

RESOLUTION

Date: November 6, 2019

Committee of Origin: Business & Consumer Issues

Re: 940 Columbus Avenue (West 106th Street)

Full Board Vote: 37 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 Fujiya Ramen & Sushi LLC, d/b/a To be Determined.

RESOLUTION

Date: November 6, 2019

Committee of Origin: Business & Consumer Issues

Re: 2171 Broadway (West 76th Street)

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

Committee: 9-0-0-0.

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

RESOLUTION

Date: November 6, 2019

Committee of Origin: Business & Consumer Issues

Re: 380 Columbus Avenue (West 78th Street)

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

Committee: 8-0-0-1.

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

RESOLUTION

Date: November 6, 2019

Committee of Origin: Business & Consumer Issues

Re: Renewal Unenclosed Sidewalk Cafés:

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

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

- **189 Columbus Avenue** (West 68th – 69th Streets.) Renewal application #2055693-DCA to the Department of Consumer Affairs by VLC Upper West, LLC, d/b/a Vive La Crepe, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.
Committee: 9-0-0-0.
- **273 Columbus Avenue** (West 73rd Street.) Renewal application #2053459-DCA to the Department of Consumer Affairs by Zucker's Columbus, LLC, d/b/a Zucker's Bagels, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 27 seats.
Committee: 10-0-0-0.
- **172 West 79th Street** (Amsterdam Avenue.) Renewal application #2054516-DCA to the Department of Consumer Affairs by Amsterdam Ave Bagels, Inc., d/b/a Bagels & Co., for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 28 seats.
Committee: 10-0-0-0.
- **353 Amsterdam Avenue** (West 77th Street.) Renewal application #2050853-DCA to the Department of Consumer Affairs by Westside Donut Amsterdam Ventures, LLC, d/b/a Dunkin Donuts, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.
Committee: 10-0-0-0.
- **473 Columbus Avenue** (West 83rd Street.) Renewal application #2048499-DCA to the Department of Consumer Affairs by ACS Columbus, LLC, d/b/a Lokal, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats, on the condition that floor plans are submitted to the Board office.
Committee: 10-0-0-0.
- **574 Columbus Avenue** (West 88th Street.) Renewal application #2056569-DCA to the Department of Consumer Affairs by B.L.T.G. Pizza, Inc., d/b/a Bella Luna, for a four-year consent to operate an unenclosed sidewalk café with 15 tables and 30 seats.
Committee: 10-0-0-0.

RESOLUTION

Date: November 6, 2019

Committee of Origin: Business & Consumer Issues

Re: 229 Columbus Avenue (West 70th – 71st Streets.)

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

Committee: 10-0-0-0.

The applicant did not attend the meeting;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** renewal application #1186113-DCA to the Department of Consumer Affairs by Flej, Inc., d/b/a Pomodoro for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

RESOLUTION

Date: November 6, 2019

Committee of Origin: Business & Consumer Issues

Re: 573 Columbus Avenue (West 88th Street.)

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

Committee: 10-0-0-0.

The applicant did not attend the meeting;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** renewal application #2054416-DCA to the Department of Consumer Affairs by Bodega 88, LLC, d/b/a Bodega 88, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

RESOLUTION

Date: November 6, 2019

Committee of Origin: Business & Consumer Issues

Re: 994 Columbus Avenue (West 109th Street.)

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

Committee: 10-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application #2083343-DCA to the Department of Consumer Affairs by UWS 994, Corp., d/b/a Isola on Columbus, for a four-year consent to operate an unenclosed sidewalk café with 9 tables and 22 seats.

RESOLUTION

Date: November 6, 2019

Committee of Origin: Business & Consumer Issues

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

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

Committee: 10-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application #11853-2019-ASWC to the Department of Consumer Affairs by Tenzan New York Corp., d/b/a Tenzan Japanese Cuisine, for a four-year consent to operate an unenclosed sidewalk café with 18 tables and 38 seats.

RESOLUTION

Date: November 6, 2019

Committee of Origin: Transportation

Re: Winter's Eve.

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

Committee: 6-0-0-0. Non-Committee Members: 7-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the Department of Transportation by the Lincoln Square BID for curb lane, sidewalk and street closures for the Monday, December 2nd Winter's Eve.

RESOLUTION

Date: November 6, 2019

Committee of Origin: Parks & Environment

Re: Riverside Park.

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

Committee 7-0-0-0. Non-Committee 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the reconstruction of the existing stair between the Promenade and the ballfield at 102nd Street in Riverside Park. The stair is currently closed due to hazardous conditions. Work on the stairs will include a new concrete foundation and new granite and bluestone risers.

RESOLUTION

Date: November 6, 2019

Committee of Origin: Preservation

Re: 202- 210 West 83rd Street (Amsterdam Avenue.) Application to the Landmarks Preservation Commission for new doors.

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

The following facts were taken into consideration:

- The premises was constructed ca. 1880-81 by architects Thom & Wilson.
- Included in the Upper West Side – Central Park West Historic District.
- The application concerns the entrances to the 5-story red brick tenement-style apartment buildings in a group of five similar buildings with main residential entrances on West 83 Street.
- The front facades are clad in red common brick and feature squared three-sided bay windows from the ground to the fourth floor. The front façade windows include a strong grey stone lintel above and a thinner grey sash below.
- The existing main entrances are situated within a pair of grey stone pilasters with fluting and decorative detail rising to form brackets holding up a mantel-like structure above the doors.
- The main entrance is located at the top of 6 stairs leading up from the sidewalk with iron railings on either side.
- The doors are wrought iron frames with glass and flanked by tall thin side windows and a prominent transom above. The full address of each building (e.g. “202 West 83 St”) is fixed onto an iron bar at the transom level.
- The doors are enclosed behind full-height wrought iron bars typical of mid-century Upper West Side security systems.
- The proposal includes removing the iron security bars and replacing the existing doors with new metal frame doors painted anodized black. The door frames are similar in size and composition as typical storefront infill in Upper West Side Historic Districts such as Fred’s restaurant around the corner on Amsterdam Avenue. The proposal also includes installing new modest lighting at the top of the landing on the underside of the mantel-like structure above the entrance; replacing the metal building numbers with numerals indicating the building number painted onto the transoms, and using bent black steel tubes to evoke the vine motif already approved for installation on the Amsterdam Avenue façade of the companion building at 200 West 83rd Street.
- Original doors (pre-designation) were double wood doors. Removed after 1990 (not code compliant).

The new doors, signage and the continuation of the vine motif, as well as the lighting and other improvements to the entrances are all appropriate to the character of the Historic District.

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

Committee: 6-0-0-0.

RESOLUTION

Date: November 6, 2019

Committee of Origin: Preservation

Re: 34 West 95th Street (Columbus Avenue – Central Park West.) Application to the Landmarks Preservation Commission for a rooftop addition.

Full Board Vote: 32 In Favor 2 Against 0 Abstentions 0 Present

The following facts were taken into consideration:

- The premises was constructed ca. 1892-93 by architects Neville & Bagge.
- Included in the Upper West Side – Central Park West Historic District.
- The building is a townhouse with a basement, parlor, second and third floors clad in brownstone and with curved bay windows with decorative carved elements surrounding them on the second and third floors of the front façade, and a strong cornice above.
- The building is the easternmost of a group of three nearly identical townhouses.
- The building retains its original stoop and stairway to the parlor floor.

Rear Façade:

- The existing rear façade has been significantly altered from the typical utilitarian rear yard brick façade with punched windows. The original L extension now includes an angled infill of the space to the west of the L, and features floor-to-ceiling divided light door-and-window systems at the ground level with stone lintels above; tall wide windows with vertical tall thin mullions and crossing muntins at the parlor floor (a single unit on the L extension and pairs on the beveled infill extension on the parlor, second and third floors); a pair of shorter windows with similar mullions and muntins at the third floor on the L façade, and an extra-wide picture window with multiple divided light features on the third floor above the L extension.

Rooftop Addition:

- The proposal includes adding a half-width rooftop addition that would have ceiling heights of 10', with floor-to-ceiling divided light fenestration similar to the existing window system above the L extension on the third floor.
- The rear façade of the proposed rooftop addition would be clad in red to match the rear façade below.
- The proposed front of the proposed rooftop addition is without fenestration due to mechanical equipment to be installed behind it, and would be clad in aluminum siding painted a dark walnut color.
- The east elevation of the rooftop addition will also be clad in the dark walnut aluminum siding, with four tall thin windows and a tall thin door (the door would have divided light);

the windows would have single panes). The west elevation of the addition would be clad in common red brick.

- The proposed addition would be set back 18' from the front façade (10' from the chimneys) from the cornice in the front and would not be set back from the original rear façade plane.
- The terrace formed outside the addition on the roof would include a metal railing in the front and rear similar in style to the existing rear rooftop railing.
- Rooftop chimneys would be adjusted to meet height code.
- Steel casements on the south and east side of the addition would be painted black.
- The proposed addition is flush against the rear façade plane, but separated by an existing corbelled brick roof line and gutter system.
- There are existing rooftop additions on 40 and 44 West 95th Street down the block.
- The proposed addition and the mechanical equipment proposed to be installed on the roof above the addition would not be visible from the public way.
- FDNY Walkway from front to back to be placed on dunnage with pavers and glass bricks over skylights. Must be on a fireproof structure.
- The creation of the FDNY walkway requires the level of the proposed rooftop addition to be increased by approximately 2 additional feet to conform to the dunnage level of pavers.
- Hence the top of the addition is to be 14' above the roof line.
- The proposal also includes new doors and refurbishment to the front areaway and access under the stoop.
- The building owner is 6'6" tall, and needs a 10' height in the rooftop addition.

Subject to the conditions and recommendations set forth below, the proposed modifications to the building are reasonably appropriate to the character of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan, subject to a condition that the overall height of the rooftop addition be reduced by one foot, and with a recommendation that the front and side facades of the rooftop addition be clad in brick rather than aluminum siding, **approves** the application as appropriate to the character of the Historic District

Committee: 4-2-0-0.

RESOLUTION

Date: November 6, 2019

Committee of Origin: Preservation

Re: 771 West End Avenue (West 97th – 98th Streets.) Application #LPC-19-40189 to the Landmarks Preservation Commission for a Master Plan Window Replacement.

Full Board Vote: 29 In Favor 3 Against 0 Abstentions 0 Present

Committee: 5-0-0-0.

The following facts were taken into consideration:

- The premises was constructed ca. 1914-15 by architects Schwartz & Gross.
- Included in the Riverside Drive – West End Historic District Extension II.
- The subject building is a 12-story plus basement apartment building with primary facades on West End Avenue and West 97th Street (the northwest corner), constructed in a H formation with a deep inset courtyard on the West End Avenue façade and a much shallower inset courtyard at the rear of the building.
- The main facades of the building are composed of common yellow brick with a strong, ornate cornice above the 10th floor and a second, thinner cornice at the roof line. The basement level is clad in a limestone-colored smooth stone. There is also a modest cornice above the second floor, and the first, second and third floors have picture-frame detail between the windows.
- There are stone Juliet balconies with significant decorative elements located on the:
 - West 97th Street façade in pairs at the third and sixth floors;
 - West End Avenue façades in pairs at the third and tenth floors, and larger such balconies at the sixth floors.
- The main entrance is located on the West End Avenue frontage in the deep front courtyard that has none of the Juliet balconies or other decorative detail of the main facades.
- The original configuration of the windows from the tax photos and research were double-hung windows in various single, double and triple configurations with divided light above and a single pane below. Most appear to have been 6:1.
- None of the original windows remain on any of the primary facades.
- The existing condition consists of aluminum 1:1 double-hung windows in single, double and triple configurations to match the original. The color of the existing windows is dark bronze.
- The proposal is to replace the existing replacement aluminum windows with new aluminum windows to match the dimensions, configuration and color of the existing windows (including the heights of meeting rails and the thicknesses of mullions and spandrel bars where applicable).

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- There is a single existing 6:1 window, and the proposal is to match that window with an aluminum 6:1 window.
- The color of the proposed new windows is dark bronze.
- The proposal includes creating new brick moldings out of metal that will more closely approximate the original details than the current condition.
- Precedent cited for approval of a master plan of 1:1 aluminum windows includes 150 West 79 Street and 370 Riverside Drive.
- Apt 12A in this building was approved as a single application for 1:1 aluminum replacement windows by CB7 in 2017.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan, given the absence of any original windows or windows matching the 6:1 original configuration on any of the primary facades of the building, and given that the significant decoration of the primary facades, including the picture-frame molding details, the highly decorated Juliet balconies, the three strong cornices on the primary facades, and the alternation between smooth stone and common brick, when considered as a whole, demonstrate that the loss of the original multi-light windows will not materially detract from the overall effect of this building's contribution to the Historic District, **approves** the proposed 1:1 double-hung replacement windows with a more accurate replacement brick mold as reasonably appropriate to the character of the Historic District.

RESOLUTION

Date: November 6, 2019

Committee of Origin: Steering /Strategy & Budget

Re: MCB7's priorities for the Fiscal Year 2021 NYC Capital Budget.

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

Steering Committee: 13-0-0-0. Non-Steering Committee Members: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan adopts the priorities for the Fiscal Year 2021 NYC Capital Budget.

RESOLUTION

Date: November 6, 2019

Committee of Origin: Steering /Strategy & Budget

Re: MCB7's priorities for the Fiscal Year 2021 NYC Expense Budget.

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

Steering Committee: 13-0-0-0. Non-Steering Committee Members: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan adopts the priorities for the Fiscal Year 2021 NYC Expense Budget.