To increase visibility of the building from Riverside Drive, two LED-backlit signage panels are proposed at the corner of 87<sup>th</sup> Street and Riverside Drive. Signs to be 7'-0" high x 2'-2" wide, projecting 4-1/2" off the building's limestone-clad street level facades.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the entrance marquee, and the repainting of the existing lighting sconces are reasonably appropriate to the historic character of the building and of the Historic District. However, although the Committee believes that some smaller scale, unilluminated signage might be appropriate at the building corner, they find that two aspects of the proposed design - its large size and its being illuminated - are inappropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the marquee and the lighting sconces, but **disapproves** the proposed design of the corner signage.

**In response to Committee concerns about the corner signage, a revised signage design was presented in March 2017:**

To increase visibility of the building from Riverside Drive, a non-illuminated wrap-around corner sign is now proposed at the corner of 87th Street and Riverside Drive. Sign band to be 1'-5" tall x approx. 3' along Riverside and approx. 5'-6" along 87th Street, projecting approx. 3" from the face of the building.



The bottom of the sign will be located 8'-6" above the sidewalk. Sign band to be fabricated of metal – white letters on bronze colored background panel, related in design to the marquee detailing.

The Preservation Committee of Community Board 7/ Manhattan believes that the revised design of the corner signage 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 revised design of the corner signage.

This new resolution now turns the entire resolution into a Preservation Committee approval. The Committee commends the applicant on responding to its comments and concerns regarding the original corner signage design first presented at the February 2017 meeting.

## RESOLUTION

**Date: April 4, 2017**

**Committee of Origin: Preservation**

**Re: 225 West End Avenue (West 70<sup>th</sup> Street.) Application to the Landmarks Preservation Commission to alter the West 70th Street areaway, and install a H.C access chair lift, signage and period appropriate lighting.**

**Full Board Vote: 34 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:

- At the sidewalk level, the existing original black wrought iron gate will be modified, converting the eastern fixed section into an operable hinged leaf to provide access to new chair lift. A new glass panel will be affixed to the interior court side to fill a 6" gap.
- New open wrought iron piers will be created modeled on the existing fence design, supporting two new glass globe lighting fixtures.
- A new chair lift will be installed to provide access down to courtyard level.
- At the north façade of the lower courtyard, the existing storefront entry will be replaced with a new aluminum and glass storefront with recessed panel details, dark bronze finish to match windows throughout building. The existing buff brick will be patched and repaired. A new sign board, with new sheet-metal formed cornice to conceal exposed electrical conduit, and new globe-shaped lighting sconces will be installed.
- At the east façade, the two existing flush metal doors will be replaced by two new metal doors with recessed panel details, dark bronze finish.
- A new stainless steel lattice may be installed at west façade to support plant growth.
- New concrete paving, possibly scored, will be installed.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed modifications to the existing lower courtyard in the areaway, the installation of a new chair lift for ADA access, and the sidewalk level gate modifications 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 alterations to the West 70<sup>th</sup> Street areaway, the installation of a new chair lift, new signage and lighting.

The Committee urges the applicant to consider an alternative material to stainless steel for the proposed lattice such as cedar.

**RESOLUTION**

**Date: April 4, 2017**

**Committee of Origin: Preservation**

**Re: 277 West End Avenue (West 72nd-73rd Streets.) Application to the Landmarks Preservation Commission for window replacement.**

**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:

--While the building's original windows were six-over-one double hung windows, none remain. Today, all existing street-facing windows are one-over-ones, with only one original six-over-one window remaining on a lower level at the interior courtyard.

--Proposal is to create a master plan to guide the ongoing replacement of the current replacement windows which were installed, replacing all the original windows over the past 25 years. All the existing windows are now one-over-one double hung aluminum windows with square brick mold.

--The new windows will have historic brick mold.

--Windows within arched openings at the top of the building will have rounded glass with square tops, to simulate true arch-headed windows.

--Finish to be bronze.

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

## RESOLUTION

**Date: April 4, 2017**

**Committee of Origin: Preservation**

**Re: 269 Columbus Avenue (West 73rd Street.) Application to the Landmarks Preservation Commission to legalize the 3 lighted signs at the sidewalk café.**

**Full Board Vote: 30 In Favor 2 Against 2 Abstentions 0 Present**

*Committee: 5-0-1-0.*

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

--The existing signs are set behind glass, contained within the metal framework of the transom panels over the entry door and at the north and south ends of the existing legal enclosed sidewalk café.

--Signs are orange colored, 1'-3.5" high x 5'-8" high over entrance, x 8'-3" long at ends, internally lit.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the existing signage 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 legalization of the 3 lighted signs at the sidewalk café.

## RESOLUTION

**Date: April 4, 2017**

**Committee of Origin: Preservation**

**Re: 270 West 73<sup>rd</sup> Street (Broadway-West End Avenue.) Application to the Landmarks Preservation Commission for a new three-story rear yard addition, a stair bulkhead, façade restoration, and replacement of windows.**

**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:

a. Front façade work includes:

- Cleaning and restoration of the existing facade materials, including removing paint from existing stone-clad rusticated base and stoop, and from brick cladding at upper levels.
- Replacement of existing windows with new aluminum clad wood thermal windows by Marvin.
- Relocating existing exposed drain leader to interior.

b. Rear yard work includes:

--Replacement of the existing partial width three-story rear yard extension with a new full-width three story extension.

- New extension will project four feet from existing rear façade, conforming with 30-foot setback requirement.
- New extension will be clad in common red brick, similar to existing. A simplified version of existing stepped brick detail at top of building, and at the removed rear yard addition will be created at top of new rear yard addition. .
- The rear façade will have large central glazing elements with 18" wide brick piers at sides, a 12" tall brick band at head.
- New fenestration will be steel windows and doors by Optimum. Black finish.
- New double-hung clad wood windows and new French door pair (installed in an elongated window opening within existing rear façade) will be by Marvin, black finish.
- A new black metal railing will be installed at fourth floor terrace.

c. Rooftop work includes the creation of a new stair bulkhead to accommodate a new stair extension up to the roof. The new bulkhead will be 8 feet wide x 10 feet long x 8 feet tall. Bulkhead is set back 22 feet from front façade, not visible from the public way.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed facade restoration work, window replacement, new rooftop bulkhead and rear yard addition 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 new three-story rear yard addition, a stair bulkhead, façade restoration, and replacement of windows.

The Committee strongly recommends that at the front facade, the design of the two paired window units at the street and parlor levels be modified to have a wider center mullion, similar to the design of the proposed window pair at the third floor.

**RESOLUTION**

**Date: April 4, 2017**

**Committee of Origin: Parks & Environment**

**Central Park:**

**Re: Renovation of Belvedere Castle in Central Park and Creation of an Accessible Path to the Castle.**

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

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

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

Located on the west side of Central Park, just north of the 79<sup>th</sup> Street transverse road, the Belvedere is one of the most visited destinations in the Park, and its visitor center has by far the highest volume of foot traffic among those in the park. Conceived as a vantage point on some of the highest ground in the park (“Belvedere” is literally translated from Italian as “beautiful view”), it offers sweeping views across the Great Lawn to the north, which replaced the Old Croton Reservoir in the 1930s.

The Belvedere Castle building today suffers from several building envelope and related issues resulting both from decline in the decades since previous restoration efforts and from areas that have never been thoroughly addressed. These issues include water infiltration and inadequate drainage, deterioration of wood elements, and deterioration of pavements. Further, access by foot, even to the base of the Castle, involves climbing steep inclines, making enjoyment of the Castle impossible for many park users.

The Central Park Conservancy proposes a restoration of the Belvedere Castle building that will restore parapet walls and terraces with effective drainage and waterproofing systems; will clean and repoint exterior masonry; will restore the wood pavilions, and recreate the decorative wood tower at the northwest corner that was not included when the pavilions were recreated in the 1980s; will replace existing pavements in the esplanade and upper terrace and restore the stairs; will replace hexagonal asphalt pavers installed in the 1980s with square bluestone pavers of contrasting tones in a checkered pattern, as per the original design executed in 1871; and will replace existing windows and doors with clear-pane glass, to evoke the original character of the structure as an open-air pavilion. New geothermal equipment will provide heating and cooling.

To address the challenge of making the Belvedere accessible to all users, the Conservancy is proposing to create an accessible route from the East Drive, the design of which draws on aspects of the history of the site. Specifically, it evokes the precedent for: a strong linear progression to the Belvedere from the East Side; the Belvedere’s originally integral relationship to the Reservoir’s retaining wall; and the experience of broad views from the elevated vantage point of the promenade along the Reservoir wall. (Because of the topography of the site, an accessible route from any direction other than east is not feasible.)

The scope of work will include: regrading and realigning the existing park paths between the East Drive and the Belvedere to create an accessible route across the total elevation change of 25 feet; adding a retaining wall and parapet in order to accomplish the required grade change; and straightening the path to recreate the linear progression of the historic "Lovers' Lane" and the historic experience of approaching the Belvedere from the elevated promenade on the Reservoir wall.

Community Board 7/Manhattan, **approves** the Central Park Conservancy's design for the renovation of Belvedere Castle and the creation of an accessible path from the East Drive to the Castle.

CB7 further commends the Conservancy and its landscape architects for their well-documented presentation and their thoughtful design, and for their sensitivity to historic design, for the improved sustainability in the renovation plan, particularly the installation of a geothermal heating and cooling system, and for the creation of a beautiful and historically sensitive accessible path to the Castle from the East Drive.

CB7 further urges the Conservancy to consider small modifications to the plans for the accessible path as presented to the CB7 Parks & Environment Committee that would enhance the viewing experience for wheelchair users and other visitors, which modifications might include viewing cutouts in the parapet wall, overlooks, or other design devices consistent with the historic look of the new path and consistent with the topographical constraints.



## RESOLUTION

**Date: April 4, 2017**

**Committee of Origin: Parks & Environment**

**Re: Reconstruction of the East 67th Street/ Billy Johnson Playground, Central Park**

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

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

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

The Central Park Conservancy has an ongoing program of renovating, updating and enhancing the accessibility of the playgrounds in Central Park.

The East 67<sup>th</sup> Street Playground, which was designed by Paul Friedberg in 1984 as an “adventure” playground, has many elements that are in poor condition and has substantial accessibility issues, among other problems. The proposed reconstruction would repair and replace deteriorated elements, would provide accessibility, would be more environmentally responsible than the existing, and would otherwise improve and enhance the original “adventure” atmosphere of the playground.

Community Board 7/Manhattan, **approves** the Central Park Conservancy’s design for the reconstruction of the East 67<sup>th</sup> Street playground in Central Park. It further **commends** the Conservancy and its landscape architects for their well-documented presentation and their thoughtful design.

**RESOLUTION**

**Date: April 4, 2017**

**Committee of Origin: Parks & Environment**

**Re: Reconstruction of the East 108th Street/ Bernard Playground, Central Park**

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

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

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

The Central Park Conservancy has an ongoing program of renovating, updating and enhancing the accessibility of the playgrounds in Central Park.

The East 108<sup>th</sup> Street Playground has many elements that are in poor condition and has accessibility issues, among other problems. The proposed reconstruction would repair and replace deteriorated elements, would increase accessibility, would be more environmentally responsible than the existing, and would otherwise improve and enhance the features of the playground.

Community Board 7/Manhattan, **approves** the Central Park Conservancy's design for the reconstruction of the East 108<sup>th</sup> Street playground in Central Park. It further **commends** the Conservancy and its landscape architects for their well-documented presentation and their thoughtful design.