

COMMUNITY BOARD 7/MANHATTAN
DECEMBER 2022 RESOLUTIONS

Parks & Environment Committee, Natasha Kazmi and Susan Schwartz, Co-Chairpersons

1. Re: Riverside Park, reconstruction of several features between West 107th and 112th Streets and the introduction of five new pickle ball courts.

WHEREAS, the site of this project is West 107th Street to West 112th Street within Riverside Park, immediately adjacent to the Henry Hudson Parkway (the "Site"); and

WHEREAS, the project will improve paving conditions and accessibility, improve site drainage, reduce asphalt and enhance permeability of the Site, reconstruct the bluestone step ramp, replace the existing steel panel fence, install benches, and install sealcoat for five new pickleball courts; and

WHEREAS, the Site is an area that has not been restored in decades, and is difficult to be productively used by the public in its current condition; and

WHEREAS, the project is expected to be completed by middle of summer 2024; and

THEREFORE, BE IT RESOLVED THAT Community Board 7 / Manhattan enthusiastically **approves** this project, which is much needed to enhance and improve the quality of visitor experience in this area of the park, as well as to make productive use of an area that is currently little used by the public.

Committee: 8-0-0-0. Non-Committee Board Member: 13-0-0-0.

Joint with Transportation Committee, Andrew Albert and Mark Diller, Co-Chairpersons

2. Re: NYC Council legislation to replace horse drawn carriages in Central Park with horse-less electric carriages.

The following facts were taken into consideration:

In July 2022, Queens NYC Council Member Robert Holden introduced a bill that would replace the 68 horse carriages in Central Park with 68 electric carriages by June 1, 2024, thereby winding down the horses in the park and replacing them with electric vehicles. Holden's bill, Intro 573, is the latest in a long string of proposals to retire Central Park's horses. This resolution is in response to that proposed legislation.

As of June 27, 2018, private and for-hire vehicles were banned from Central Park, reserving the paved roadways for runners, walkers, cyclists, skaters, pedicabs, horse carriages, as well as NYPD, Central Park Conservancy, Department of Parks and Recreation, and other NYC agency vehicles, some of which may be electric. Cars, NYC taxis, and other private and for-hire vehicles are only permitted in Central Park with prior authorization.

The only for-hire vehicles permitted in Central Park are pedicabs and horse-drawn carriages. It is against the law for electric, non-electric, or motorized vehicles to operate on the Central Park roadways, but these appear with increasing frequency, especially delivery workers.

Community Board 7 / Manhattan acknowledges the history of our city's iconic horse carriages in Central Park and their important role for New York City's tourism, commerce and history. Horse-drawn carriages have been in Central Park since it first opened in 1858; designer Frederick Law Olmsted created the pathways so carriages could animate the landscape for visitors.

The horse-carriage drivers are represented by Transport Workers Union Local 100. According to their website, not a single horse has been killed in a traffic accident in the last 15 years. New regulations enacted in recent years have increased safety further.

The horses are subject to some of the most extensive safety regulations in the country, and are overseen by five city agencies, including the Department of Health and the NYPD Mounted Police Unit. For example, carriage horses are not permitted to work in extreme heat or cold, in addition to other health and safety requirements.

THEREFORE, BE IT RESOLVED THAT Community Board 7 / Manhattan is **opposed** to the proposed legislation, Intro 573, which calls for a wind down of horse-drawn carriages in Central Park and the replacement of the horses with electric vehicles.

Joint Committee: 15-0-0-0. Non-Committee Board Member: 4-0-0-0.

Business & Consumer Issues Committee, Christian Cordova and Benjamin Wu, Co-Chairpersons

3. Re: 286 Columbus Avenue (West 73rd – 74th Street.)

BE IT RESOLVED THAT Community Board 7 / Manhattan **approves** alteration application to the SLA for a two-year liquor license by Kissaki UWS, LLC d/b/a To Be Determined. The proposed alteration is for an expansion to vacant adjoining space.

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

Preservation Committee, K Karpen and Michele Parker, Co-Chairpersons

4. Re: 520 West End Avenue (West 85th Street.) Application to the Landmarks Preservation Commission for a Certificate of Appropriateness for legalization of the construction, maintenance, and use of three (3) double metal garbage enclosures on the north Sidewalk of West 85th Street in front of the side yard.

The resolution is based upon the following facts:

- 1) The issue is the placement of six (6) large trash enclosures on West 85th Street, between WEA and Broadway. The location is on the side street, and they are currently placed on the sidewalk set back from the thoroughfare but outside the wall enclosure.
- 2) The committee was informed that DOT has cited this placement as an encroachment of the public thoroughfare.
- 3) The concern is the unsightliness of this array of black garbage enclosures in plain sight of and adjacent to the individual landmark and listed within the historic district at 520 West End Avenue.
- 4) The discussion focused on the number of the bins and whether these could be placed behind the low brick wall within the property and rolled out to the street for pick-up during collection days. The yard enclosed by the brick wall is currently used by a school.
- 5) The discussion followed as to the number and size of the bins and if a different color or within an operable screen / gate could camouflage the bins, still making them accessible to drop garbage at the top via a flexible lid.
- 6) Other means to maintain the area and cleanliness were suggested and included daily hosing the area and bins (full or empty), painting the bin cover a different color, as well as selecting a different type of receptacle that was also rat and roach proof.
- 7) The issue for the Preservation Committee is whether the committee would have approved these bins and their placement if the applicant originally came before the committee before placing the bins in the current location.

THEREFORE, BE IT RESOLVED THAT Community Board 7 / Manhattan **disapproves** this application as inappropriate to the character of the Historic District and Historic Building.

Committee: 5-2-1-0.

5. Re: 471 West End Avenue (West 82nd - 83rd streets.) Application to the Landmarks Preservation Commission for a Certificate of Appropriateness for front and rear facade restoration, refenestration, replacement and refurbishment, and the expansion of an existing rooftop addition.*

This resolution is based upon the following facts:

- 1) The subject building is within the Riverside Drive West End Historic District Extension 1 Upper West Side Historic District, and the project was introduced as an "as-of-right project" regarding zoning, as such does not need to comply with street-wall requirements.
- 2) The building in this application, constructed in 1885-1886 with alteration in 1912-1913 is a rowhouse designed by McKim Mead & White.
- 3) Originally three stories and a basement, a fourth story was added in 1912. The fire escape and roof railing were probably added in the 1930s when the building was converted into a multiple-family dwelling. The house appears as it did at the time of the 1939-40 tax photograph.
- 4) The exterior scope of work presented includes the following: general restorative facade repairs /repointing (brick and terracotta), restoration of the two the lower street facades, replacement of the lower floor windows at the entry level, mansard roof replacement/repair in copper, redesign of a sloped glazed window centered at the upper level of the roof facing the street, as well as a one-story addition. The rear facade is proposed to be all reconstructed in a new design as a "rain screen" with new wood replacement sash windows at the extended and uniform facade (no setbacks).
- 5) There are a few material changes with this alteration and addition:
 - The roof slates are to be replaced with copper roofing
 - The windows facing the street are proposed to be metal framed "Crittall" windows
 - Substitute patching material to simulate the sandstone at the street facade
 - New uniformly sized windows at the rear also by "Crittall"
 - In lieu of removal of the non-original stucco, the proposed scope includes a wythe of brick to cover the non-original facing
 - The additional floor and full height rear extensions are to be used for new spaces including a terrace and gymnasium among other enlargements of rooms at the basement level, an extension at the parlor floor and a new additional rooftop floor that is not visible from the street

- 6) The applicant described the precedents of the restoration and new work taken from adjacent brownstone details.
- 7) The new HVAC equipment and condensers are proposed to be at the new 5th floor rear level.

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

- a. The scope of work for this project was approved as presented, conditional on the proposed new additions and window placement not interfering with existing apartment building windows, pending additional information relating to the rear yard placement of new windows in the extended rear facade and the location of rooftop HVAC equipment and mitigation efforts to reduce noise and heat during operation.
- b. New window placement at the rear facade and in the narrow alley between the two properties that may impact noise and privacy close to the existing apartment windows needs consideration and confirmation that light and air will not be compromised or diminished and that the current conditions of light, air and privacy / proximity will remain as existing. We suggest that there be further discussion between the new owner and those neighboring apartments potentially impact seek a mutually agreeable solution.

Committee: 8-0-0-0.

6. Re: 340-344 West 72nd Street, Chatsworth Apartments & Annex (Riverside Blvd and West End Avenue.) Application to the Landmarks Preservation Commission for a renewal and revision of a prior Certificate of Appropriateness for:

- a. **window replacements and restoration of cresting and cornice elements at both the main and annex buildings constituting the Chatsworth**
- b. **construction of rooftop elements (pergolas, privacy screens, etc.)**
- c. **construction and expansion of an existing rooftop addition**

This resolution is based upon the following facts:

- A. The Chatsworth Apartments consist of two adjacent buildings (Main and Annex) in the Beaux-Arts style designed by John Scharsmith and built in 1905-06. The buildings are individually designated landmarks and within the West End-Collegiate Historic District Extension and have a unique location at the foot of Riverside Drive and Riverside Park at 72nd street.
- B. This application was presented as three separate scopes of work:
 - 1) Review and Approval of Window Replacements (on Main);
 - 2) A Roof top Element consisting of privacy screens (on Main and Annex);
 - 3) A Rooftop Addition (on Annex).
- C. This presentation was an update on the restoration participants and the status of the scope of work to be undertaken or completed. The applicant appeared before the Preservation Committee on December 3, 2013 wherein the rooftop additions on the north and south towers of the main building were disapproved as inappropriate to the historic character of the building and the Historic district; the rooftop additions to the annex were disapproved as inappropriate to the historic character of the building and the Historic district; the façade and cornice restoration work and the window replacement program were approved as reasonably appropriate to the historic buildings and the Historic District; and the conversion of several ground floor windows into doors was found to be inappropriate to the character of the historic buildings and Historic District.
- D. The chronology of actions was noted by the applicant as follows: 2013: Initial presentation and filing; 2013; 2015-2019: Work started under then ownership/leadership of HFZ and ultimately went bankrupt; and 2020: Work resumes on the property but the work now includes restoration and improvements to both the Main apartment building and the Annex.
- E. The current scope of work was stated as follows:
Work at the roof of both buildings, Modifying the configuration of divided-lite windows on the façade of the Main building to awning windows, access to private apartments via roof additions; addition of a Pergola(s), Restoration and replication of the *Cheneaux* (Eaves-gutter with the profile of an elaborate cornice; also, an ornamented crest, as on the ridge of a roof, or associated with a gutter at the eaves).
- F. The lower three floors would be re-fitted and/or restored as wood window sashing conforming to the original configuration. All other windows from the fourth floor and above will be in aluminum to replicate the operation and details, where feasible, in aluminum.
- G. The privacy screens will be 8'-0" and only at the penthouse level on Main and Annex and will not increase the size of those apartments.
- H. And, A 6'-0" set back at all pipe railings, which is only visible in the winter months.

THEREFORE, BE IT RESOLVED THAT Community Board 7 / Manhattan:

- **approve** the portion of this application pertaining to the Annex's rooftop addition and the Main's window replacements; and
- **disapprove** the addition of the rooftop privacy screens as inappropriate to the character of the Historic District and Historic buildings.

Committee: 5-3-0-0.

Transportation Committee, Andrew Albert and Mark Diller, Co-Chairpersons

7. Re: West 64th Street and West End Avenue, Project ID HWPR20MXC Location #16 by the Division of Infrastructure at the Department of Design and Construction for non-standard pedestrian ramp upgrades including curbs and sidewalk reconstruction, pavement markings, street lighting, and traffic signal work.

BE IT RESOLVED THAT Community Board 7 / Manhattan **endorses** bump outs at West 64th Street and West End Avenue as a desirable change on behalf of the community, looking at the feasibility and incorporating it into the design plan.

Committee: 7-2-1-0. Non-Committee Board Members: 2-4-2-0.