

RESOLUTION

Date: June 5, 2018

Committee of Origin: Transportation

Re: Newsstand, N/E/C West 79th Street & Broadway.

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

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

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

There is an existing news store at the southeast corner of Broadway and 79th Street, as well as a newsstand on the southwest corner of Broadway and 79th Street;

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** new application #5125-2018-ANWS to the Department of Consumer Affairs by MD Shahidul Islam to construct and operate a newsstand on the northeast corner of West 79th Street and Broadway.

RESOLUTION

Date: June 5, 2018

Committee of Origin: Transportation

Re: [Manhattanhenge](#), American Museum of Natural History.

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the Mayor's Street Activity Permit Office for the street closure of West 79th Street (Columbus-Amsterdam Avenues) for the Manhattanhenge event on Thursday, July 12, 2018.

RESOLUTION

Date: June 5, 2018

Committee of Origin: Preservation

Re: 381 West End Avenue (West 78th Street.) Application to the Landmarks Preservation Commission for a façade restoration, window modification and rooftop addition.

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

Committee: 6-0-0-0.

Full Board Vote B: 19 In Favor 10 Against 3 Abstentions 0 Present

Committee: 6-0-0-0.

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

A. Façade restoration and window modification:

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

- The existing Flemish design rowhouse occupies a prominent position at the northwest corner of 78th Street and West End Avenue.
- In the 1950's, significant changes were made to the building, including filling in the areaways and their window openings on the street facades, closing in and modifying certain street facing windows, removing a prominent two story bay window on west 78th street, as well as modifications to the rear facades.
- The proposal is to restore the building to its original design. This includes re-opening the areaway and its windows, rebuilding the two story wood bay window, modifying window openings to return to their original shapes and sizes, installing new windows designed to look like the original ones.
- At the side façade, facing the side court and partially visible from the public way, creating additional window openings and modifying the existing fenestration pattern, creating a more even window pattern.
- The building will be constructed as a "passive house", fully air-sealed, significantly reducing the supplementary heating and cooling needs of the building.
- All new windows will be by Zola, triple-glazed, simulated double-hungs on the street facades, and various other configurations on the side facades. Windows to be black finish to match original.
- Brick facades will be restored and repointed, with patching as required using existing 1950's and original brick removed from elsewhere in the building
- Existing slate roof will be reclad using dark gray recycled rubber roof tiles in the same pattern as original slate tiles.
- Additional work includes the excavation of a full 7'-6" high cellar, underpinned all around.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed street façade restorations work, the side and rear façade renovation work are reasonably appropriate to the historic character of the building and the Historic District.

THEREFORE, BE IT RESOLVED THAT the Full Board of Community Board 7/ Manhattan enthusiastically **approves** the street façade restorations work, the side and rear façade renovation work.

The Committee commends the applicant on the extensive restoration work planned, as well as for the “passive house” design component.

B. Rooftop addition:

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

- A new rooftop addition will be constructed behind the steep Mansard roof. It will be 9 feet high, extending up to 11 feet at the elevator overrun bulkhead. The rooftop addition will be minimally visible from points south and east. It will have Zola wood windows painted black, stucco wall cladding and Kemper monolithic fiberglass roofing, beige color to blend in with the roofscape beyond.

Full Board expressed concern about the shadows cast by the new addition on the neighboring rooftop skylights to the north. Covenant was established in 1886.

BE IT RESOLVED THAT the Full Board of Community Board 7/ Manhattan **disapproves** the proposed rooftop addition.

RESOLUTION

Date: June 5, 2018

Committee of Origin: Preservation

Re: 341 West 87th Street, Apt #1F (Riverside Drive – West End Avenue.) Application #19-21667 to the Landmarks Preservation Commission for window replacement.

Full Board Vote: 31 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:

- At Parlor floor, existing conditions include double-hung aluminum windows flanking a central aluminum door and transom, all with square brick mold within a panned installation.
- Proposal is to install new insulated wood windows and central full-height French door pair in a brick to brick installation. New windows and doors to be mahogany, with new mahogany brick mold modelled on the original brick mold.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed design of the new windows and doors 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 replacement windows and doors.

RESOLUTION

Date: June 5, 2018

Committee of Origin: Preservation

Re: 600 West End Avenue (West 89th – 90th Streets.) Application to the Landmarks Preservation Commission for wall condensing units.

Full Board Vote: 31 In Favor 0 Against 2 Abstentions 0 Present

Committee: 4-0-1-0.

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

- The apartment is an external corner unit, facing onto both 89th Street and West End Avenue. There are no courtyard-facing facades.
- The apartment is located at the fourth floor, where a continuous decorative limestone band wraps the entire street-facing facades below all the windows.
- Because of the internal plan configuration, there are only a limited number of possible locations wide enough to fit the wall condensers, which are 3'-0" wide x 1'-7" high.
- The proposed location was selected as the least impactful to both street-facing facades. The two new through-wall condensing units are proposed to be installed along the 89th Street facade, to the east of the Juliet balcony window pair, in a similar location to other through wall penetrations on higher floors. The two units will be stacked, with the upper one aligning with the adjacent window head. The units will have architectural style linear grilles in a beige color to match the existing brick facade.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed location of the two through-wall condensing units is minimally appropriate to the historic character of the building and the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the two through-wall condensing units.

RESOLUTION

Date: June 5, 2018

Committee of Origin: Business & Consumer Issues

Re: 680 Columbus Avenue (West 93rd Street)

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

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application to the SLA for a two-year liquor license by New Amsterdam Burger and Bar LLC with patio/deck.

RESOLUTION

Date: June 5, 2018

Committee of Origin: Business & Consumer Issues

Re: 886 Amsterdam Avenue (West 103rd Street)

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

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application to the SLA for a two-year liquor license by Nuoro LLC, d/b/a Arco Café.

RESOLUTION

Date: June 5, 2018

Committee of Origin: Business & Consumer Issues

Re: 108 West 74th (Amsterdam Avenue.)

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

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** new application to the SLA for a two-year liquor license by B&H Restaurant LLC, d/b/a To be Determined unless the following stipulations are agreed upon in the Method of Operation:

- Reduced hours of operation *with last seating 10pm weekdays; 11pm weekends;*
- Applicant agrees to amend the application so that there is **NO USE OF BACKYARD OUTDOOR SPACE** for any purpose.

RESOLUTION

Date: June 5, 2018

Committee of Origin: Business & Consumer Issues

Re: 417 Amsterdam Avenue (West 80th Street.)

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

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** new application to the SLA for a two-year liquor license by BL 417 Amsterdam LLC, d/b/a Bluestone Lane and agrees to re-apply at the June 2018 BCI meeting. Applicant also agrees to send a letter to our Board office that they will not send the 30 day notice form nor the application to the SLA prior to the June 2018 meeting, 6/13/2018.

RESOLUTION

Date: June 5, 2018

Committee of Origin: Business & Consumer Issues

Re: 153-155 Amsterdam Avenue (148 West 67th Street.)

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approve** new application to the SLA for two-year liquor license by 53 Amsterdam Rest., LLC d/b/a Damiana.

RESOLUTION

Date: June 5, 2018

Committee of Origin: Business & Consumer Issues

Re: Unenclosed Sidewalk Café Renewals.

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

Committee: 6-0-0-0.

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

- **450 Amsterdam Avenue** (West 81st – 82nd Street.) Renewal application #1341925-DCA to the Department of Consumer Affairs by D & D Thai Restaurant, Corp. d/b/a Land Thai Kitchen, for a four-year consent to operate an unenclosed sidewalk café with 5 tables and 11 seats.
- **2518 Broadway** (West 94th Street.) Renewal application #1353701-DCA to the Department of Consumer Affairs by 94 Corner Café Corp., d/b/a 94 Corner Cafe, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 16 seats.

RESOLUTION

Date: June 5, 2018

Committee of Origin: Business & Consumer Issues

650 Amsterdam Avenue (West 92nd Street.)

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

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** renewal application #1352255-DCA to the Department of Consumer Affairs by Ava Olivia, Corp. d/b/a Edgar's Café, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats, unless proof of postings are presented at Full Board on June 5.

RESOLUTION

Date: June 5, 2018

Committee of Origin: Business & Consumer Issues

Re: Enclosed Sidewalk Café Renewals:

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

Committee: 6-0-0-0.

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

- **200 West 60th Street** (Amsterdam Avenue.) Renewal application ULURP#N170480ECM/#098435-DCA to the Department of Consumer Affairs by Heledona, Inc., d/b/a Olympic Flame Diner, for a four-year consent to operate an enclosed sidewalk café with 11 tables and 32 seats.
- **368 Columbus Avenue** (West 77th – 78th Street.) Renewal application ULURP#N170486ECM/#1392090-DCA to the Department of Consumer Affairs by IXEL Corp., d/b/a Café Frida, for a four-year consent to operate an enclosed sidewalk café with 10 tables and 28 seats.

RESOLUTION

Date: June 5, 2018

Committee of Origin: Business & Consumer Issues

Re: 1018 Amsterdam Avenue (110th Streets.)

Full Board Vote: 28 In Favor 2 Against 1 Abstentions 0 Present

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** modified application #2050848-DCA to the Department of Consumer Affairs by Madrel, LLC, d/b/a Marlow Bistro, for a four-year consent to operate an unenclosed sidewalk café with 30 tables and 58 seats, with the following conditions:

- Reduced hours of operation with last seating at 10pm weekdays, 11pm weekends;
- No use of backyard outdoor space for any purpose.

RESOLUTION

Date: June 5, 2018

Committee of Origin: Business & Consumer Issues

Re: New Unenclosed Sidewalk Cafés.

Full Board Vote: 32 In Favor 1 Against 0 Abstentions 0 Present

Committee: 6-0-0-0.

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

- **774 Amsterdam Avenue** (West 98th Street.) New application #9089-2018-ASWC to the Department of Consumer Affairs by Rojita Management, LLC, d/b/a To be Determined, for a four-year consent to operate an unenclosed sidewalk café with 7 tables and 22 seats.
- **1012 Amsterdam Avenue** (West 109th – 110th Streets.) New application #9039-2018-ASWC to the Department of Consumer Affairs by 1016 Amsterdam Ave, LLC d/b/a Infamous Chicken, for a four-year consent to operate an unenclosed sidewalk café with 11 tables and 22 seats.

RESOLUTION

Date: June 5, 2018

Committee of Origin: Business & Consumer Issues

Re: 247 Columbus Avenue (West 71st – 72nd Streets.)

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

Committee: 6-0-0-0.

The applicant did not attend the meeting;

BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** new application #6375-2018-ASWC to the Department of Consumer Affairs by Joe & The Juice New York, LLC d/b/a Joe & The Juice, for a four-year consent to operate an unenclosed sidewalk café with 1 tables and 3 seats.

RESOLUTION

Date: June 5, 2018

Committee of Origin: Business & Consumer Issues

Re: 343 Amsterdam Avenue (West 76th-77th Street.)

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

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approve** new application #5121-2018-ASWC to the Department of Consumer Affairs by Joe & The Juice New York, LLC d/b/a Joe & The Juice for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 10 seats.