

# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 7

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

Website: <https://nyc.gov/mcb7> • E-mail: [mn07@cb.nyc.gov](mailto:mn07@cb.nyc.gov)

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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Youth, Education and Libraries**

**Re: Greater Oversight and Increased Communication for Longer-Duration SCA Projects**

**Full Board Vote: 43 In Favor 0 Against 0 Abstention 0 Present**

**Committee: 7-0-0-0.**

The following facts and concerns were taken into consideration:

- Community Board 7 has two school buildings within its district boundaries which have had ongoing construction projects overseen by the SCA for extended periods of time: M165 (10+ years) and the Joan of Arc school complex (7+ years). Both buildings house multiple schools: M165 has both an elementary (PS 165) & a Middle School (Mott Hall II M862). The Joan of Arc complex houses three schools and the district office (M256, M258 & M333). The work on both buildings includes extensive roof, exterior, and parapet repairs.
- Both projects' timelines were slowed by pandemic-related delays; on the Joan of Arc project, an earlier contractor had to be replaced later in the process.
- Roof, exterior, and parapet repairs are complicated but imperative to complete in order to ensure the long-term safety of the schools, their communities, and their neighbors.
- However, extended-length roof, exterior, and parapet projects – and the scaffolding, equipment, and noise they entail – have a severely negative impact on students, families, and school staff, as well as those living in proximity to the school.
- For as long as they are underway, these extended-length roof, exterior, and parapet projects impede teachers and staff in delivering the best-possible classroom experience, create conditions which raise the risk of student injuries while on school grounds, create noise which degrades the quality of life of those living in close proximity, and result in environments in the surrounding area which raise other public safety concerns (ex: the drug paraphernalia found under the scaffolding at the Joan of Arc complex).
- It is critical that these types of construction projects are completed on as efficient a timeline as possible – for the sake of fiscal prudence, educational and safety standards, and quality-of-life purposes.
- It is also imperative to ensure transparent dialogue and exchange of information on project updates, shifts in timeline or project management/scope once projects begin to extend beyond their original timelines.
- These regular lines of communication are not always in place during critical moments, such as when unforeseen complications arise (ex: supply chain issues) cause knock-on timeline delays.
- The majority of school construction projects involving roof, exterior, and parapets in Manhattan do not appear to last beyond 3 – or even 5 – years<sup>1</sup>
  - Out of 156 schools in Manhattan currently under SCA project management
    - Only 29 reportedly have scaffolding up due to roof, exterior, or parapet work
    - Only 8 reportedly have had the scaffolding up for more 3 years
    - Only 5 reportedly have had the scaffolding up for approximately 5 years

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<sup>1</sup><https://www1.nyc.gov/assets/manhattancb7/downloads/pdf/projects/Current-SCA-REP-Projects-6-16-22.pdf>

- Only 2 reportedly have had the scaffolding up for significantly more than 5 years M165 and the Joan of Arc complex.

Even barring the delays due to COVID and contractor changes – school construction projects which extend to the duration experienced by M165 and the Joan of Arc complex place an unacceptable burden on students, families, school staff, and neighbors living in the vicinity.

The learnings from these two school construction projects should be applied more broadly to all school construction projects and should require that new rules and procedures be instituted which would automatically trigger additional oversight and community communication where on-site impact (active construction work in or around the school building/scaffolding in place) lasted longer than average (>3 years). Such measures would be unlikely to represent an undue burden for the SCA and others involved in school construction projects because they would apply to relatively few schools' borough-wide and are appropriate given the heightened burdens imposed by projects of such long duration.

THEREFORE, BE IT RESOLVED that Community Board 7/Manhattan **calls on the** Chancellor and the New York City Department of Education, the Mayor and Members of the City Council, and the New York State elected Officials serving New York City, all of whom have roles in overseeing the SCA, to institute a policy of greater oversight and increased communication for all SCA projects approaching or lasting greater than 3 years with on-site impact (active construction work in or around the school building/scaffolding in place), including without limitation the following measures (which have been put in place in the past year for the Joan of Arc project):

- Regular meetings between the SCA, local neighbors, and school parent community; regular SCA attendance at the local Community Board's District Service Cabinet
- Bi-weekly email updates regarding project timeline and worker hours for the upcoming period on which key stakeholders, including the local Community Board, would be included.



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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Transportation**

**Re: 2642 Broadway (West 100<sup>th</sup> – 101<sup>st</sup> Streets.)**

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

**Committee: 9-0-0-0. Non-Committee Board Members: 3-0-0-0.**

BE IT RESOLVED that Community Board 7/Manhattan **approves** renewal Application #B00256 to NYC Taxi and Limousine Commission by Fast Operating Corp. d/b/a Carmel Car & Limo Service, for a renewal of their For Hire Base Station License.



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## RESOLUTION

**Date: September 6, 2022**

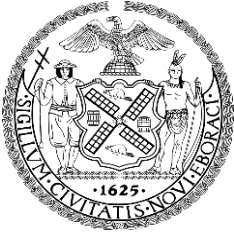
**Committee of Origin: Transportation**

**Re: Open Street on West 103rd Street (Amsterdam Avenue - Riverside Drive.)**

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

**Committee: 8-1-0-0. Non-Committee Board Members: 3-0-0-0.**

BE IT RESOLVED that Community Board 7/Manhattan **supports** proposal by DOT to enhance the Open Street on West 103rd Street by incorporating traffic calming measures and pedestrian space with monitoring and adjustments as needed.



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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Transportation**

**Re: Request to DOT to replicate the traffic calming interventions, including intermittent red brick surface, found on two blocks of West 94<sup>th</sup> Street to other crosstown blocks in the district.**

**Full Board Vote: 39 In Favor 1 Against 1 Abstention 0 Present**

**Committee: 8-0-1-0. Non-Committee Board Members: 3-0-0-0.**

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

In the late 1960s, after a child was killed by a driver and another child was injured, two blocks of West 94<sup>th</sup> Street between Amsterdam Avenue and Central Park West received traffic-calming treatments, including curb extensions, mid-block bulb-outs and intermittent brick paving, designed to slow drivers and protect pedestrians;

In the ensuing half-century, these visionary interventions have demonstrably calmed traffic on the two blocks while adding to the blocks' charm and are prized by residents;

When the New York City Department of Transportation recently announced plans to remove the intermittent bricking, residents strongly objected and persuaded the agency to preserve and maintain the bricks, and Community Board 7 unanimously passed a resolution to this effect in June 2022; and

Despite the evident safety gains and residents' support for these life-saving traffic-calming treatments, the treatments have not been replicated on any other cross-street in our district.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan requests that the New York City Department of Transportation explore the feasibility of expanding the traffic-calming treatments found on the two blocks of West 94<sup>th</sup> Street – including curb extensions, mid-block bulb-outs and intermittent bricking (or similar textured surface material) – to other cross-streets in our district, beginning with streets most in need of traffic calming due to speeding and/or the presence of schools, places of worship or senior centers, including but not limited to West 108<sup>th</sup> Street, West 93<sup>rd</sup> Street, West 76<sup>th</sup> Street and West 60<sup>th</sup> Street.



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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Business & Consumer Issues**

**Re: Mid-Park at 65<sup>th</sup> Street, The Heckscher Ballfield in Central Park**

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

**Committee: 6-0-0-0. Non-Committee Board Member: 1-0-0-0.**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following New application to the SLA for two-year liquor license by Panda Bubble Tea CP, LLC d/b/a The Ballfields Café.



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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Business & Consumer Issues**

**Re: 68 West 71<sup>st</sup> Street (Columbus Avenue.)**

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

**Committee: 6-0-0-0. Non-Committee Board Member: 1-0-0-0.**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following New application to the SLA for two-year liquor license by Taylor Morabito d/b/a Friend of a Farmer UWS, LLC.



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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Business & Consumer Issues**

**Re: 206 West 79<sup>th</sup> Street (Broadway – Amsterdam Avenue.)**

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

**Committee: 6-0-0-0. Non-Committee Board Member: 1-0-0-0.**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following New application to the SLA for two-year liquor license by 206 West Restaurant Corp. d/b/a To be determined.





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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Business & Consumer Issues**

**Re: 200 West 60<sup>th</sup> Street (Amsterdam Avenue.)**

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

**Committee: 5-0-1-0. Non-Committee Board Member: 1-0-0-0.**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** New and Temporary Retail Permit application to the SLA for a two-year liquor license by ESQ 60<sup>th</sup>, LLC d/b/a Emmy Squared Pizza.



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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Business & Consumer Issues**

**Re: 27 West 72<sup>nd</sup> Street** (Columbus Avenue – Central Park West.)

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

*Committee: 6-0-0-0. Non-Committee Board Member: 1-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** New and Temporary Retail Permit application to the SLA for a two-year liquor license by JTRE W72<sup>nd</sup> Street, LLC d/b/a To be determined.



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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Business & Consumer Issues**

**Re: 222 West 79<sup>th</sup> Street (Broadway – Amsterdam Avenue.)**

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

**Committee: 7-0-0-0. Non-Committee Board Member: 1-0-0-0.**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** New and Temporary Retail Permit application to the SLA for a two-year liquor license by Harlem ADR, LLC d/b/a Mochi Dolci.



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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Business & Consumer Issues**

**Re: 102 West 86<sup>th</sup> Street** (Columbus Avenue.)

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

*Committee: 6-0-0-0. Non-Committee Board Member: 1-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** New and Temporary Retail Permit application to the SLA for a two-year liquor license by G&A 86, Inc d/b/a To be determined.



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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Business & Consumer Issues**

**Re: 590 Amsterdam Avenue (West 88<sup>th</sup> – 89<sup>th</sup> Streets.)**

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

**Committee: 7-0-0-0. Non-Committee Board Member: 1-0-0-0.**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** New and Temporary Retail Permit application to the SLA for a two-year liquor license by PST Amsterdam, LLC d/b/a Poulet Sans Tete.



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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Business & Consumer Issues**

**Re: 914 Columbus Avenue (West 105<sup>th</sup> Street.)**

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

**Committee: 7-0-0-0. Non-Committee Board Member: 1-0-0-0.**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** New and Temporary Retail Permit application to the SLA for a two-year liquor license by The New Ranchito Latin Fusion Restaurant, Inc. d/b/a Rancho Latin Fusion.



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## RESOLUTION

**Date: September 6, 2022**

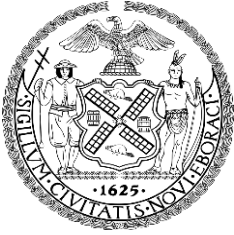
**Committee of Origin: Business & Consumer Issues**

**Re: 984-986 Amsterdam Avenue (West 108<sup>th</sup> – 109<sup>th</sup> Streets.)**

**Full Board Vote: 39 In Favor 0 Against 0 Abstention 0 Present**

**Committee: 7-0-0-0. Non-Committee Board Member: 1-0-0-0.**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** Method of Operation application to the SLA for a two-year liquor license by Amity Hall Uptown, Inc. d/b/a Amity Hall.



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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Preservation**

**Re: 50 West 72<sup>nd</sup> Street (Columbus Avenue.) Application to the Landmarks Preservation Commission for a Certificate of Appropriateness to replace existing fixed pane windows with four-over-four double hung windows.**

**Full Board Vote: 34 In Favor 0 Against 3 Abstention 0 Present**

*Committee: 7-0-0-0. Non-Committee Board Member: 1-0-0-0.*

The following facts were considered in connection with this Resolution:

The subject application is part of an 18-story building constructed in the Renaissance Revival style with rough-faced brick and a limestone base ca 1927, by architects Sugarman and Berger and included in the Central Park West Historic District.

This application concerns two store front ground floor windows on the east most part of the north facing side of the building that currently contain two fixed pane windows. A restaurant occupies the space inside. The applicant wants to replace these fixed pane windows with 4x4 double hung windows. Pursuant to the 1940s tax photo, the two original windows were 4x4 double hung windows. These historic windows were replaced about 10-20 years ago with two fixed pane windows and approved at that time by the LPC. The applicant wants to return these windows to the historic 4x4 double hung design. The return to historic windows will match the windows above and lend a more congenial air to the restaurant for its patrons.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to replace two store front/restaurant ground floor fixed pane windows on the east most portion of the north side of the building, with historic 4x4 double hung windows as appropriate to the character of the Historic District.





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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Preservation**

**Re: 159 West 72<sup>nd</sup> Street (Amsterdam - Columbus Avenues.) Application to the Landmarks Preservation Commission for a Certificate of Appropriateness for alterations to the current storefront infill and façade.**

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

**Committee: 8-0-0-0. Non-Committee Board Members: 1-0-0-0.**

The following facts were considered in connection with this Resolution:

The subject application is part of a 2-story building constructed in the Art Deco style ca 1932 and is included in the Central Park West Historic District.

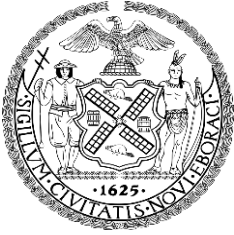
This venue is the site of Janovic Paint and Decorating Center and concerns the proposal to replace the clay tiles on the façade. The Committee previously reviewed and the Full Board approved an application to install blade signs.

Pursuant to the 1940 tax photo, this site was originally that of an Art Deco style Provident Society Bank building that had a cementitious finish on the façade. The building was renovated in the 1970-1980's and clay glazed masonry tiles and a large storefront window were then installed on the façade. There is currently no one manufacturing this type of clay glazed tile. The clay tiles have degraded, are bulging, and are no longer adhering to the masonry and the applicant fears that even if this type of clay glazed tile was available, replacement will only lead to the same type of problems. The proposal is to remove the clay tiles on the entire façade and replace them with a smooth textured stucco cementitious finish. There will be no change to the storefront window or the signage. The stucco will be painted in a color called "Really Neutral" and maintained and repainted regularly by the applicant. The applicant will use stucco mixed with lime that is sturdier than EIFS (exterior insulation finished systems) that may be commonly used in other locations.

The metal coping at the top of the building will also be replaced with stucco.

The appearance of a smooth textured stucco cementitious finish on the façade of this building will harmonize with the buildings to the left and right of 159 West 72<sup>nd</sup> street that similarly have a stucco finish, and they will improve the streetscape views.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the use of a smooth textured stucco cementitious finish on the face of the building in place of the current clay glazed masonry tiles to be appropriate to the character of the Historic District.



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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Preservation**

**Re: 86 Riverside Drive (West 81<sup>st</sup> Street.) Application to the Landmarks Preservation Commission for a Certificate of Appropriateness for a rooftop addition to include an elevator overrun and glass-enclosed stair bulkhead with surrounding railings.**

**Full Board Vote: 32 In Favor 0 Against 4 Abstention 0 Present**

**Committee: 7-1-0-0. Non-Committee Board Members: 1-0-0-0.**

The following facts were considered in connection with this Resolution:

The subject building is a 4½-story townhouse constructed in the Elizabethan Renaissance Revival Style ca 1897-98 by renown architect Clarence True. Its primary facades, facing both Riverside Drive and West 81<sup>st</sup> Street, are primarily limestone in large rough blocks.

The building is included in the Riverside Drive – West 80<sup>th</sup>-81<sup>st</sup> Street Historic District.

The building forms the corner of the largely-intact row of townhouses from the same architect wrapping around from Riverside Drive, up West 81<sup>st</sup> Street and along Riverside Drive.

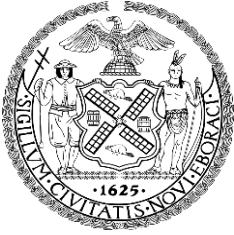
The roof includes a mansard-like sloped tile panel above each primary façade and forming a notched void above the curved rooms forming the actual corner of the building ending at the 4<sup>th</sup> floor.

The application concerns the proposal to add a metal-framed glass stair bulkhead to the roof, a metal-clad elevator overrun, and enclosures for mechanical equipment along the back half of the existing roof behind the sloped mansard tiled portion of the roof. The application also includes raising the decking of the open space between the proposed additions and the sloped portion of the roof, with metal railings rising just behind the sloped roof.

Most of the proposed railing and portions of the glass-enclosed stair bulkhead and metal-covered elevator overrun and other proposed rooftop structures will be more than minimally visible from several vantage points along Riverside Drive, West 81<sup>st</sup> Street, as well as from within Riverside Park. The visibility is due in part to the height of the proposed rooftop structures, and calls attention to the choice of materials for those additions. The proposed railing interrupts the currently unbroken roof line formed by the sloped tiled panels that continue as a design element common to the adjoining townhouses' roofs.

The height, bulk, choice of glass and metal materials of the proposed stair bulkhead and elevator overrun, the mechanical enclosures, and the fencing around the roof deck, all of which are more than minimally visible from the public way, are inconsistent and out of character with the historic fabric of this townhouse, the largely intact grouping of Clarence True townhouses adjoining it on either side, and the Historic District of which they are a part.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application as the project is inappropriate to the character of this townhouse, the largely intact grouping of adjoining townhouses, and the Historic District of which they are an integral part.



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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Preservation**

**Re: 270 West 89<sup>th</sup> Street, B’Nai Jeshurun (West End Avenue - Broadway.) Application LPC-22-07597 to the Landmarks Preservation Commission for a Certificate of Appropriateness for restoration and refurbishment of historic wood windows, replacement in kind of steel-framed fire-rated windows, and installation of ballistics-resistant windows behind the historic windows.**

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

**Committee: 8-1-0-0. Non-Committee Board Members: 1-0-0-0.**

The following facts were taken into consideration with this Resolution:

The subject building is the 7 story Community House of Congregation B’Nai Jeshurun, constructed in 1928, and designed by Herts & Abramson in the “Semitic” (Moorish Revival-Middle Eastern architecturally influenced style), with an annex in the rear of the building, connecting it to its synagogue at 257

West 88<sup>th</sup> Street.

The Community House building is included in the Riverside Drive-West End Historic District. The Community House is currently being used as a school that includes a library and with a gymnasium on the 6<sup>th</sup> floor.

This site has more than one project on site, including a Local Law 11 façade restoration, which is not a part of the proposal and is under LPC staff level review. The proposed work will commence after the Local Law 11 façade restoration.

This application concerns the replacement of the double hung east, south, and west steel-framed fire-rated windows with double hung fire-rated windows that will match the size and configuration of the current double hung windows but will not include the applique currently found in about 25-30 percent of these windows. The locker room and bathroom windows will, of necessity, be glazed for privacy.

Two windows on the east elevation are visible from street. From the west, there are visible windows. On the south elevation, the windows that are part of this application are not visible to the public. On the south elevation, some of those windows are not operable, and they face the fire escapes. This proposal is to install fire-rated 45-minute (radiant heat protection) double hung windows but not replicate the appliques currently in the windows, which was installed in the 1960’s, in part because the applicant had considered the possible replacements of the applique with screen printings but decided the screen printings do not look have the same effect and somewhat cheaper the appearance of the Community House.

The existing fire-rated wire windows are double hung on all 3 facades, however, fire-rated wired windows no longer used. Conditions of the windows seem to go from bad to worse: within the lead caning that binds the frames, there are pieces of colored glass in the windows; some are broken, and some are cracked and are therefore unsafe by DOB mandates. In the classrooms and offices, some windows have “stained glass” glazing applique on them under years of paint in various states of disrepair, some frames are deteriorated, some exterior windows are inoperable; on the sixth floor (used as a gymnasium and

*Date: September 6, 2022*

*Committee of Origin: Preservation*

*Re: 270 West 89<sup>th</sup> Street, B’Nai Jeshurun (West End Avenue – Broadway.)*

*Page 2 of 2*

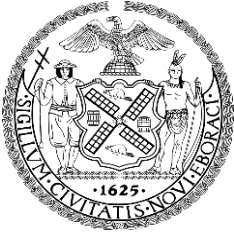
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locker rooms), safety glazing renders the existing windows on the exterior completely inoperable. This creates a safety problem for B’Nai Jeshurun.

The applicant intends to install glazing on the windows in the bathrooms and locker rooms for privacy.

The current plan is to salvage small pieces of frame to match the existing sight lines, maintain the existing sight lines from masonry openings to the glass and keep the existing profile lip. Fire rated windows are currently installed within masonry pocket, and replacements will also be installed in the same fashion.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to replace the windows on the east, south and west steel-framed fire-rated windows, that are minimally visible, with fire-rated double hung windows that match the size and configuration of the present windows and applauds the applicant’s attempt to replicate the decorative applique patterns with screen printing, as appropriate to the character of the Historic District.



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 7

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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Preservation**

**Re: 258 West 97<sup>th</sup> Street, The Fortune Society (West End Avenue – Broadway.) Application to the Landmarks Preservation Commission for a Certificate of Appropriateness for:**

- a. converting an existing window into a doorway to create a new accessible entrance at primary façade; and
- b. Installation of Exterior Insulation Finishing System cladding (EIFS) over existing surfaces on non-primary facades and Bulkhead.

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

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

The following facts were considered in connection with this Resolution:

The subject building is a 7-story building constructed in the Renaissance revival style ca. 1901-1903 by architect C. Huntington. It's primary façade, facing north, is constructed of Roman brick and stone.

The building is included in the Riverside-West End Historic District Extension II Historic District. When built, it had 2 apartments per floor. There are currently 93 units in the building, some so small they cannot be used as livable units, and after additional renovations 84 units will remain.

The Fortune Society purchased the building in January 2022 and is seeking to convert and renovate the 84 units into 59 supportive, 24 affordable and one superintendent apartment for low-income and formerly homeless New Yorkers. There are currently 15 residents in the building.

This application by the Fortune Society concerns two elements: (1) create a new accessible entrance on the façade by converting a window to an accessible door; and (2) install Exterior Insulation Finish System cladding (EIFS) thermal insulation on the outside of the building on the east and west sides and on the bulkheads to improve electrification and heating inside the building.

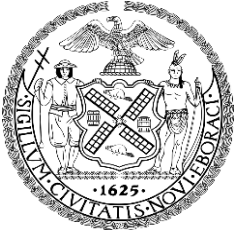
Currently the main entrance (2 steps up from street then 3 more stairs to the vestibule) could not be converted to an accessible entrance because all the utilities lines (gas and water) enter at that point and would have to be relocated.

- a. The proposal in front of the Committee is to bridge over the existing area way at the façade, convert a window to a door, and make a door which leads into the vestibule with a three-stop lift using a vertical platform lift, more of a wheelchair lift, in the shaft, that would allow access to main floor, street and cellar where the applicant is adding community space. The applicant proposes to do this by cutting a hole in the non-original, non-Historic metal aluminum fencing to build the bridge; to remove the window, extend the masonry opening to the bridge, provide a new store front door similar to store front doors at main entrance, add lighting to match the painted stone, maintain lintels, maintain width of the opening, and add a push button to the post on the right to open the door. The bridging area way will be made with a metal grating that will be fine enough to walk on but also drain into the areaway below. The grille work on the new

door will incorporate metal grille work consistent with, and similar in design, to the existing adjacent windows and wrought iron railings.

- b. The proposal in front of the Committee is to add a cream colored (to match the paint on the brick) EIFS thermal insulation with a full drainage board behind it on the exterior of the building on the east (visible) and west (non-visible) facades and on the bulkhead. They cannot add EIFS to the rear exterior wall because the rear yard is non-compliant. They will be able to recreate the width of the windowsills. The applicant explained that the insulation will add 4 inches to the wall width, and therefore if added on the interior walls would further diminish the square footage of the individual units, but that they cannot legally reduce the size of the individual units. The EIFS insulation will go to the roof and coping will be widened to encapsulate the outside and inside of parapet and will add a Code compliant railing at the top of the building. The applicant will repoint the brick on the front façade, as well as the stone on the base of the building, and will use a stronger high impact EIFS on the building base and at points where an individual can reach or desecrate the building.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the addition of exterior insulation and the proposed conversion of an existing window on the ground floor of the front façade to an accessible doorway, to be appropriate to the Historic District with the stipulation, agreed to by the applicant, that the new door incorporate metal grille work consistent with, and similar in design, to the existing adjacent windows and wrought iron railings.



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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Preservation**

**Re: 780 West End Avenue (West 98<sup>th</sup> Street.) Application to the Landmarks Preservation Commission for a Certificate of Appropriateness for a Master Plan for Window Replacement and Through-The-Wall AC Unit sleeves.**

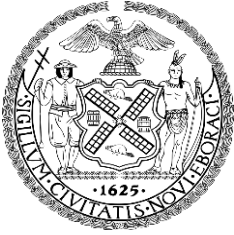
**Full Board Vote: 32 In Favor 1 Against 0 Abstention 0 Present**

- a. **Window replacement**, Committee: 8-0-1-0. Non-Committee Board Members: 1-0-0-0.
- b. **AC unit sleeves**, Committee: 8-1-0-0. Non-Committee Board Members: 1-0-0-0.

This resolution is based upon the following facts:

- The subject building is a 12-story plus basement apartment building in the Arts and Crafts style with a façade composed of various dimensions of light-colored brick with limestone and terra cotta accents and details. The building was built ca. 1912-14 by architects George and Edward Blum.
- The building is included in the Riverside -West End Historic District Extension II.
- The application concerns a proposal for a Window Master Plan and a proposal to install through-the-wall air conditioner sleeves under the windows that have plain brick.
- In September 2021, the Preservation Committee and the CB7 Board heard and approved an application to replace 7 existing aluminum windows in a 1:1 double hung configuration in a single apartment in kind.
- The window replacements cannot be approved at LPC Staff level because the original configurations were 2:2 divided light on the smaller windows and 3:3 divided light on larger windows. None of the original windows remain on the primary facades. All but two windows, found in the courtyard, are now 1:1 aluminum with aluminum panels. The proposed Master Plan calls for 1:1 double hung windows that emulate the original design of the windows other than the divided light features.
- The building has primary facades on the west (facing West End Avenue) and north (facing West 98<sup>th</sup> Street).
- The applicant uncovered an old example of the original brick beaded molding on an existing window in the basement rear façade (without divided light), and it compares favorably to the existing and proposed brick molding for the replacement windows.
- The condition as of the time of the designation of the Historic District Extension II is that none of the historic multi-light windows remain on either primary façade. The building replaced all of the windows on the primary and secondary facades long before Designation. The current windows have outlived their useful life.
- The Air Conditioner (A/C) sleeves will match the color of the brick. They will not be installed in windows that have brick molding or decorative limestone terra cotta or into the limestone cladding found from the ground floor to the fourth floor.
- All courtyard windows will have A/C sleeves. A/C sleeves will be installed on the West End Avenue side in 3 locations and on the West 98<sup>th</sup> Street side, only in one row, due to the apartment configurations and interference with the limestone terra cotta decorative features.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application for a Master Window Plan and the installation of air conditioner sleeves under the windows that have plain brick above the fourth floor as appropriate to the character of the Historic District.



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## RESOLUTION

**Date: September 6, 2022**

**Committee of Origin: Preservation**

**Re: 353 Riverside Drive (West 107<sup>th</sup> – 108<sup>th</sup> Streets.) Application LPC-22-10740 to the Landmarks Preservation Commission for a Certificate of Appropriateness for a vertical extension of an existing elevator shaft and the addition of an elevator mechanical room.**

**Full Board Vote: 30 In Favor 2 Against 2 Abstention 0 Present**

*Committee: 5-3-0-0. Non-Committee Board Members: 2-0-0-0.*

The following facts were considered in connection with this Resolution:

The subject building is a 120-year-old 5-story Brick Limestone Terracotta Beaux-Arts Townhouse constructed in the Beaux-Arts style, ca 1899, by architect Robert D. Kohn, and currently consists of ten residential units.

The building is included in the Riverside-West End Historic District Extension II.

The application concerns the proposal to increase the height of the existing hoist way overhead at the chimney to accommodate new overhead machinery that will replace outdated basement traction and drum in coordination with building a mechanical closet attached to the rooftop elevator shaft.

The building was built in 1899 with an elevator that reached only to the 5<sup>th</sup> floor. That elevator was removed in 2020 and the shaft remains. The upgrade will bring elevator service to the fully landscaped roof for increased access by tenants including those who are elderly or infirm and who currently can only access the rooftop by way of a staircase.

The existing elevator shaft is located 40 feet from the front of the building and the extension of the existing elevator overrun will rise to 23 feet, like that of its sister building at 352 Riverside Drive. The extension to the existing elevator overrun will be minimally visible from several vantage points within Riverside Park, although not directly in front of the building or on West 108<sup>th</sup> Street, and largely obscured from any south vantages by the bulkhead at 352 Riverside Drive.

THEREFORE, BE IT RESOLVED Community Board 7/Manhattan **approves** the application, with a recommendation that the applicant and LPC explore additional alternatives to minimize the total volume and visual impact of the elevator overrun extension necessary to provide access to the roof.