

RESOLUTION

Date: February 5, 2019

Committee of Origin: Business & Consumer Issues

Re: 2454 Broadway (West 91st 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 to the SLA for a two-year liquor license by Entity to be Formed by Dean Palin, d/b/a Big Daddy's.

RESOLUTION

Date: February 5, 2019

Committee of Origin: Business & Consumer Issues

Re: 154 West 72nd Street (Broadway)

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 **approves** Method of Operation Change application to the SLA for a two-year liquor license by Dark Bullet Corp., d/b/a Dark Bullet Sake and Oyster Bar.

Proposal to extend hours of service to 2 a.m. seven days a week.

RESOLUTION

Date: February 5, 2019

Committee of Origin: Business & Consumer Issues

Re: 768 Amsterdam Avenue (West 98th Street)

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

Committee: 7-0-1-0.

The restaurant already breached the current method of operations and has not been responsive to community complaints;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the Method of Operation Change application to the SLA for a two-year liquor license by Guacamole Midtown Corp., d/b/a Guacamole Taqueria.

Proposal to add DJ, Karaoke, Live Acoustic 2 Piece mariachi. No Outdoor Space.

RESOLUTION

Date: February 5, 2019

Committee of Origin: Business & Consumer Issues

Re: Renewal Unenclosed Sidewalk Café Applications:

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 following Renewal Unenclosed Sidewalk Café Applications:

- **1 Lincoln Plaza aka 1900 Broadway** (West 63rd – 64th Streets.) Renewal application #1137714-DCA to the Department of Consumer Affairs by Fiorello's Roman Café, Inc., d/b/a Café Fiorello, for a four-year consent to operate an unenclosed sidewalk café with 32 tables and 64 seats.
- **2014 Broadway** (West 68th – 69th Streets.) Renewal application #1326142-DCA to the Department of Consumer Affairs by 68th St Café, Inc., d/b/a Luce, for a four-year consent to operate an unenclosed sidewalk café with 14 tables and 28 seats.
- **237 Columbus Avenue** (West 70th – 71st Street.) Renewal application #1219794-DCA to the Department of Consumer Affairs by 71 Wine Bar Café Operation Corp., d/b/a Bin 71, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.
- **520 Columbus Avenue** (West 85th – 86th Streets.) Renewal application #1006183-DCA to the Department of Consumer Affairs by 520 Columbus Ave, LTD, d/b/a Good Enough To Eat, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 24 seats.

RESOLUTION

Date: February 5, 2019

Committee of Origin: Business & Consumer Issues

Re: Renewal Enclosed Sidewalk Café Applications:

Full Board Vote: 29 In Favor 5 Against 1 Abstentions 0 Present

Committee: 8-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following Enclosed Sidewalk Café Renewal Applications:

- **2020 Broadway** (West 69th – 70th Streets.) Renewal application ULURP# N180480ECM/ DCA# 0769760-DCA to the Department of Consumer Affairs by First 69th St. Realty Corp., d/b/a Westside Restaurant, for a four-year consent to operate an enclosed sidewalk café with 17 tables and 34 seats.
- **2061 Broadway** (West 71st – 72nd Streets.) Renewal application ULURP# N180412ECM/ DCA# 1223566-DCA to the Department of Consumer Affairs by Café 71, Inc., d/b/a Café 71, for a four-year consent to operate an enclosed sidewalk café with 9 tables and 29 seats.
- **2518 Broadway** (West 94th Street.) 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.

RESOLUTION

Date: February 5, 2019

Committee of Origin: Business & Consumer Issues

Re: 425 Amsterdam Avenue (West 80th – 81st Streets.)

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 **approves** new application #18213-2018-ASWC to the Department of Consumer Affairs by Frank Mac's Place, LLC, d/b/a Frank Mac's Pub, for a four-year consent to operate an unenclosed sidewalk café with 11 tables and 24 seats.

RESOLUTION

Date: February 5, 2019

Committee of Origin: Land Use

Re: 2162-2166 Broadway d/b/a Studio IX, LLC (West 76th – 77th Streets.)

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

Committee: 8-0-0-0. Non-Committee Board Members: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application #1016-86-BZ to Board of Standards and Appeals to extend the term of the previously granted special permit allowing the operation of a physical culture establishment (PCE) at the subject premises, to amend the owner and operator of the PCE, to amend the hours of operation and to request a waiver of the Rules of Procedure for a late filing.

RESOLUTION

Date: February 5, 2019

Committee of Origin: Preservation

Re: 53 – 57 West 70th Street (Central Park West – Columbus Avenue.) Application to the Landmarks Preservation Commission for façade restoration.

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

Committee: 4-0-0-0.

This resolution is premised on the following facts:

The application concerns three townhouse structures that are remnants of two separate groupings constructed ca. 1891, with #57 having been constructed as a group with #59 and #61 West 70th, and #53 and #55 having been part of a grouping to the east.

The buildings are part of the Upper West Side – Central Park West Historic District, designated ca. 1990.

The front facades of buildings #53 and #55 were significantly modified in the 1930s by, among other things, the extension to the ground floor of two sets of squared bay windows on the parlor floors. At or about this time, the front stoops of all three buildings were removed, the parlor floor doorways converted to windows, and new entrances at the ground floor were created through an areaway that is three steps down from the sidewalk level.

When the stoops were removed, certain window openings and transom openings were infilled creating recessed surfaces. The current façade includes a hodge-podge of replacement windows with 1:1, 4:1 and other window configurations, none or few of which appear to be original.

The front facades of all three buildings were further significantly modified in 1959 by the removal of the brownstone surface at the ground floor, which was replaced by white glazed brick that, if it ever were attractive, has long since lost its appeal. At or about the same time, the cornices above all three buildings were removed (leaving an unfinished look to the top floor in between groups of townhouses that still have their cornices), and a vertical pilaster detail in between #57 and #55 was removed.

The front facades of all three buildings include louvers for through-the-wall air conditioners, including ones that interrupt the lines of significant architectural detail.

The application sought approval for the following work on the front façade:

- Re-creating a decorative cornice based on historical precedents from neighboring structures and tax photos, to be constructed of GFRC.
- Removal of the white glazed brick from the ground floor, and replacing it with a brownstone-infused stucco applied to resemble the rusticated brownstone details common on lower floors of brownstones typical in the Historic District.
- Re-creating the vertical pilaster element between #57 and #55.
- Replacing the front façade windows with 1:1 double-hung windows in the same openings as the current windows, and restoring the historic shape and color of the surrounding brick molds.

- Constructing a series of planters on the sidewalk above the areaway, to be made of stucco to match the brownstone used on the ground floor, with cedar doors below grade facing into the areaway to function as garbage enclosures.

The application and work contemplated does not include re-creating the transom and picture windows that were infilled during prior renovations, or the infill of the through-the-wall air conditioning louvers that dot the historic fabric on the front façade.

The proposed work, especially the restoration of the cornice and the removal of the glazed white brick and its replacement with a rusticated brownstone stucco surface, will significantly enhance the appearance of the buildings and create a more harmonious agreement between these buildings and the neighboring structures.

The failure to address the through-the-wall louvers and the choice of aluminum replacement windows rather than wood windows that would have matched the original configurations, and the failure to reclaim the infilled transom and picture windows, represent missed opportunities for even greater harmony within the Historic District.

Overall, the buildings as modified by the proposed work will be appropriate to the character of the buildings, its neighbors, and the overall Historic District.

NOW, THEREFORE, Community Board 7/Manhattan resolves to **approve** the application as presented, with particular **appreciation** for the restoration of the cornice and the removal of the white glazed brick and its replacement with more appropriate materials, and with a **strong recommendation** that the applicant address the through-the-wall air conditioning louvers and the use of historic wooden windows rather than the proposed aluminum windows.

RESOLUTION

Date: February 5, 2019

Committee of Origin: Preservation

Re: 329 Columbus Avenue (West 75th-76th Streets.) Application to the Landmarks Preservation Commission for a new storefront.

Full Board Vote: 28 In Favor 5 Against 2 Abstentions 0 Present

Committee: 4-0-0-0.

This resolution is premised on the following facts:

The application concerns a single storefront facing Columbus Avenue in the multi-story apartment building also known as 57 West 75 Street in the Upper West Side – Central Park West Historic District.

The Columbus Avenue façade of the building consists of three wide, square pilasters with alternating thicknesses of masonry creating two long bays, which in turn are separated into three smaller bays in each group by pairs of equally-spaced Ionian columns that are thinner than the pilasters, and that echo the alternating thicknesses of masonry.

The subject storefront occupies the northern-most single mini-bay of the façade, placing it approximately mid-block between West 75-76 Streets, and is approximately 20' wide.

The storefront bays feature double-height interiors.

The existing condition consists of a metal framed glass storefront with a horizontal frame above the entrance door with glass beside and above the door extending the full height of the storefront. The glass and door is recessed behind the column and pilaster framing the bay opening. The existing condition also includes an aluminum sign band mounted behind the pilaster and column, with the prior tenant's logo and signage.

The proposal is to remove the existing storefront infill in its entirety, including the aluminum sign band.

The replacement storefront will consist of a main entrance door and a pair of accordion-operated side doors, all single glass panels with black metal frames, and with a metal horizontal frame above the door openings.

The expanse above the horizontal framing elements will be large panels of glass, with a vertical frame divider aligned with the main entrance below, dividing the glass expanse above into two unequal halves.

The application also includes free standing letters forming the name of the new tenant restaurant installed in the horizontal metal frame above the accordion doors. The individual letters will be lit from behind, and will not shine directly onto the sidewalk.

The proposed storefront is reasonably appropriate to the neighboring retail environment on Columbus Avenue and to the overall Historic District.

NOW, THEREFORE, Community Board 7/Manhattan resolves to **approve** the application for replacement storefront infill.



RESOLUTION

Date: February 5, 2019

Committee of Origin: Preservation

Re: 370 Riverside Drive (West 109th Street.) Application #LPC-19-34192 to the Landmarks Preservation Commission to establish a Master Plan governing the future installation of windows.

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

Committee: 4-0-0-0.

This resolution is premised on the following facts:

The applicant's building is a multi-story masonry apartment building constructed ca. 1922 by architectural firm of Schwartz & Gross. The building is in the newly-designated Morningside Heights Historic District.

The building has two primary facades, one facing the service road of Riverside Drive, and the other facing south onto West 109 Street.

The windows on the west elevation are arranged in five columns of window bays separated by masonry, with windows at the first, second, third, twelfth, thirteenth and fourteenth floors surrounded by white terra cotta details. The windows on the south elevation are arranged in thirteen columns of window bays separated by masonry with similar white terra cotta surrounds on the same floors as the west elevation. In most window bays, the windows are arranged in pairs.

The existing windows in virtually all of the window bays above the ground floor are pairs of 1:1 aluminum double-hung windows by virtue of a pre-designation series of window replacements. The paired windows are separated within each bay by a wide mullion or in a few cases by masonry. Most paired windows are of equal size, except where interior walls required a different arrangement.

The pre-designation window replacement was accomplished with no regard for coherence of materials or appearance, with varying mullion widths and finishes. In all, at least a dozen different window configurations were documented on the existing façade.

Based on the extensive research conducted on behalf of the applicant, the original condition of the building consisted of 6:1 double-hung wood windows. Such windows remain only on the basement level of the building.

The proposal is to create a master plan with a total of 7 distinct types of windows, with all similarly situated windows to be replaced with matching windows within the existing window openings. The proposed master plan would harmonize window materials, colors and configurations across the building and eliminate the hodge-podge appearance now evident on the building.

The proposed windows in each configuration would consist of Marvin 1:1 aluminum-clad double-hung windows, except that the remaining divided-light wood windows still extant in the basement would be replaced in kind with true divided-light wood windows.

The applicant's research included cleaning sample terra cotta details on the primary facades to reveal their off-white color. The color of the windows called for under the master plan would match the cleaned color of the off-white terra cotta.

While the most appropriate approach to a window master plan would be to require true divided light wood windows to restore the original appearance and finish, in this case there are no remaining windows above the basement on either primary façade that conform to the original window configuration in either appearance or materials. A requirement insisting upon original divided-light wood windows would inevitably lead to a prolonged period in which the appearance of windows would be even more inconsistent than the existing condition, and to delays in implementation of much-needed window replacements. This decision in no way reflects a departure from the desire to honor the historic fabric of our built environment, and is not a precedent for any proposal in which even a few windows conforming to the more appropriate configuration and materials remain.

The proposed configurations, color and materials called for under the proposed master plan are minimally appropriate to the Historic District.

NOW, THEREFORE, Community Board 7/Manhattan resolves to **approve** the proposed master plan as minimally appropriate to the Historic District.



RESOLUTION

Date: February 5, 2019

Committee of Origin: Preservation

Re: 249 Central Park West (West 85th Street.) Application #LPC-18-7524 to the Landmarks Preservation Commission to modify a rooftop addition.

Full Board Vote: 24 In Favor 10 Against 2 Abstentions 0 Present

Committee: 3-1-0-0.

This resolution was premised on the following facts:

The subject building is a townhouse built in the Queen Anne style ca. 1890 by architect Edward Angel, one of only three surviving townhouses facing Central Park on the block between West 84-85 Streets. The front and side facades feature multiple gables, and the corner includes a rounded tall turret room. The building is a contributing structure to the Upper West Side – Central Park West Historic District.

The primary facades include red brick on the third and fourth floors, with brownstone walls and accents on the parlor and second floors. An alleyway has been infilled with a one-story structure.

The ornate entrance and stoop with intricately detailed iron work on areaway gate as well as many other original details are intact.

The building has undergone successive painstaking renovations in the last decade to restore and refurbish the structure to its original glory, including several applications approved by CB7 and the LPC for changes to and restoration of various historic elements on the facades.

The instant application concerns the construction of a skylight above a new stair bulkhead on the roof that is 1'10" taller than that approved by the Landmarks Preservation Commission in a previous application. The additional height was created by installing a clear glass shoulder to extend the approved skylight higher above the stair bulkhead.

The skylight is constructed out of copper framing with clear glass panels.

The architects responsible for the renovations and previous applications for LPC approval were not consulted in connection with the fabrication and installation of the non-conforming skylight.

No violation has been issued against this property at the time of the hearing before the CB7 Preservation Committee.

The existing non-conforming condition is visible from multiple angles on public ways including West 85th Street, Central Park West, and within Central Park. Renovations to three existing chimneys that include restoring copper chimney caps will partially obscure the skylight from certain angles, but it remains visible from all multiple directions.

CB7 is concerned that the owners and contractors, who have successfully pursued other applications for approvals for changes to this notable contributing building, failed to inquire whether the changes in the order for the fabrication of the skylight would fall within the approvals granted for this work or to consult their architects in connection with this deviation from the plans. Their sophistication and prior laudable track record suggests that the owners and contractors should have known that deviation from approved plans requires additional investigation and potential action.

The standard for legalization of non-conforming work is whether the as-built condition would have been approved had it been presented ab initio.

The as-built skylight, while visible from the public way, is one among a series of rooftop elements including the approved stair bulkhead, water tower and other elements that are typical of rooftop conditions, and does not detract from the overall appearance of the restored primary facades. The as-built condition is thus minimally appropriate to the character of the building, its neighbors, and the Historic District.

NOW, THEREFORE, Community Board 7/Manhattan resolves to **approve** the installation of the non-conforming skylight as minimally appropriate to the Historic District.

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RESOLUTION

Date: February 5, 2019

Committee of Origin: Transportation

Re: 225 West End Avenue (West 70th Street.)

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

Committee: 8-0-0-0. Non-Committee Board Members: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application EIN#13-3807572 to Department of Transportation for a new revocable consent to construct, maintain and use a Fenced-in Area, including the Areaway along the north sidewalk of West 70th Street and the west sidewalk of West End Avenue.

RESOLUTION

Date: February 5, 2019

Committee of Origin: Transportation

Re: 884 West End Avenue (West 103rd – 104th Streets.)

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

Committee: 8-0-0-0. Non-Committee Board Members: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application EIN#46-0646044 to Department of Transportation for a new revocable consent for revocable consent to construct, maintain and use a proposed ramp and steps.