

RESOLUTION

Date: December 4, 2018

Committee of Origin: Land Use

Re: 2130 Broadway, dba Flywheel (West 75th Street.)

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

Committee: 7-1-0-0. Non-committee Board Members: 2-0-0-1.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #2018-124-BZ to Board of Standards and Appeals for proposed operation of a physical culture establishment on a portion of the cellar.

RESOLUTION

Date: December 4, 2018

Committee of Origin: Land Use

Re: 158/62 West 83rd Street, dba Flywheel (Amsterdam – Columbus Avenues.)

Full Board Vote: 31 In Favor 0 Against 1 Abstentions 2 Present

Committee: 7-1-0-0. Non-committee Board Members: 3-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #244-97-BZ to Board of Standards and Appeals for proposal to extend the term of the special permit for ten years.

RESOLUTION

Date: December 4, 2018

Committee of Origin: Land Use

Re: 2381 Broadway, dba Bar Method (West 87th – 88th Streets.)

Full Board Vote: 27 In Favor 3 Against 4 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #2018-123-BZ to Board of Standards and Appeals for proposed operation of a physical culture establishment on a portion of the cellar and a portion of the first floor of the premises.

RESOLUTION

Date: December 4, 2018

Committee of Origin: Preservation

Re: 508 Columbus Avenue d/b/a Frankie & Matt (West 84th-85th Streets.) Application #LPC-19-31008 to the Landmarks Preservation Commission to construct a barrier-free access ramp.

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

Committee: 3-0-0-0.

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

- The interior renovations and storefront have been approved by LPC at the staff level.
- The storefront is in a mid-block tenement building with ground floor retail ca.1893.
- The entrance will be moved from the southern end of the storefront to the middle.
- The ramp will begin at the south end with one step up on the north end.
- The proposed ramp will be concrete of a light gray color to match the sidewalk.
- The railing will be welded steel tubes painted black.
- The application is calendared at LPC on 12/11/18.

The Preservation Committee believes the proposed ramp is minimally appropriate to the character of the building and the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the ADA compliant ramp.

RESOLUTION

Date: December 4, 2018

Committee of Origin: Preservation

Re: 121 West 88th Street (Amsterdam – Columbus) Application #LPC-19-27561 to the Landmarks Preservation Commission to construct rear yard and rooftop additions, and modify masonry openings.

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

Committee: 3-0-0-0.

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

- The front façade of this townhouse includes removing the existing aluminum windows and replacing them with wood windows in a dark color; removing through-the-wall AC units and in-filling the openings with sandstone to match the façade.
- The main entrance will be moved to the center to match the historic condition.
- Rear yard:
- The rear yard is to the South and contiguous to the P.S. 166 playground and is at a lower grade than the playground.
- An existing “L” extension would be removed and replaced with a full width extension extending 3’ from the existing rear façade. The new rear façade will be 30’ from the rear lot line.
- The depth of the proposed addition will align at the depth of a Juliet balcony on the building to the East.
- The proposal will include at the ground and parlor floor levels a set of 5 double height windows/doors with the side panels as operable doors and windows and the center panels fixed.
- The windows will be surrounded by approximately 1’ of red brick masonry and will be divided by a thin metal spandrel between the two floors.
- The second floor will have 3 punched casement windows in a 2:2 configuration surrounded by red brick.
- The original façade with 3 punched windows will be retained on the top floor.
- All windows will be painted a warm grey.
- For context, there are existing roof top additions on either side of this proposed addition. There are varied elements on the midblock rear facades East and West of this townhouse.
- There are larger apartment buildings East and West of this townhouse on the avenues.
- The rear facade and addition are visible from W. 89th Street through the schoolyard. The differences in grade and existing fences and trees between the playground and the applicant’s rear yard mitigate the visibility.

Rooftop Addition:

- The top floor will be lowered to keep the rooftop addition at a modest height.
- The roof of the addition will be sloped from front to back to accommodate solar panels and the apex will align with the roof heights of the additions to the East and West.
- The addition will be set back 10’ from the front faced and 3’ from the existing rear façade which will become a 6’ setback from the proposed rear yard addition.

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- The rooftop addition will be stucco on the sides and framing the front and back window units with a metal standing roof. Window unit on the front of the rooftop addition will be in a set of five-a shorter and wider version than the rear façade.
- The rooftop addition will not be visible from West 88th St. but will be visible from West 89th St. through the playground.
- The proposed fence between the neighboring yards is too tall but the applicant agreed to reduce it to the required 6’.

The Preservation Committee of Community Board 7/Manhattan believes that the façade restoration work, the rooftop addition and the upper floors of the rear yard addition are reasonably appropriate to the character of the building and the Historic District. The Committee believes ground and parlor floor windows are inappropriate to the character of the building and the Historic District.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/Manhattan **approves** the restoration work on the front façade, **approves** the rooftop addition and the upper floors of the proposed rear yard addition and **disapproves** the expanse of glass windows on the ground and parlor floors of the rear façade unless that expanse is modulated by lintels, increased spandrels or masonry, transoms or other breaks or details.

RESOLUTION

Date: December 4, 2018

Committee of Origin: Preservation

Re: 227 Riverside Drive a/k/a 340 West 95th Street. Application #LPC-19-23273 to the Landmarks Preservation Commission to modify a barrier-free access ramp installed without Landmarks Preservation Commission permit(s).

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

Committee: 3-0-0-0.

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

- The existing ramp was installed post designation of the Historic District without required LPC permits. There is an existing violation
- The existing ramp is concrete to match the sidewalk with a railing of simple metal tubing painted black
- The proposal is to replace the railing with decorative elements matching iron panels between newel posts along an areaway on the North side of the building. The decorative elements would alternate with panels of simple wrought iron posts.
- The “wall” of the ramp would obscure the rise of the ramp behind it which would have the effect of making the railing appear level.
- The edge of the wall facing the street would be of cast stone resembling the limestone base/plinth below the first floor of the main façade.
- The committee was concerned that the proposed railing would obscure the existence of the ramp when approaching from the North.
- The committee indicated a preference for the railing having the decorative panels all the way across the edge of the ramp and to have the railing follow the slope of the ramp.
- The applicant agreed to amend the application to have the railing follow the slope of the ramp.

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

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application for a new ramp with the agreed upon amendment and with a recommendation to consider using the decorative panels for the full length of the railing.

RESOLUTION

Date: December 4, 2018

Committee of Origin: Preservation

Re: 314 West 100th Street (West End Ave – Riverside Drive) Application #LPC-19-31806 to the Landmarks Preservation Commission to install a canopy.

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

Committee: 3-0-0-0.

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

- The building originally had a metal and glass marquis with a curved design.
- The proposed awning would emulate the original design, but in fabric with metal supports.
- The awning will have “wings”, the purpose of which is to cover the full width of the steps and landing leading to the main entrance.
- Currently, ice and snow drip from a balcony/pediment on the third floor creating a hazardous condition in winter weather.
- A replacement marquis would not cover the full width of the stairs and landing.

The Preservation Committee of Community Board 7/Manhattan believes the proposed awning is appropriate to the character of the building and the Historic District.

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

RESOLUTION

Date: December 4, 2018

Committee of Origin: Transportation

Re: Newsstand, N/W/C Columbus Ave & West 72nd Street.

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

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

The applicant failed to attend the committee meeting;

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** new application #16732-2018-ANWS to the Department of Consumer Affairs by MD Mizanur Rahman to construct and operate a newsstand on the Northwest Corner of Columbus Avenue & West 72nd Street.

RESOLUTION

Date: December 4, 2018

Committee of Origin: Transportation

Re: Newsstand, N/W/C Columbus Ave & West 92nd Street.

Full Board Vote: 23 In Favor 7 Against 4 Abstentions 0 Present

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application #16946-2018-ANWS to the Department of Consumer Affairs by Rukhsana Abdul Basharto construct and operate a newsstand on the Northwest Corner of Columbus Avenue & West 92nd Street.

RESOLUTION

Date: December 4, 2018

Committee of Origin: Business & Consumer Issues

Re: 768 Amsterdam Avenue (West 97th Street)

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

BE IT RESOLVED THAT Community Board 7/ Manhattan disapproves changing the method of operation application to the SLA by Guacamole Midtown Corp. d/b/a Guacamole Taqueria.

Change to include non-amplified Acoustic Mariachi, DJ, Live Music, Karaoke, Juke Box.
Committee: 8-0-0-0.

RESOLUTION

Date: December 4, 2018

Committee of Origin: Business & Consumer Issues

Re: 955 West End Avenue (West 107th Street)

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** changing the method of operation application to the SLA by Mocha Lounge Inc, d/b/a The West End Café.
Committee: 6-2-0-0.

RESOLUTION

Date: December 4, 2018

Committee of Origin: Business & Consumer Issues

Re: 305 West End Avenue (West 74th Street)

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

Committee: 7-0-1-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the SLA for a two-year liquor license by 305 West End Avenue Operating LLC, d/b/a To be Determined.

RESOLUTION

Date: December 4, 2018

Committee of Origin: Business & Consumer Issues

Re: 513 Amsterdam Avenue (West 85th Street)

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

Committee: 8-0-0-0.

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

RESOLUTION

Date: December 4, 2018

Committee of Origin: Business & Consumer Issues

Re: 505 Columbus Avenue (West 84th Street)

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

Committee: 8-0-0-0.

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

RESOLUTION

Date: December 4, 2018

Committee of Origin: Business & Consumer Issues

Re: 2175 Broadway (West 76th – 77th Street.)

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

Committee: 8-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application #16521-2018- ASWC to the Department of Consumer Affairs by Mille-feuille Bakery Broadway LLC, d/b/a Mille-Feuille Bakery Broadway, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.

RESOLUTION

Date: December 4, 2018

Committee of Origin: Business & Consumer Issues

Re: 417 Amsterdam Ave (West 79th – 80th Street.)

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

Committee: 8-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** assignment 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: December 4, 2018

Committee of Origin: Business & Consumer Issues

Re: 285 Columbus Ave (West 73rd – 74th Street.)

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

Committee: 8-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application #1343003-DCA to the Department of Consumer Affairs by Tenzan New York Corp, d/b/a Tenzan Japanese Restaurant, for a four-year consent to operate an unenclosed sidewalk café with 21 tables and 44 seats.

RESOLUTION

Date: December 4, 2018

Committee of Origin: Business & Consumer Issues

Re: 2518 Broadway (West 94th Street.)

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

Committee: 8-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** renewal application #1353598-DCA to the Department of Consumer Affairs by 94 Corner Cafe Corp, d/b/a 94 Corner Cafe, for a four-year consent to operate an enclosed sidewalk café with 5 tables and 20 seats.