

## RESOLUTION

**Date: October 2, 2018**

**Committee of Origin: Preservation**

**Re: 91 Central Park West (West 69<sup>th</sup> -70<sup>th</sup> Streets.) Application #19-29140 to the Landmarks Preservation Commission to amend Certificate of Appropriateness 19-09891 to replace windows.**

**Full Board Vote: 37 In Favor 2 Against 1 Abstention 0 Present**

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

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

- The applicant came before the Committee in February 2017 with a proposal to replace all the leaded colored glass windows and doors with new clear glass windows and doors which incorporated only the decorative stained glass elements on the 16<sup>th</sup> and 17<sup>th</sup> floors of the eastern penthouse (Penthouse A). The Committee disapproved the application, stating 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.”
- A modified version of the application was subsequently approved by Landmarks, where the existing leaded glass gridding patterns would remain, along with the decorative stained glass, but the individual colored glass panes would be replaced with clear glass.
- The applicant now proposes to modify the LPC-approved designs for the replacement windows and doors to eliminate all leaded glass gridding and all decorative stained glass elements at the 16<sup>th</sup> floor windows in order to bring in more light and allow for unobstructed views out. This change would also relate more closely in design to the recently-replaced windows in the adjacent penthouse apartment which are also now clear glass.

The Preservation Committee of Community Board 7/ Manhattan believes that while these “special windows” may not be original to the building, they have been an integral part of the architectural character of the building for most of its life. The Committee strongly believes the proposal to replace the existing leaded glass windows and doors with simple clear glass windows and doors on the 16<sup>th</sup> floor is inappropriate to the historic character of the building and the Historic District.

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

## RESOLUTION

**Date: October 2, 2018**

**Committee of Origin: Preservation**

**Re: 202 Riverside Drive (West 93<sup>rd</sup> Street.) Application #19-28623 to the Landmarks Preservation Commission to modify a mechanical bulkhead at the roof.**

**Full Board Vote: 38 In Favor 0 Against 0 Abstentions 0 Present**

*Committee: 5-0-0-0. Non-Committee Full Board: 2-0-0-0.*

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

- The existing elevator machinery is in poor condition and in need of serious repair, but parts are no longer available.
- The “drum type” mechanism will be replaced with a “bottom traction” mechanism.
- A new wheel room will need to be constructed above the existing elevator bulkhead at the roof level. The wheel room will add eight feet of height to the bulkhead, and will expand horizontally to the east (furthest away from the street facades.)
- The new enclosure will be clad in the same dark green/ gray corrugated metal as the existing elevator bulkhead.
- It will be partially visible from several points in the public way, but only at the same instances that the existing bulkhead is already visible.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed addition to the existing elevator bulkhead 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 enlarged elevator bulkhead.

## RESOLUTION

**Date: October 2, 2018**

**Committee of Origin: Preservation**

**Re: 720 West End Avenue (West 95<sup>th</sup> – 96<sup>th</sup> Streets.) Application to the Landmarks Preservation Commission for construction of an eight-story extension on West 95th Street, facade restoration, entrance modifications, rooftop addition, enlargement of existing windows, new window openings.**

**Full Board Vote: 40 In Favor 4 Against 1 Abstentions 0 Present**

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

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

The overall scope of the project is the conversion of an existing 15 story Emery Roth building originally constructed as an apartment hotel in 1927 into a 116 unit apartment building.

There are several components of the application:

- A. Restoration and renovation work to the existing building includes the following:
  - i. Enlargement of the existing service doors at the north end of the West End Avenue façade to be 7'-4" wide x 9'-0" high. Doors will be flush metal, painted finish.
  - ii. Replacement of the existing front entry doors with new wood and glass hinged doors.
  - iii. Restoration of the existing marquee, which the applicant believes is still present beneath the existing aluminum cladding.
  - iv. Stripping the paint from the existing rusticated limestone base, and repairing and restoring the limestone.
  - v. Replacing all the existing double-hung aluminum one-over-one windows with new thermal double-hung aluminum windows. (This part of the application is being reviewed at staff level). Light beige color to approximate limestone color.
    - At street facing facades and at east-facing façade along 95<sup>th</sup> street, all windows will have simulated divided lites, modelled on the original six-over-one configuration,
    - All courtyard facing windows to be one-over-one.
    - At the far ends of the two street facing facades, the existing end column windows will be from 4'-7" to 6'-0" wide, creating a "grander" statement to bracket the ends of the two primary facades, a design element frequently employed in other Emery Roth buildings. The wider window will be double-hung, ten-over-one.
    - At the front (south) end of the east façade along 95<sup>th</sup> Street, a new column of window opening will be created above the roofline of the new eight story infill structure. The new openings will be 4'-0" wide, aligning in height with the adjacent windows. The windows will be six-over-one double hungs.
- B. A new one-story penthouse structure will be added at the roof level, with a mechanical bulkhead enclosure above.
  - i. The new penthouse follows the precedent of numerous one story penthouses frequently present in other Emery Roth apartment buildings and in similar apartment buildings constructed in this era.
  - ii. The penthouse will be set back 15 feet from the two street facades, 10 feet from the side and rear facades. It will be 13 feet tall above new built up roofing. (14 feet total above the existing roof level.)

- iii. The facades will be clad in limestone facing blocks, light gray in color to relate to but distinguish themselves from the creamier color of the limestone base and decorative limestone elements of the building's original facades below.
  - iv. Fenestration will be the same along the entire length of the two street-facing facades - a single French door pair with a fixed transom above. Dark gray metal finish.
  - v. The existing metal chain link fence that sits at the building's parapet wall will be replaced with a new lower glass railing with thin metal cap.
  - vi. A new zinc clad mechanical bulkhead will be constructed above the new penthouse. Color to light gray to blend with limestone cladding below. Railing to be simple black metal, with vertical bars.
  - vii. All sides of the penthouse structure will be partially visible from multiple locations within the public way. This is typical of many original penthouse structures in buildings of the same era.
- C. In the adjacent 25 foot wide empty lot to the east, a new eight-story building will be constructed, internally unified with the existing building but architecturally distinct in its façade to read as a separate, newer structure.
- i. The façade will be articulated using simplified versions of the vocabulary of the adjacent structure, including a rusticated base, a masonry mid-section with punched window openings and streamlined architectural details, and a more detailed "attic" story capped by a simplified metal cornice.
  - ii. Building to have a small limestone base, with the balance clad in light beige Roman brick, 2" x 16" in varying methods of installation. At the ground floor, the brick will be installed in a rusticated manner, capped by a brick cornice. The building's midsection will have brick with shallow alternating recessed brick courses, capped by a simple decorative brick band. At the top "attic" story, the brick installation will be more highly articulated with more deeply recessed alternating brick courses.
  - iii. The fenestration will be prefinished dark gray metal windows in metal framed enclosure boxes which project slightly forward of the brick façade.
  - iv. At the ground level, a paneled dark gray metal garage door and separate metal egress door entry door will be encased by a simple limestone surround.

The Preservation Committee of Community Board 7/ Manhattan believes that the restorative work and modifications to the facades of the existing building, the design of the new one-story penthouse addition with mechanical bulkhead above, and the design of the new eight-story infill building are all reasonably appropriate to the historic character of the building and the Historic District.

Given the visibility of the penthouse from many areas of the public way, the Committee strongly urges the applicant to modify the proposed limestone cladding color of the rooftop addition to approximate the color of the limestone elements of the building's street-facing facades below. Two other recommendations include the addition of more detail at the replaced main entry doors on West End Avenue, and revisiting the overall design of the penthouse fenestration in terms of window spacing, window opening proportion, window size, etc. in order to create elevations that are more visually harmonious with the main facades of the building below.

While not formally agreeing to the committee recommendations, the applicant agreed to seriously consider changes based on these recommendations.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposed eight-story extension on West 95th Street, the facade restoration, entrance modifications, rooftop addition, enlargement of existing windows, and new window openings.

**RESOLUTION**

**Date: October 2, 2018**

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

**Re: 430 Amsterdam Avenue (West 81<sup>st</sup> Street)**

**Full Board Vote: 35 In Favor 0 Against 0 Abstentions 1 Present**

*Committee: 8-0-1-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the SLA for a two-year liquor license by Third Avenue Restaurants Inc, d/b/a Jake's Dilemma.

## RESOLUTION

**Date: October 2, 2018**

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

**Re: 320 Columbus Avenue (West 75th Street) Miznon UWS LLC, d/b/a Miznon.**

**Full Board Vote: 37 In Favor 0 Against 0 Abstentions 2 Present**

*Committee: 8-0-1-0.*

- Applicant was not present.
- Public notice was not posted.
- Applicant will be invited to attend the October BCI meeting..

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

**RESOLUTION**

**Date: October 2, 2018**

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

**Re: 269 Columbus Avenue (West 73<sup>rd</sup> Street)**

**Full Board Vote: 38 In Favor 0 Against 0 Abstentions 0 Present**

*Committee: 9-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the SLA for a two-year liquor license by Fish 269 LLC, d/b/a The Fling Fisherman.

**RESOLUTION**

**Date: October 2, 2018**

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

**Re: 359 Columbus Avenue (West 77<sup>th</sup> Street)**

**Full Board Vote: 38 In Favor 0 Against 0 Abstentions 0 Present**

*Committee: 9-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the SLA for a two-year liquor license by 8th Hill Inc., d/b/a 8th Hill Inspired Mediterranean Cuisine.



## RESOLUTION

**Date: October 2, 2018**

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

**Re: 377 Amsterdam Avenue (West 78<sup>th</sup> Street)**

**Full Board Vote: 38 In Favor 0 Against 0 Abstentions 0 Present**

*Committee: 9-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the SLA for a two-year liquor license by Tacos Los Vaqueros, LLC, d/b/a To be Determined.

## RESOLUTION

**Date: October 2, 2018**

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

**Re: 2791 Broadway (West 108<sup>th</sup> Street)**

**Full Board Vote: 38 In Favor 0 Against 0 Abstentions 0 Present**

*Committee: 9-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the SLA for a two-year liquor license by Francesco Capolongo, d/b/a To be Determined.

## RESOLUTION

**Date: October 2, 2018**

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

**Re: Unenclosed Sidewalk Café Renewals:**

**Full Board Vote: 38 In Favor 0 Against 0 Abstentions 0 Present**

*Committee: 9-0-0-0.*

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

- **452 Amsterdam Avenue** (West 82<sup>nd</sup> Street.) Renewal application #2034413-DCA to the Department of Consumer Affairs by PB Wealth, Inc., d/b/a Senn Thai Comfort Food, for a four-year consent to operate an enclosed sidewalk café with 4 tables and 8 seats.
- **2740 Broadway** (West 105<sup>th</sup> Street.) Renewal application #1222176-DCA to the Department of Consumer Affairs by Silver Moon Bakery, Inc., d/b/a Silver Moon, for a four-year consent to operate an enclosed sidewalk café with 15 tables and 30 seats.

**RESOLUTION**

**Date: October 2, 2018**

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

**Re: 1900 Broadway (West 63<sup>rd</sup> – 64<sup>th</sup> Streets.)**

**Full Board Vote: 38 In Favor 0 Against 0 Abstentions 0 Present**

*Committee: 7-0-0-0. Non-Committee Full Board: 1-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal application #1282969-DCA to the Department of Consumer Affairs by 64 West Restaurant, LLC, d/b/a Bar Boulud, for a four-year consent to operate an enclosed sidewalk café with 38 tables and 76 seats.

## RESOLUTION

**Date: October 2, 2018**

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

**Re: 2672 Broadway (West 102<sup>nd</sup> Street.)**

**Full Board Vote: 36 In Favor 2 Against 1 Abstention 0 Present**

*Committee: 9-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal application #1472635-DCA/ ULURP#N170469ECM to the Department of Consumer Affairs by Mexican Festival NYC, LLC, d/b/a Mexican Festival, for a four-year consent to operate an enclosed sidewalk café with 19 tables and 56 seats.

## RESOLUTION

**Date: October 2, 2018**

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

**Re: 240 Columbus Avenue (West 71<sup>st</sup> – 72<sup>nd</sup> Streets.)**

**Full Board Vote: 37 In Favor 4 Against 0 Abstentions 0 Present**

*Committee: 9-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application/Change of Ownership #644-2018-ASWC/ ULURP#N180237ECM to the Department of Consumer Affairs by Café Tallulah, LLC, d/b/a Café Tallulah, for a four-year consent to operate an enclosed sidewalk café with 12 tables and 40 seats.

## RESOLUTION

**Date: October 2, 2018**

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

**Re: 417 Amsterdam Avenue (West 80<sup>th</sup> Street.)**

**Full Board Vote: 40 In Favor 0 Against 0 Abstentions 0 Present**

*Committee: 9-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** new application #12939-2018-ASWC to the Department of Consumer Affairs by BL 417 Amsterdam NY, LLC, d/b/a Bluestone Lane, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 19 seats.

## RESOLUTION

**Date: October 2, 2018**

**Committees of Origin: Transportation Joint with Parks and Environment**

**Re: Stranger's Gate.** Creating an open vista into Central Park at Central Park West and West 106<sup>th</sup> Street.

**Full Board Vote: 38 In Favor 1 Against 2 Abstentions 0 Present**

*Joint Committees: 9-0-0-0. Non Committee Board Members: 5-0-1-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the creation an open vista into Central Park at Central Park West and West 106<sup>th</sup> Street.



## RESOLUTION

**Date: October 2, 2018**

**Committee of Origin: Transportation**

**Re: Implementing dedicated loading zones on Central Park West and West End Avenue.**

**Full Board Vote: 34 In Favor 2 Against 7 Abstentions 0 Present**

*Committee: 8-0-0-0. Non Committee Board Members: 6-0-0-0.*

Vehicles regularly double park to load and unload goods and passengers and such double parking impedes traffic flow, creates safety hazards and blocks bike lanes.

Resolved, that the Department of Transportation implement loading zones on Central Park West and West End Avenue in order to assess whether such dedicated areas for loading and unloading improve street safety, ease traffic congestion, and facilitate deliveries.

Further resolved, that the Department of Transportation consider the list of spots the Community Board identified as appropriate for loading zones in determining where the loading zones should ultimately be located.



## RESOLUTION

**Date: October 2, 2018**

**Committee of Origin: Transportation**

**Re: Creating a protected Bike Lane on Central Park West.**

**Full Board Vote: 37 In Favor 3 Against 0 Abstentions 0 Present**

*Committee: 8-0-0-0. Non Committee Board Members: 7-0-0-0.*

The current unprotected lane for bicycles on Central Park West does not adequately protect the safety of cyclists, resulting in many injuries each year and one recent death, and discourages cycling as an alternative mode of transportation.

Resolved, that the Department of Transportation devise a plan for implementing a two-way protected bike lane for the length of Central Park West as soon as possible.

**RESOLUTION**

**Date: October 2, 2018**

**Committee of Origin: Transportation**

**Re: 2642 Broadway (West 100<sup>th</sup> Street.)**

**Full Board Vote: 40 In Favor 0 Against 0 Abstentions 0 Present**

*Committee: 8-0-0-0. Non Committee Board Members: 4-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal Application #B01743 to NYC Taxi and Limousine Commission by Two-Way Black Cars & radio Group Transportation, Inc., for a renewal of their For Hire Base Station License.

## RESOLUTION

**Date: October 2, 2018**

**Committee of Origin: Transportation**

**Re: Secondary Street Naming, Gary Lincoff.**

**Full Board Vote: 29 In Favor 10 Against 2 Abstentions 0 Present**

*Committee: 6-2-0-0. Non Committee Board Members: 7-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the request by The New York Mycological Society to name secondarily the Northeast corner of Amsterdam Avenue and West 95<sup>th</sup> in honor of **Gary** Lincoff.

**RESOLUTION**

**Date: October 2, 2018**

**Committee of Origin: Transportation**

**Re: Secondary Street Naming, "Sesame Street"**

**Full Board Vote: 27 In Favor 11 Against 2 Abstentions 0 Present**

*Committee: 6-2-0-0. Non Committee Board Members: 7-0-0-0*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the request by "Sesame Street" to name secondarily the Southeast corner of West 63<sup>rd</sup> Street and Broadway in honor of Sesame Street.