

THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: February 1, 2022

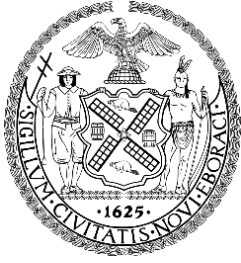
Committee of Origin: Transportation

Re: 70 Lincoln Center Plaza aka 165 West 65th Street (Broadway and Amsterdam Avenue.)

Full Board Vote: 40 In Favor 0 Against 0 Abstention 0 Present

Committee 8-0-0-0. Non-Committee Board Members: 5-0-0-0.

BE IT RESOLVED Community Board 7/Manhattan **approves** Petition EIN#13-1847137 for a renewal of a Revocable Consent to the Department of Transportation to continue to maintain and use 4 levels of an underground garage under and along the North Sidewalk.



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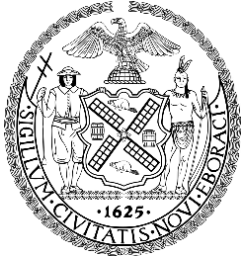
Committee of Origin: Transportation

Re: 319 West 84th Street (West End Avenue and Riverside Drive.)

Full Board Vote: 40 In Favor 0 Against 1 Abstention 0 Present

Committee 9-0-0-0. Non-Committee Board Members: 6-0-0-0.

BE IT RESOLVED Community Board 7/Manhattan **approves** Petition EIN#20-4029558 for a new revocable consent for a proposed stoop and fenced-in areaway on the north sidewalk of West 84th Street.



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RESOLUTION

Date: February 1, 2022

Committee of Origin: Preservation

Re: 61 West 86th Street aka 541 Columbus Avenue. Application to the Landmarks Preservation Commission to replace storefront infill.

Motion amended to approve application subject to items 1, 2 and 3 below being agreed to by the applicant

Full Board Vote: 21 In Favor 15 Against 2 Abstention 1 Present

Committee: 9-0-0-0. Non-Committee Board members: 2-0-0-1.

his resolution is based on the following facts:

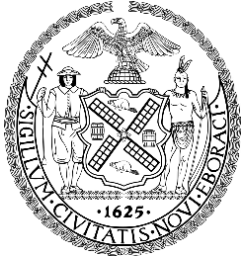
- The subject building is a 5-story flats-style apartment building at the corner of West 86th Street and Columbus Avenue. It was built ca. 1888-89 by architect John G. Prague in the Romanesque Revival style with its two primary facades clad in Flemish red and brown common brick with brownstone accents.
- The building is included in the Upper West Side / Central Park West Historic District.
- The existing ground floor storefronts include two cladding schemes. The corner store is clad in a thin faux stone of a deep red color with faux mortar that gives new meaning to the term “unfortunate.” The thin stone treatment is in a significantly deteriorated state, with the cladding peeling away from the main façade at several spots.
- The second storefront on the northern portion of the Columbus Avenue façade consists of glazed tile mounted with the long edge vertical to unsuccessfully resemble common red brick arranged vertically rather than the customary horizontal configuration.
- Both storefronts include aluminum storefront windows above a base of approximately 4’ in height that would be typical of the 1970s.
- The proposal is to replace the existing storefront infill for both stores with a series of tall metal window units framed above and in between the units by new brown stone detail. The window units would include clerestory windows whose mullions align with the divisions in the main store windows below, and metal recessed panels along the plinth. There will be 5 such units with associated doors on the Columbus elevation, and two units on the West 86th Street elevation.
- The stone curb at the base of the facades will be retained and repaired.
- The main entrance to the southernmost store space is proposed to be chamfered at a 45° angle to the West 86th Street and Columbus Avenue facades.
- The sign band above the fenestration appears in the presentation drawings to call for longer continuous panels on the northern portion of the Columbus Avenue Storefront than the southern, although the intent appears to be that they should be unified.

- Finally, Parks suggested that Bull Moose Dog Run, which is currently open all night, be closed at
- The color of the sign band appears in the presentation drawings as stark off-white.
- An existing line of brownstone-colored stone serves as a dividing line between the storefront and signband below and the brick cladding of the residential portion of the building above. The presentation materials make it unclear whether that line of stone is to continue to the full width of the storefront on the West 86th Street elevation.

The proposed changes to the storefront infill would be appropriate to the character of the Historic District if changes were made to the color and uniformity of the sign band, the continuation of the brown stone dividing line above the sign band, and the chamfered door were replaced with a door on the same plane as the Columbus Avenue façade.

THEREFORE, BE IT RESOLVED THAT, Community Board 7/Manhattan **approves** the application as presented as appropriate to the character of the Historic District **conditional upon the following changes to the proposal:**

1. The color of the sign band is replaced with material/color that matched the Flemish red elements of the brick façade above the storefront infill;
2. The configuration of the sign band should be made uniform across the Columbus Avenue and West 86th Street facades; and;
3. The mini-cornice line of brown stone above the sign band should be a uniform width and continued across the entire storefront, including beneath the fire escape on the West 86th Street elevation.



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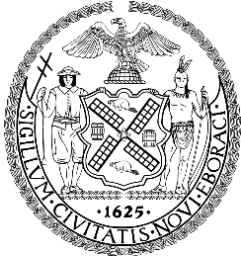
Committee of Origin: Business & Consumer Issues

Re: 242 West 76th Street (Broadway – West End Avenue.)

Full Board Vote: 38 In Favor 0 Against 1 Abstention 0 Present

Committee: 9-0-0-0. Non-Committee Board members: 3-0-2-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the SLA for two-year liquor licenses by 242 West 76th Hotel Corp d/b/a The Wallace.



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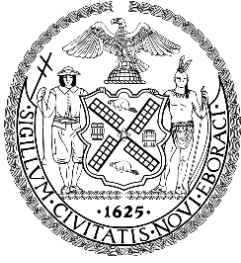
Committee of Origin: Business & Consumer Issues

Re: 2330 Broadway (West 84th – 85th Street.)

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

Committee: 9-0-0-0. Non-Committee Board members: 5-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the SLA for two-year liquor licenses by GWC-Broadway 85th, Inc. d/b/a To be determined.



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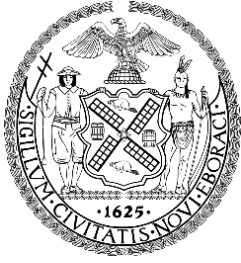
Committee of Origin: Business & Consumer Issues

Re: 953 Amsterdam Avenue (West 107th Street.)

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

Committee: 10-0-0-0. Non-Committee Board members: 5-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the SLA for two-year liquor licenses by TSR 953, Corp. d/b/a Tropical Sensation.



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RESOLUTION

Date: February 1, 2022

Committee of Origin: Parks & Environment

Re: Bull Moose Dog Run at Theodore Roosevelt Park, issues with misuse of the lawns in the park.

Full Board Vote: 35 In Favor 1 Against 2 Abstention 0 Present

Committee: 5-1-1-0. Non-Committee Board Members: 3-0-0-0.

WHEREAS, Bull Moose dog run, located in Theodore Roosevelt Park near West 81st Street and adjacent to the American Museum of Natural History's 20-foot garage wall, has created a major disturbance from sound bouncing off the garage wall since the late 1990s, when it was first built. Many of the residents along West 81st Street whose windows face the park have been negatively impacted by constant barking at all times of the day and night. In addition, over the past few years, many dog owners have elected to not use the Dog Run and instead illegally trespass with their dogs on closed lawns inside and around the perimeters of the park. And Whereas, Friends of Roosevelt Park (the Friends) which has a Memorandum of Understanding with the Museum, since 2005, explored various ways to solve the noise issues for those living on West 81st Street in many different ways including the following plan developed by Cerami Associates, one of the country's leading acoustic engineering firms and noise specialists, whom the Friends of Roosevelt Park retained in 2020. Their advice was the following efforts would not make a meaningful difference, after testing the decibel level from several apartments on West, 81st Street. Those efforts included:

- Planting dense trees or bushes in front of the garage wall
- Planting a row of evergreen trees in front of the fence surrounding the dog run
- Installing an Acoustic Fence (Acousti©), an absorptive material that could be installed on the fence

AND WHEREAS, The Friends hired Cerami Associates a second time to recommend a solution that would work to achieve the minus 10 decibel level necessary to bring barking dog noises within acceptable noise levels:

- Recommending a 10-foot transparent barrier on the low fence that encloses the run, at a cost including the pilings of \$304,000, funding of which was promised by Council Member Gale Brewer, when she was still our Borough President.

Friends offered to screen this transparent barrier by planting evergreen trees the entire length, but the NYC Parks Department (Parks) thought this would not be approved in a landmark park by either Landmarks Preservation Commission or the Public Design Commission, both of whom would have to give approval.

Date: February 1, 2022

Committees of Origin: Parks & Environment

Re: Bull Moose Dog Run at Theodore Roosevelt Park

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Finally, Parks suggested that Bull Moose Dog Run, which is currently open all night, be closed at 9PM and reopened in the morning at 7AM by a uniformed Parks Enforcement Officer or another park employee.

AND WHEREAS, Compounding the noise situation, in the past year or so, people with dogs have taken to not using the dog run at all, and instead have started trespassing various lawned areas of the park closest to W.81st Street by cutting the temporary fence that's been placed there. This has exacerbated the noise issues to an unbearable level for those living adjacent to the park.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan calls upon the Department of Parks and Recreation to immediately close Bull Moose Dog Run nightly at 9PM and reopen it again each following morning at 7AM, as is done in many other parks and playgrounds around Manhattan.

AND FURTHER, that a concerted effort be made be and immediately implemented by PEP Officers (Parks Enforcement Control) or others, as determined by the Department of Parks & Recreation. If this is not achievable, then we call upon the Museum to install permanent unbreachable fencing around the lawns currently being abused.