



RESOLUTION

Date: July 2, 2019

Committees of Origin: Preservation, Parks & Environment and Transportation

Re: The Rotunda – West 79th Street at the Henry Hudson Parkway in Riverside Park. Application #LPC-19-40368 by the Department of Transportation (“DoT”) to the Landmarks Preservation Commission (“LPC”) concerning the restoration and renovation of features of the Rotunda structure.

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

Joint Committee Members: 12-0-0-0; Non-Joint-Committee Board Members: 3-0-0-0.

The following facts were taken into consideration:

The project concerns the restoration and renovation of the Rotunda, a multi-level structure built ca. 1936 as part of a redesign and reconstruction of Riverside Park during the Robert Moses era (the “Project”).

The Rotunda structure consists of three interconnected main levels. The top level is a traffic circle that connects West 79 Street to entrance and exit ramps to/from the Henry Hudson Parkway, and to the waterfront area of Riverside Park. The middle level of the Rotunda is a mezzanine pedestrian area that includes a structure that formerly was a working fountain, an arched colonnade that currently includes a restaurant concession, and a circular wall that continues the Roman arches defining the colonnade, separated by pilasters around the fountain area. The mezzanine colonnade opens to a terrace to the west overlooking the Boat Basin Marina, with access via steps to the waterfront, and access to the stepped ramps on the north and south sides of the circular structure that lead up to the sidewalks outside the traffic circle level. The lower level of the Rotunda is a parking garage principally used by the Department of Parks and Recreation (“Parks”) and the residents of the Boat Basin Marina.

The exterior of the Rotunda, the interior walls and infill of the mezzanine colonnade, and the low walls defining the inside and outside perimeter of the traffic circle are all composed of ashlar masonry stone of various sizes cut into rectilinear shapes and arranged in various configurations. The ashlar masonry stones are in various shades of gold, tan and brown to create an intentionally variegated effect.

The Project includes restoration of the historic fabric throughout using original materials, including masonry harvested from the new work described below. DoT and Parks have access to the original drawings from the construction of the Rotunda ca. 1936, which will be used to guide the restoration work.

The principal elements of the restoration and renovation work include the following:

Traffic Circle Level

- The Project proposes to eliminate concrete barriers, and to rebuild the interior and exterior perimeter wall at the traffic circle with a steel reinforced concrete interior, to be clad with restored ashlar masonry stone on the inside and outside of the annulus to replicate the original condition.
- The Project also proposes to install a squared pipe and post railing constructed of steel and painted black inserted into the steel reinforced concrete interior of the rehabilitated perimeter walls that will bring the walls to the required Code height.
- The Project also calls for the installation of Type F historic light poles around the traffic circle.

Ramps from the Traffic Circle to the Mezzanine

- Ramps with steps lead from either side of the traffic circle down to the mezzanine. The stepped ramps have ashlar masonry walls on either side. The original condition included a decorative brass handrail atop the outside wall that has been removed.
- The Project includes installing a new brass handrails and supporting brackets which emulate the decorative patterns and features of the original.
- The Project also includes a new a new ADA-compliant ramp outside the south stepped ramp that will include hex asphalt pavers and granite walls forming the edge of the ramps, with a railing system of handrails resting on posts with vertical pickets where required by Code. The handrail will be square with integrated LED lighting pointing down to the surface of the ramp.
- The ADA ramp will be surrounded by new plantings drawn from the existing Park palette.

Mezzanine

- The Project calls for the creation of new Parks office space within the three bays under the eastern-most limestone Roman arches at the mezzanine level, to be infilled with a storefront glass system.
- The new offices will be created by removing the ashlar masonry walls inside the limestone Roman arches and ashlar pilasters, and replacing them with floor-to-ceiling glazing consisting of a wide center panel with two narrower panels flanking the center. The middle bay will include a double-door into the office space.
- The framing of the glass panels and the frame around the door will be of painted metal.
- At the June 13, 2019 joint meeting of Community Board 7/Manhattan's Preservation, Parks & Environment and Transportation Committees, DoT and DPR agreed to modify the Project so that the metal will be a medium bronze color to evoke the color of the fixtures and turtle decorations in the restored fountain, in place of the black color shown on the slides presented at that meeting and at previous CB7 meetings concerning the Project.
- The glass panels will be installed behind the arches and pilasters so as not to disturb the original fabric.
- The Project also includes installing a metal roll-down gate behind the glass infill for security, consisting of thin mesh designed to have minimal visual impact. At the June 13 meeting, DoT and Parks also agreed that the mesh roll-down gate will be a medium bronze color.
- The fountain on the mezzanine will be restored to operation, and will include new spray jets along the stone perimeter, as well as replacement decorative turtles fabricated to emulate the originals mounted between the jets. The jets and turtles will be a medium bronze color.
- The Project also includes creating a second interior space for use by a potential future concessionaire, with a new flat panel bronze door to match the existing door in the opposite space.
- The Project also includes installing an ADA-compliant ramp from the western terrace outside the colonnade area of the mezzanine leading to the Riverfront sea rail path. The new ramp will replace one of a pair of stepped ramps, and will be faced with Deer Isle granite and have a black metal rail with pickets similar to the ADA ramp from the traffic circle to the mezzanine.
- The Project also will replace the existing mushroom-cap kitchen vent currently attached to the inner wall of the mezzanine with a duct system that will run through the garage and will have two vents constructed in the lawn triangles between the Parkway and the exit/entrance ramps from the southbound Parkway. The ashlar masonry at the site of the current vent will be repaired or replaced, and the new vents will be clad in ashlar masonry to match.
- Restoration work on the mezzanine level that is anticipated to be approved at Staff level includes the restoration in kind of the Guastavino tiles in the ceiling under the arched colonnade at the western edge of the mezzanine, the terra cotta floor tiles in the same area, and the blue stone tiles surrounding the fountain and on the stepped ramps leading from the traffic circle. A

new bronze-colored flat panel metal door to the expanded concessionaire space on the mezzanine may also be approved at Staff level.

Overall Exterior and Garage Levels

- Restoration in kind of the ashlar masonry surfaces inside and outside the Rotunda structure, as well as the restoration in kind of the decorative terra cotta inserts in various vents at the ground and mezzanine levels, may be the subject of a future Staff Level approval.
- A new water fountain that incorporates a bottle-filler will be installed between the Rotunda and the Boat Basin.

THEREFORE BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the Project as follows:

- CB7 **acknowledges, applauds, and approves** as thoroughly appropriate to the character of the individual scenic landmark the overall restoration and refurbishment of the historic fabric of the Rotunda, including the ashlar masonry surfaces, the Guastavino ceiling tiles, terra cotta floor tiles, blue stone pavers, fabrication and replacement of bronze jets and decorative turtles in the restored fountain, the terra cotta decorative patterns in the vents, and the bronze decorative handrails and brackets on the stepped paths, regardless of whether approved at LPC Staff level;
- CB7 **approves** as reasonably appropriate to the character of the individual scenic landmark the new ADA-compliant ramp from the mezzanine terrace to the River / sea rail path; and the ADA-compliant ramp from the traffic circle to the mezzanine level, and the door to the new future concessionaire space;
- Based on the agreement by DoT to paint a medium bronze color the framing of the supports between the glazing panels and surrounding the doors of the infill needed to create the new Parks office space on the east curve of the mezzanine, and the agreement that the mesh roll-down gate will also be a medium bronze color, CB7 **approves** such elements as reasonably appropriate to the individual scenic landmark, **with strong recommendations** (a) that the width of the metal framing between the glazing and surrounding the doors be as narrow as possible consistent with functional needs; (b) that any “panic” or emergency mechanism for egress from the new office space be mounted vertically on the existing door frame and not be a horizontal element across the door frames; and (c) that the roll-down mesh gate behind the glazing include a site-specific decorative element to evoke the surrounding historic materials such as the arch forms;
- CB7 **approves** as appropriate to the character of the scenic landmark the reconstruction of the traffic circle interior and exterior perimeters and the installation of the black metal box railing with posts anchored in the new reinforced concrete centers; and
- With thanks for incorporating a new water fountain and bottle-filler, CB7 **approves** as minimally appropriate the proposed element for the ground level of the Rotunda, with the request that if a more sympathetic model should become available to Parks, that it be substituted for the device presented.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Transportation

Re: 72 West 106th Street, New Family Radio Dispatch (Columbus Avenue.)

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

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

The following facts were taken into consideration:

New Family Car Service has been operating a Dispatch Station for many years and there have been no complaints.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal application #B01527 to the NYC Taxi & Limousine Commission by New Family Radio Dispatch for a renewal of their For Hire Base Station License.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Transportation

Re: Central Park West. NYC DOT Proposed Protected Bike Lane on Central Park West from 59th Street to 110th Street.

Full Board Vote: 27 In Favor 7 Against 5 Abstentions 0 Present

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

The following facts were taken into consideration:

- Community Board 7/Manhattan following the death of a young woman on August 11, 2018 requested that DoT study the feasibility of creating a protected bike lane on Central Park West,
- There have been a large volume of severe injuries on Central Park West,
- Streets with protected bike lanes have a 21% drop in pedestrian injuries and a 15% drop in all crashes with injures. Street designs the include protected bike lanes increase safety for all users,
- There are high volumes of cyclists on Central Park West,
- The proposed north bound protected bike lane provides curbside access for buses, maintains all travel lanes; accommodates existing traffic capacity during peak hours, provides space for cyclists of varied ages an experience levels, shortens crossing distance for pedestrians, provides painted pedestrian islands and calms traffic.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the proposed Central Park West Protected Bike Lane and Traffic Calming Proposal presented by the Department of Transportation, and

BE IT FURTHER RESOLVED THAT CB7/M requests that DoT continue to monitor conditions on CPW and return every three months (after the bike lane is installed) with updates, and

BE IT FURTHER RESOLVED THAT CB7/M requests that DoT provide appropriate signage and traffic lights for all users especially cyclists and pedestrians.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Land Use

Re: 25 Central Park West. Application C190390 ZMM submitted by CPW Retail South LLC, pursuant to sections 197-c and 201 of the New York City Charter to amend the NYC Zoning Map, section 8c, by establishing a C2-5 District bounded by West 62nd and 63rd Streets, extending westward for 100' from Central Park West.

Full Board Vote: 30 In Favor 5 Against 2 Abstentions 0 Present

Committee: 6-0-0-0. Non-Committee: 1-0-0-0.

- A. 25 Central Park West, aka The Century Condominium, is residential above the first floor occupying the entire block from 62nd to 63rd Street, and extending 250 feet west from Central Park West. The zoning lot is currently zoned residential R10A. Although commercial uses are not permitted in R10A districts, there are three commercial spaces on the ground floor of 25 CPW, which were grandfathered since 1931, the date the building was completed.
- B. The three retail establishments, two with access from West 63rd Street. The one corner retail unit, which is accessible from both Central Park West and 62nd Street, is the only retail space soon to be vacated and the reason for this re-zoning application. This corner store is currently a drug store, and prior to that, a Gristedes. The other two stores that are currently tenanted are a dry cleaner and a Valery Joseph Hair Salon. Similar retail uses within Use Group 6 of the Zoning Resolution may continue, provided there is no retail vacancy greater than two years.
- C. There is other commercial space on the ground floor that consists of several professional medical and professional suites accessed via the CPW residential lobby and a separate entrance on each of 62nd and 63rd Streets at the western side of the building.
- D. The owner of the vacant commercial space has applied for a Zoning Map change to a Commercial C2-5 district for the full frontage of Central Park West extending westward for 100 feet. The minimum depth of the R10 district is 200 feet. The effect of the change would be to expand the type of commercial uses from Use Group 6 to Use Groups 5, 7, 8, 9 and 14. In particular, the owner of the vacant commercial unit is seeking a Physical Culture Establishment (PCE), earmarked for a yoga studio, a use permitted in a C2-5 zone that requires a special permit. It is not a permitted use in the grandfathered Use Group 6.
- E. The applicant has further advised that no currently permitted use (including professional offices) would be economically feasible and the fear is a vacant retail space.

In reviewing the application, the Land Use Committee has considered the following:

1. No other building on Central Park West has existing retail space and no other building is zoned for commercial use. Approval of this application will set a precedent and ultimately compete with the commercially zoned Avenues -- Columbus, Amsterdam and Broadway.
2. While a lease to a yoga studio might be the most economically beneficial use for the vacant space, the applicant has not provided any information demonstrating that any currently permitted retail or professional use would be unfeasible or unprofitable.
3. While the applicant's concern is the pharmacy space, occupying 45 feet of the building's 200' foot CPW frontage, the application seeks a commercial overlay for the entire frontage, a change which the applicant concedes is unnecessary to meet its objective of placing a yoga studio in the pharmacy space.
4. While the applicant hopes to rent the corner unit to a yoga studio, there is no assurance that a suitable tenant fitting this requirement is available. If the requested Zoning Map change is approved, the applicant would be free to lease any space in the C2-5 zone to any of a vastly expanded permitted list of uses, many of which are undesirable.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the Applicant's motion to amend the Zoning Map to create a C2-5 zone at 25 Central Park West.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Business & Consumer Issues

Re: 2756 Broadway (West 106th Street.)

Full Board Vote: 30 In Favor 0 Against 3 Abstentions 1 Present

Committee: 10-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **DENIES** new applications to the SLA for two-year liquor licenses by Calle 8 BDWY 106, LLC, d/b/a Calle Ocho, unless the conditions are included in the Method of Operations:

- Backyard hours from Sunday to Wednesday from 11am to 10pm; Thurs-Saturday 11am to 11pm; no music.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Business & Consumer Issues

Re: 592 Amsterdam Avenue (West 89th Street.)

Full Board Vote: 30 In Favor 0 Against 3 Abstentions 1 Present

Committee: 10-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **DENIES** new applications to the SLA for two-year liquor licenses by Pekarna 592 Amsterdam LLC, d/b/a To be Determined, unless the conditions are included in the Method of Operations:

- The outside backyard hours will be Thursday, Friday, Saturday until 11pm; Sunday through Wednesday until 10pm.
- Hours for the interior space will be Sunday through Wednesday until Midnight; Thursday, Friday and Saturday until 2am.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Business & Consumer Issues

Re: 588 Amsterdam Avenue (West 88th Street.),

Full Board Vote: 30 In Favor 0 Against 3 Abstentions 1 Present

Committee: 10-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan DENIES new applications to the SLA for two-year liquor licenses by 588 Amsterdam Ale House LLC d/b/a To be Determined, unless the conditions are included in the Method of Operations:

- Does not include Patio/Deck and Garden/Grounds for now.
- Hours Sunday - Wednesday open until 2am; Thursday, Friday, Saturday until 4am.
- Roof air exhaust fan on timer and to be turned-off at 10pm.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Business & Consumer Issues

Re: 474 Columbus Avenue (West 83rd Street.)

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

Committee: 10-0-0-0. Non-Committee Board Members: 1-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the SLA for a two-year liquor license.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Business & Consumer Issues

Re: 2178 Broadway (West 77th Street.)

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

Committee: 10-0-0-0. Non-Committee Board Member: 1-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal application #2046897-DCA to the Department of Consumer Affairs by NY Broadway Hotel Owner, LLC, d/b/a Arthouse Hotel New York City, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Business & Consumer Issues

Re: New Unenclosed Sidewalk Cafes:

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following new unenclosed sidewalk café applications:

- **370 Columbus Avenue** (West 77th – 78th Street.) New application #6200-2019-ASWC to the Department of Consumer Affairs by HLD Columbus, LLC, d/b/a Gari Columbus, for a four-year consent to operate an unenclosed sidewalk café with 9 tables and 19 seats.
Committee: 9-0-0-0.
- **517 Amsterdam Avenue** (West 85th Street.) New application #6363-2019-ASWC to the Department of Consumer Affairs by Tiki Chicki, LLC., d/b/a Tiki Chicki, for a four-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.
Committee: 8-0-1-0.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Business & Consumer Issues

Re: 2450 Broadway (West 90th – 91st Streets.).

Full Board Vote: 23 In Favor 7 Against 6 Abstentions 0 Present

Committee: 9-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application ULURP# N190303ECM/ DCA#1555-2019-ASWC to the Department of Consumer Affairs by Carmine's Broadway Feast, Inc., d/b/a Carmine's, for a four-year consent to operate an enclosed sidewalk café with 7 tables and 22 seats.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Preservation

Re: 57 West 69th Street (Columbus Avenue – Central Park West.) Application to the Landmarks Preservation Commission for a stoop restoration.

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

Committee: 5-0-0-0; Non-Committee Board Members: 3-0-0-0.

The following facts were taken into consideration:

- The premises was constructed ca. 1892 by architects Thom & Wilson, and is located in the Upper West Side/Central Park West Historic District.
- The proposal is to replace the existing stoop with a stoop that more closely emulates the original condition, and to modify the areaway accordingly.
- The proposal would expand the stoop 2' into the sidewalk. The revised design will match stoops next door and down the block, and will create a larger lower landing.
- The existing stoop consists of a stone stair with stone side walls with arched openings perpendicular to the façade leading from the Parlor floor entrance to a mid-way square landing, which in turn leads to two additional stairs that turn and head west, and then two more stairs that lead to the sidewalk level. The upper and lower landings and additional stairs are surrounded by side walls that continue the arched opening pattern.
- The lower landing side wall is angled on a bias from the stairs leading from the upper landing.
- The stairs and surrounding walls are an off-white "limestone-like" color.
- The areaway behind the stoop/stairs is fronted by a wrought-iron fence and gate with ornate heart-shaped details at the sidewalk level.
- The areaway surface is terra cotta tile to be replaced with blue stone tiles.
- The proposal is to replace the existing stoop and stairs with stairs that lead away from the façade, turn to the west, and then turn to the sidewalk, but with a wider, curved lower landing than the existing angled wall.
- The proposal also calls for side walls on the stairs and landings with smaller, square openings in place of the arched openings, except that the wall/railing on the upper landing facing the sidewalk will feature a carved decorative flower motif rather than the continuation of the square openings. The material for the new stairs and walls will continue to be an off-white "limestone-like" color.
- The new areaway surface will be blue stone slate, and will include new black wrought-iron gates and fencing with a simpler circular detail at the top of the posts, and security/access fixtures and a garbage enclosure under the lower landing. The new railings have been approved at Staff level.

The new stairs, side walls and railings, landings, areaway treatments and fencing are all appropriate to the character of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the proposed Project as being appropriate to the character of the Historic District.



RESOLUTION

Date: July 2, 2019

Committee of Origin: Preservation

Re: 128 West 70th Street (Broadway – Columbus Avenue.) Application to the Landmarks Preservation Commission for a rooftop addition, extension of 5th floor to the rear facade, and combination of 2 windows on the 4th floor.

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

Committee: 3-2-0-0. Non-Committee Board Members: 3-0-0-0.

The following facts were taken into consideration:

- The premises is the eastern-most of a row of 11 townhouses built ca. 1881-83 by architect Charles H. Lindsley. It is included in the Upper West Side/Central Park West Historic District.
- The proposed new rooftop addition is not visible from the public way.
- The existing condition includes a one-story rooftop addition built in 2005, set back 4' from the rear façade and 30' from the front façade. The existing rooftop addition is clad in dark grey siding in the front and stucco in the rear.
- There is also an existing stair bulkhead that reaches the front portion of the roof.
- The proposal includes increasing the footprint of the existing rooftop addition so that it is flush with the rear façade, and will form a "T" extension toward the front of the building.
- The proposal also calls for a second story to the rooftop addition set back from the rear façade and co-planar with the front of the revised addition.
- The combined proposed two-story rooftop addition would be clad in interlocking metal sheets in a dark grey color with fenestration and doors for access to a rear terrace formed by the setback from the rear façade at the second rooftop addition level, with large picture windows in the rear in an asymmetrical arrangement. The proposal calls for only one small window on the east side of the proposed addition, with blank walls of metal on the T and west side of the front of the modified rooftop addition.
- The proposal also seeks to modify the existing top floor rear façade punched windows from a typical grouping of three individual windows into a single punched window to the east and a combined picture window with flanking 1:1 windows to the west.

The proposed expansion of the existing first story rooftop addition, the proposed second story rooftop addition, and the proposed expansion of the punched windows at the top floor of the existing rear façade are not appropriate to the character of the Historic District for the reasons set forth below.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the proposed Project as being inappropriate to the character of the Historic District because it is inappropriate (a) to extend a rooftop addition composed of modern materials and fenestration to be co-planar with an existing historic rear façade; (b) to place such significant additional visual bulk on the top of a modest townhouse frame; (c) to use metal cladding in a dark grey color on a rooftop addition to a townhouse; and (d) to replace the typical series of three individual, modest-sized punched windows at the top of the historic rear façade with modern expanded window configurations.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Preservation

Re: 76 West 85th Street (Columbus Avenue.) Application to the Landmarks Preservation Commission to install a residential bracket sign.

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

Committee: 5-0-0-0. Non-Committee Board Members: 3-0-0-0.

The following facts were taken into consideration:

- The subject building was constructed ca. 1894 by architect John G. Prague, and is included in the Upper West Side/Central Park West Historic District.
- The applicant's building is a 5-story apartment building in the mid-block between Central Park West and Columbus Avenue.
- The façade of the building at the ground level includes a large Roman arched main entrance, and two sets of angled bay windows flanking the entrance. The bay windows are enclosed within wrought-iron grilles with modest decorative elements.
- The applicant's business occupies a below-grade space accessed via a wrought iron stair from the sidewalk through an areaway enclosed within a 4-foot tall wrought iron fence with modest decoration similar to the window grilles.
- The proposal seeks to add a bracket sign measuring 18" x 12" onto an existing wrought iron bracket extending perpendicularly from the center grille of the eastern bay window over the stair to the areaway from the sidewalk.
- The proposed sign includes the name of the applicant's business ("Amanda Gagnon Dog Training") in green lettering carved into a white wood background with a simple purple border. The sign is coated in vinyl for protection from the elements.

The proposed bracket sign is reasonably appropriate to the character of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the proposed sign as reasonably appropriate to the character of the Historic District.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Preservation

Re: 333 Central Park West, Apt 125 (West 93rd – 94th Streets.) Application to the Landmarks Preservation

Commission to install double window louvers in the top East facing window in the courtyard on West 93rd Street.

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

Committee Members: 5-0-0-0. Non-Committee Board Members: 2-0-0-0.

The following facts were taken into consideration:

- The building was constructed ca. 1909-10 by architect Albert Joseph Bodker, and is included in the Upper West Side/Central Park West Historic District.
- The subject premises is an apartment on the 12th floor of an apartment building facing Central Park West and West 93 Street. The building has multiple inner courtyards on the West 93 Street facade.
- The application is to insert full-length louvers for HVAC ventilation in place of the glazing in the inner-more of a pair of windows facing the interior courtyard furthest from Central Park West on the West 93 Street elevation. The pair of windows sit beneath a decoratively carved and corbelled brick arch.
- The subject window is minimally visible from West 93 Street, but the facades and bays on that elevation obscure the window from visibility from Central Park West.
- The proposal would facilitate the removal of 7 individual window A/C units from the apartment, as well as other ducts and vents currently occupying a portion of another window unit in the apartment.
- Louvers would be in two planes like a 1:1 window with a faux meeting rail in the middle.
- Louvers will be a bronze color typical of replacement windows in buildings of this type.

The proposed replacement of the window with louvers in the configuration described is reasonably appropriate to the character of the Historic District, and will be an improvement over the 7 individual window air conditioning units they will replace.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the proposal as reasonably appropriate to the character of the Historic District.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Preservation

Re: 319 West 104th Street (Riverside Drive – West End Avenue.) Application #LPC-19-38390 to the Landmarks Preservation Commission for a small exterior fence and areaway.

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

Committee: 5-0-0-0. Non-Committee Board Members: 2-0-0-0.

The following facts were taken into consideration:

- The subject building is a 4-story brownstone townhouse built ca.1892 by architect Martin V.B. Ferdon in the Riverside-West End Avenue Historic District Extension II.
- The building is one of four remaining townhouses in a former mid-block group.
- The building retains its stairs and stoop. The ground level space has a separate entrance under the stairs accessed via three steps down into an areaway.
- The areaway is partially enclosed by two brownstone knee walls flanking the steps down.
- The façade of the building includes a rounded bay window feature from the ground through the fourth floors. The bay window dimension occupies a significant portion of the areaway.
- The proposed work consists of relocating the areaway access steps closer to the stairs leading up to the stoop and main entrance to facilitate the installation of a removable ramp for handicap access at an angle away from the rounded bay window in the areaway to provide a manageable slope.
- There is not sufficient space to use a ramp into the areaway that leads straight in from the existing stairs due to the rounded bay windows.
- The proposal also includes removing the smaller knee wall on the east side, and installing a wrought iron fence and gate with a modest circle detail at the top to enclose the access to the areaway. The fence will also sit atop the existing masonry knee wall on the west side of the areaway.
- Neighboring properties have similar fence and gate enclosures for their areaways.

The modifications to the areaway are reasonably appropriate to the character of the Historic District, and required to provide the best possible accommodation for handicap access to a building that would otherwise be inaccessible.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the proposed modifications to the areaway and knee wall as reasonably appropriate to the character of the Historic District and the least intrusive means possible to provide a modicum of accessibility to this structure.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Preservation

Re: 915 West End Avenue (West 104th – 105th Streets.) Application #LPC-19-35643 to the Landmarks Preservation Commission to install a canopy.

Full Board Vote: 30 In Favor 4 Against 0 Abstentions 0 Present

Committee: 3-1-1-0. Non-Committee Board Members: 2-0-0-0.

The following facts were taken into consideration:

- The building was constructed ca. 1922 by architect Rosario Candela, and is included in the Riverside-West End Avenue Historic District Extension II.
- The subject building is a 15-story brick apartment building in the Renaissance Revival style with a dramatic cornice and significant terra Cotta and limestone detail.
- The building has primary facades facing West End Avenue and West 105 Street, with an ornate main entrance in the middle of the West End Avenue façade.
- The main entrance consists of double iron doors with intricate wrought iron decoration and a transom with divided light above. A series of carved brackets support a ledge above the transom.
- The double doors are housed within a two-story roman-style limestone arch and pilasters with an ornate keystone element.
- The original condition of the building included a canopy supported by poles into the sidewalk that extended from the main entrance to the curb. Removed prior to 1940.
- Subsurface conditions currently prevent the applicant from installing poles into the sidewalk for a similar canopy.
- The proposal is to install a canopy with support rods of a gold color in the manner of a marquis tied back to a mounting inserted in a mortar joint between panels of the limestone infill in the upper portion of the decorative arch above the main entrance.
- The canopy would extend from the façade at the level of the divided light transom windows above the main entrance.
- The canopy would measure 6’6” across, and would extend 8’ from the façade.
- The shape of the canopy is akin to a flattened bell curve or an elongated parabola. The original canopy was shaped like a semi-circle.
- The canopy would be Seamark Cadet Grey with the building number in numerals (6” tall) on the street facing surface and in letters (4” tall) on the sidewalk facing curtain. The numerals/letters would be white, and the shape of the street-facing surface and the sidewalk facing curtain would be outlined in white.

The proposed canopy’s shape, color, materials and method of installation are all appropriate to the character of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the installation of the proposed canopy as appropriate to the character of the Historic District.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Preservation

Re: 120 West 72 Street – Orange Theory Fitness (Columbus Avenue – Broadway). Application for installation of a sign on the surface of the transom window above the main entrance, and for an illuminated blade sign above and to the side of the main entrance.

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

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

The following facts were taken into consideration:

- The building was constructed ca. 1977 by architect Stanley Charles Grant, and is included in the Upper West Side/Central Park West Historic District.

Concerning the proposed Flat sign:

- The proposed signage is in the corporate colors of the Orange Theory Fitness franchise – orange with white and black accents.
- The framing of the signage will align with and match the mullions on the transom window.
- The sign will consist of cut-out letters in the style and format of the corporate logo, and will be anchored into the window transoms, and will not invade the masonry.
- While the individual letters of the sign conform to the 18” height that can ordinarily be approved at LPC Staff level, the stylized “O” of Orange Theory includes a “splat” pattern that exceeds the 18” height, and so exceeds staff level approval.

Concerning the proposed illuminated Blade sign:

- The proposed blade sign is to be mounted into the façade to the east of the main entrance, inserted into existing grout.
- The shape and dimension of the blade sign conform to LPC rules that can be approved at LPC Staff level.
- The only aspect of the blade sign requiring a public hearing is the additional proposal that the blade sign be illuminated.
- The applicant WITHDREW the application for an illuminated blade sign, without prejudice to pursuing Staff approval of a non-illuminated Blade sign.

The proposed Flat sign is reasonably appropriate to the character of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the proposed Flat sign as reasonably appropriate to the character of the Historic District, and in reliance on the withdrawal of the application for an illuminated blade sign, takes no action concerning the illumination of a blade sign at this location.

RESOLUTION

Date: July 2, 2019
Committee of Origin: Parks & Environment
The Waterfront Edge Design Guidelines Standard for New York City.
Full Board Vote: 33 In Favor 0 Against 0 Abstentions 0 Present
Committee: 7-0-0-0. Non-Committee Board Members: 4-0-0-0.

The following facts and concerns were taken into account in arriving at our conclusion: Sea levels are rising across the globe, and will continue to increase the extent, frequency, and duration of storms and coastal flooding. These risks come with increasing costs, both event-based and day to day. Hurricane Sandy has cost New York City \$19 billion to date, and flood insurance rates continue to rise.

It is estimated that by 2050, NYC’s average temperature is expected to rise between 4.1 and 6.6°F, and annual precipitation is expected to increase between 4% and 13%, which could exacerbate flooding. Despite these rapidly increasing risks and costs, new waterfront development is occurring at a rapid pace.

Over 400,000 New Yorkers have a 50% chance of experiencing a major flood in their homes by 2060, and over 41% of those are economically and socially vulnerable. And increasing density in neighborhoods across Manhattan calls for responsible choices about how we prepare for storms through design and management of developments in the floodplain.

The Waterfront Alliance has a tool, the Waterfront Edge Design Guidelines (WEDG®), which can equip Community Boards to make more informed decisions on smart design, coastal resiliency, and improved access to the waterfront. WEDG is a nationally recognized standard to enhance resilience, ecology, and access in waterfront development. Any waterfront project that touches the waterfront edge – residential, industrial, mixed use or park -- is eligible for WEDG certification. To date, there are eight WEDG Certified projects in New York City: Greenpoint Landing, Domino Sugar, Brooklyn Bridge Park, and Sunset Park Materials Recovery Facility in Brooklyn; Hunters Point South in Queens; Starlight Park and Oak Point/McInnis Cement in the Bronx; and Sandy Hook Pilots Association in Staten Island. WEDG is a toolkit that empowers communities, builders, and decision-makers to consider factors such as hard infrastructure, green infrastructure, ecology, best practices in design and waterfront access options, including kayaking, walkways, parks, and waterborne transit (ferries), so that the whole community benefits. WEDG is a simple and freely available communications tool, and grassroots movement to empower communities to protect their homes and build stronger, more equitable and resilient neighborhoods.

Waterfront Edge Design Guidelines can help hold developers to a higher standard, improve land use decisions, and help citizens advocate for a more equitable development process. Because Community Board 7’s entire waterfront is managed by the Department of Parks & Recreation and the Riverside Park Conservancy, Community Board 7 recognizes that the guidelines are applicable for development in the district along Riverside Park only.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan recommends that all waterfront projects in the Manhattan Community Board 7 district should refer to WEDG standards from the beginning of the design process and implement to the best of their ability design standards that maximize resilience, ecology, and access; and Manhattan Community Board 7 encourages a full WEDG certification process for potential application to new construction and renovation along the waterfront in Riverside Park.

BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan urges other Community Boards and Borough Boards in New York City to leverage this freely available resource to enhance resilience, ecology, and access by adopting resolutions of their own.

RESOLUTION

Date: July 2, 2019

Committees of Origin: Housing and Health & Human Services

Re: HUD Proposed Rule on Mixed Immigration Status Families in Federally-Subsidized Housing.

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

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

- Currently, families with at least one U.S. citizen or eligible immigrant are permitted to live together in a subsidized housing unit;
- Mixed-status families receive housing assistance on a prorated basis—where the amount of the housing subsidy for the household is decreased to account for family members with ineligible immigration status. Therefore, existing laws ensure that only U.S. citizens and eligible immigrants receive housing subsidies;
- On May 10th, the Department of Housing and Urban Development (HUD) released a proposed rule titled “Housing and Community Development Act of 1980: Verification of Eligible Status”;
- The proposed rule prohibits “mixed-status” families from living in federally subsidized units. Mixed-status families are households comprised of members who have eligible and ineligible immigration statuses;
- The Rule would apply to Section 8 housing and public housing; Manhattan Community Board 7 (MCB7) has 5,953 public housing units and 1,748 units receiving HUD project-based rental assistance¹;
- There are many immigrants with legal status who are ineligible for federally subsidized housing. Therefore, this Rule has the potential to affect not only undocumented, but also numerous immigrants on various visa types including work visas, student visas, and U-visas. Many documented and undocumented immigrants pay federal income tax; a particularly striking example of the impact of this policy is on U-visa holders, who are victims of crime who have suffered trauma while in the U.S. and are assisting law enforcement and/or government officials in prosecuting those who perpetrated the crime. Under this policy, U-visa holders would be forced out of their housing;²
- As of 2017, 17.6% of the population of MCB7 was foreign-born and 20.1% were 65 years of age or older;
- The rule would also impose new documentation requirements for U.S. citizens and individuals 62 years old or older receiving or applying for housing assistance. Currently, individuals over the age of 62 are not required to provide documentation to verify citizenship status;
- If finalized, the proposed rule will effectively evict nationally 25,000 immigrant families from their homes, including over 55,000 children who are eligible for housing assistance under federal law
- New York City is already in the midst of the worst homelessness crisis ever experienced. Already, over 20,000 children sleep in NYC homeless shelters nightly. This proposed rule is poised

potentially to push hundreds, if not thousands, more into homelessness. Additionally, this increase in homelessness would place a great financial strain on both New York State and New York City;

- Millions of citizens and the elderly could also lose their subsidies if they are not able to prove their citizenship and immigration status;
- Because many caregivers (of seniors or people with disabilities) may be ineligible immigrants, the proposed rule would impact mixed-status families whose caregivers could no longer live in a federally subsidized unit and who could not afford a unit without subsidized rent in proximity to the person for whom they are caring;
- A policy that specifically targets immigrants is blatantly discriminatory;
- Immigration is essential to the continued growth and health of the New York City and U.S. economies.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan strongly **opposes** HUD's proposed rule to prohibit mixed-status immigrant families from living in subsidized housing and asks that the Trump administration immediately withdraw the proposal.

Housing Committee: 6-0-0-0. Health & Human Services Committee: 4-0-0-0.

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

Furman Center. *New York City Neighborhood Data Profiles*. <http://furmancenter.org/neighborhoods/view/upper-west-side>. Accessed June 11, 2019.

Keeping Families Together. "Q&A on HUD Proposed Rule on Mixed-Status Families." *Resources*. <https://www.keep-families-together.org/resources>. Accessed June 11, 2019.

RESOLUTION

Date: July 2, 2019

Committee of Origin: Health & Human Services

Re: Support for City Council Resolution No.396 and the State "Safe Staffing for Quality Care Act".

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

Committee: 4-0-0-0. Non-Committee Board Members: 2-0-0-0.

City Council Resolution No.396 calls upon the New York City Council to endorse state enactment of the "Safe Staffing for Quality Care Act" to ensure that all acute care facilities and nursing homes meet minimum safe staffing ratios and standards for nurses and other direct care staff. Furthermore, this Resolution calls upon the City of New York to consider pursuing similar local legislation requiring the New York City Health and Hospitals system and other providers receiving funding from or contracting to provide services for the City of New York to meet equivalent minimum staffing requirements. Our rationale for supporting the Safe Staffing for Quality Care Act in New York State and similar City legislation for New York City-funded hospitals and health care facilities is expressed in the proposed City Council Resolution No. 396 as follows:

- According to the United States Department of Health and Human Services (HHS), the inadequacy of nurse and other direct care staffing levels leads to poor patient outcomes; and
- Research funded by the federal Agency for Healthcare Research & Quality (AHRQ) has found that hospitals with lower nurse staffing levels have higher rates of pneumonia, shock, cardiac arrests, urinary tract infections and upper gastrointestinal bleeds leading to higher costs and mortality from hospital acquired complications; and
- The Journal of the American Medical Association (JAMA) published research that estimated five additional deaths per one thousand patients occurred in hospitals that routinely staff with a 1:8 nurse to patient ratio compared to those staffing with a 1:4 nurse to patient ratio and that the odds of patient death increased by 7% for each additional patient the nurse must care for at one time; and
- The National Institute of Health and other research shows that better staffing policies not only result in better patient outcomes, but also lower the operating costs of health care providers by (a) reducing the recruitment and training expenses resulting from staff burnout and turnover, (b) lowering the penalties and reduced reimbursements imposed to penalize poor patient outcomes and unnecessary readmissions, (c) lowering patient length of stay, (d) reducing legal and malpractice costs, (e) increasing staff productivity due to lower workplace injuries and fatigue, and (f) and increasing patient satisfaction scores and hospital quality ratings; and
- According to a report published by Health Services Research in 2012, nursing homes which have safe staffing ratios have better quality of care in their facilities and improved functional status of the residents; and
- In 2004 California passed AB394 which required hospitals to institute minimum nurse to patient ratios where studies have shown that nurses in California have reported improved patient care outcomes and lower workplace injury rates; and
- The Safe Staffing for Quality Care Act would require all acute care hospitals and nursing homes in New York State to comply with specific minimum nurse-to-patient ratios and staffing

requirements, submit a facility staffing plan to the State Department of Health, and require public disclosure of actual hospitals and nursing home staffing levels; and

- Ensuring adequate nursing coverage for all patients is an important public health goal that will improve the quality of care in acute care hospitals and nursing homes.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan urges the New York City Council to pass Resolution 306 and for the Council to call upon the New York State legislature to pass and the governor to enact the "Safe Staffing for Quality Care Act," to ensure that acute care facilities and nursing homes meet appropriate minimum staffing ratios for nurses and direct care staff, and

BE IT FURTHER RESOLVED THAT CB7 urges the New York City Council to commit to pursuing the implementation of minimum safe staffing ratios and standards in the New York City Health and Hospitals system and in all other acute care hospitals and nursing homes that receive funding from or contract to provide patient care services for the City of New York.