

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

RESOLUTION

Date: January 3, 2023

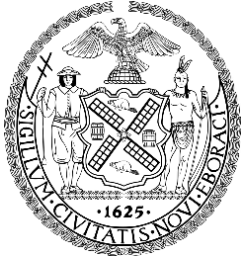
Committee of Origin: Transportation

Re: West 97th Street Greenmarket (Columbus and Amsterdam Avenues.)

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

Committee: 8-0-0-0. Non-committee Board members: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7 / Manhattan **approves** 2023 SAPO Application #683657 by Greenmarket/GrowNYC to the Mayor's Street Activity Permit Office for an event permit to hold a greenmarket on Fridays.



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RESOLUTION

Date: January 3, 2023

Committee of Origin: Youth, Education and Libraries

Re: Delayed DOE Funding and Reimbursements to Early Childhood and Education Program Providers.

Full Board Vote: 37 In Favor 0 Against 0 Abstentions 3 Present

Committee: 7-0-0-0. Non-Committee Board Members: 3-0-0-0.

The following facts and concerns were taken into consideration:

- Many early childhood and education program providers contracted by the City are struggling due to delayed funding and reimbursement payments from the NYC DOE.¹
- At least a quarter of the early childhood and education program providers located within Community Board 7's boundaries are currently impacted by this issue, with several others reporting issues with reimbursements during the previous fiscal year.
- This Board heard feedback from program providers that the process of applying for reimbursement is time consuming and complicated, especially for smaller programs with limited staff hours to devote to such endeavors. This has not only limited providers' ability to plan for the future but has also threatened their very solvency.
- In response to reports of reimbursement delays, the DOE announced in November it was launching "rapid response" teams to work with organizations experiencing delays and promised to process invoices within 30 days of receipt going forward.² None of the program directors with whom this Board spoke report having been contacted by a DOE rapid response team.
- NYC Council Members Julie Menin, Lincoln Restler, and Rita C. Joseph introduced a bill on December 7, 2022 which would require the NYC DOE to report on invoices received from early childcare and education providers with whom the department has contracted, including "the number of invoices in total, the number of invoices paid in full or partially paid, the average amount of time it takes to process, and the number of invoices outstanding in value and percentage."³ A number of other Council Members served as sponsors of this bill, including Council Member Gale Brewer, who represents much of Community Board 7's district.

In order to continue to do the important work of helping our youngest learners rebound from the pandemic, the City's early childhood care and education program providers must have the funds they are owed by the City, and they must have those funds in a timely fashion. This Board believes these programs should never face financial duress or potential closure due to delays in NYC agency payments.

¹ <https://nypost.com/2022/10/19/nyc-council-advocates-blast-city-for-late-payments-to-child-care-workers/>

² <https://ny.chalkbeat.org/2022/11/3/23439676/payment-delay-child-care-preschool-nyc>

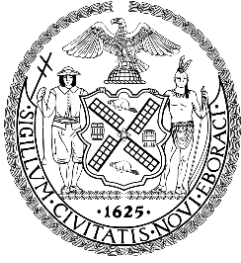
³ <https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=5958275&GUID=ED66016C-E2C4-42A0-9AE8-0516BC236E8B&Options=&Search>

FURTHERMORE, when this Board tried to identify whether any early childhood care and education programs in its district have been impacted by these DOE funding and reimbursement delays, it found that no official agency accounting currently exists to determine which programs had been paid in full or in part, nor the degree to which payments may be delayed. This lack of transparency must also be addressed to avoid fund distribution delays in the future.

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 NYC City Council, to take immediate action to ensure that early childhood and education program providers receive the funds which they are contractually owed as expeditiously as possible and

BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan **supports** the passage of bill Introduction 843-2022, "Reporting on Payments to Early Childhood Care and Education Providers," to increase the transparency and efficacy of the NYC DOE reimbursement process going forward and

BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan **urges** the Chancellor, the NYC Department of Education, the Mayor, and members of the NYC City Council to explore options for streamlining the funding and reimbursement process for contracted Early Childhood Care and Education program providers.



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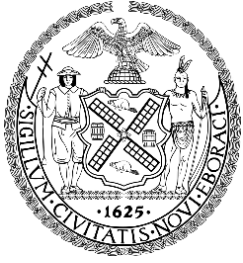
Committee of Origin: Business & Consumer Issues

Re: 144 West 65th Street (Amsterdam Avenue– Broadway.)

Full Board Vote: 39 In Favor 0 Against 0 Abstentions 1 Present

Committee: 5-0-0-0. Non-Committee Board Members: 4-0-0-0.

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 Film at Lincoln Center and Fireman Hospitality Group d/b/a TBD.



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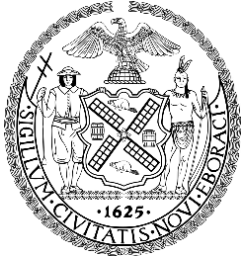
Committee of Origin: Business & Consumer Issues

Re: 200 Central Park West, America Museum of Natural History (West 77th – 81st Street.)

Full Board Vote: 39 In Favor 0 Against 0 Abstentions 1 Present

Committee: 5-0-0-0. Non-Committee Board Members: 4-0-0-0.

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 Restaurant Associates, LLC a/b/a Restaurant Associates.



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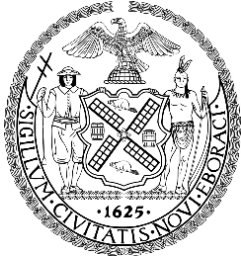
Committee of Origin: Business & Consumer Issues

Re: 668B-670A Amsterdam Avenue (West 93rd Street.)

Full Board Vote: 39 In Favor 0 Against 0 Abstentions 0 Present

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

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves without prejudice** Alteration application to the SLA for a two-year liquor license by Talia's Restaurant Group, LLC d/b/a Talia's Steakhouse.



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RESOLUTION

Date: January 3, 2023

Committee of Origin: Business & Consumer Issues

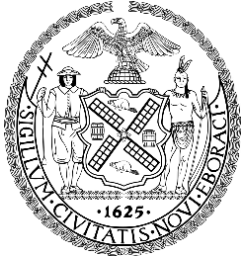
Re: 2023 Street Festivals (aka Multi-block street fairs).

Full Board Vote: 34 In Favor 2 Against 1 Abstention 0 Present

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** public hearing on applications to the Street Activity Permit Office for 2023 Street Festivals.

| DATE | SPONSOR NAME | LOCATION | PRODUCER |
|----------|---|---|--------------------|
| 04/09/23 | Samaritan Daytop Village | Bway, West 96 th -106 th E | Clearview Festival |
| 04/09/23 | Duke Ellington Blvd. Neighborhood Association | Bway, West 102 nd -106 th E | Clearview Festival |
| 04/09/23 | 24 th Precinct Community Council | Bway, West 102 nd -106 th E | Clearview Festival |
| 04/30/23 | Goddard Riverside - Lincoln Square Neighborhood Ctr | Col, West 66 th – 72 nd | Clearview Festival |
| 05/07/23 | West Side Federation of Neighborhood & Block Assoc. | Bway, West 73 rd -82 nd E | Clearview Festival |
| 05/14/23 | Committee for Environmentally Sound Development | Bway, West 60 th -65 th E | Clearview Festival |
| 06/25/23 | Goddard Riverside – Community Center | Amst, West 79 th – 86 th | Clearview Festival |
| 07/16/23 | Project Open at Lincoln Center Towers | Bway, West 65 th -72 nd W | Clearview Festival |
| 08/20/23 | Broadway Mall Center | Bway, West 86 th - 93 rd E | Clearview Festival |
| 09/03/23 | Mitchell-Lama Residents Coalition | Amst, West 73 rd -79 th W | Clearview Festival |
| 09/03/23 | Safe Haven West Side Basketball League | Amst, West 73 rd -79 th W | Clearview Festival |
| 09/24/23 | Symphony Space | Bway, West 86 th – 96 th W | Clearview Festival |
| 10/08/23 | The Broadway Mall Association | Bway, West 72 nd -82 nd W | Clearview Festival |
| 10/21/23 | Valley Restoration, LDC | Amst, West 100 th – 110 th | Clearview Festival |
| 10/22/23 | Bloomingdale Area Coalition | Bway, West 96 th –106 th W | Clearview Festival |



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RESOLUTION

Date: January 3, 2023

Re: 340-344 West 72nd Street, Chatsworth Apartments & Annex (Riverside Blvd and West End Avenue.) Application #LPC-23-04483 to the Landmarks Preservation Commission for a renewal and revision of a prior Certificate of Appropriateness to construct a rooftop addition.

Full Board Vote: 29 In Favor 7 Against 3 Abstentions 0 Present

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

This resolution is based on the following facts:

The application concerns The Chatsworth, a complex of two conjoined apartment buildings constructed ca. 1902-06 in the Beaux-Arts style by architect John. E. Scharsmith. The main Chatsworth apartment building (344 West 72nd Street) is a 12-story apartment building. The companion building known as the Annex (340 West 72nd Street) is an 8-story building linked to the main Chatsworth building at the base.

The Chatsworth is an individual landmark, designated on September 11, 1984. The designation report notes that these buildings are “exceptionally handsome apartment buildings” that are “notable for their Beaux-Arts inspired design.” The designation report details the symmetry of the facades on the main and Annex buildings. The Chatsworth is also located within the West End-Collegiate Historic District Extension.

In 2013, the predecessor to the instant applicant presented to CB7 an application for a variety of restorations and additions to Chatsworth buildings, including proposed rooftop additions to both buildings. In a resolution dated December 3, 2013, CB7 disapproved both rooftop additions as inappropriate, in substantial part because of their significant visibility from Riverside Park and adjoining areas and the effect of that addition on the proposed restored cornice.

The Landmarks Preservation Commission, in 2015, issued certificates of appropriateness for various types of restoration and alteration work on the main and Annex buildings. The permits included the construction of a rooftop addition (modified and reduced in scope from that applied for) on the main Chatsworth building and a full-width rooftop addition on the Annex, as well as restoration of the historic Cheneaux on the main building and the long-missing cornice on the Annex. Much of that work was left undone before the C of A and related permits expired – currently and most relevantly the rooftop addition to the Annex and the Annex cornice. The current applicant, a successor in interest to the prior applicant, seeks to renew the two prior certificates and permits, and to make further additions and changes, some of which have been deemed susceptible of review and determination at LPC Staff level.

The instant application -- other than its numerous elements that are before the LPC Staff for determination -- concerns the proposal to construct a rooftop addition on the Annex. In reviewing this application, the Preservation Committee of CB7 has taken into account LPC’s finding that the rooftop addition proposed for the Annex in 2015 was appropriate. However, the instant application is for a substantially different rooftop addition for the Annex from what the LPC approved – different in footprint, in materials and in fenestration.

The 2015 C of A for the Annex called for a full-width rooftop addition, to be set back from its primary façade, and consisting of multiple large rectangular windows framed by patinated copper in an arrangement that evoked the classical symmetry of the mansard roof and windows on the main Chatsworth building. That application also called for the restoration of the ornate copper cornice at the Annex roof line that had been lost over time.

The current application seeks a partial-width rooftop addition to be composed of light-colored brick with six tall rectangular modern casement windows with transoms above facing the primary façade and covering the eastern three-quarters of the proposed addition's front wall. The windows would be framed above and below in the same light-colored brick, and the front wall of the proposed addition would include a painted solid metal door for fire egress. The current proposed addition would cover the western three-quarters of the Annex's roof.

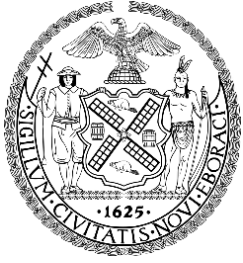
The rooftop composition would leave a gap between the eastern edge of the proposed addition and the eastern edge of the roof of approximately one-fourth the width of the Annex roofline. The Annex's classic raised wooden water tower behind the addition would be partially visible through the gap.

The current proposal renews the request to restore the Annex's copper cornice.

The Chatsworth buildings sit at the foot of Riverside Park at the very point that Riverside Drive turns to meet West 72nd Street. As a result, the proposed rooftop addition on the Chatsworth Annex would be plainly visible from various vantage points along Riverside Drive, from a distance on West 72nd Street, and within Riverside Park. Further, the restored cornice on the Annex, which contains numerous gaps between its upper decorative elements, would, if and when it is constructed, at best only partially screen the proposed rooftop addition from public view.

The proposed rooftop addition's plainly visible disruption of the symmetry of the primary façades of the Annex and of the main Chatsworth building, the elimination of the homage of the prior design approved by LPC in 2015 to the symmetry of the mansard roof and embedded fenestration of the main Chatsworth building, and the height, bulk, irregular fenestration and mixture of materials of the rooftop addition now proposed for the Annex, all render it inappropriate to the character of this individual landmark as well as of the Historic District in which it is located.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan recommends **disapproval** of the current proposed rooftop addition to the Chatsworth Annex as inappropriate to the character of this individually designated landmark and of the Historic District of which it is a part.



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RESOLUTION

Date: January 3, 2023

Committee of Origin: Preservation

Re: 61 West 70th Street (Central Park West - Columbus Avenue). Application to the Landmarks Preservation Commission for a certificate of appropriateness for:

- (a) **modification of the main entrance and area way to comply with accessibility requirements, and**
- (b) **an expanded rooftop addition and modifications to the rear facade.**

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

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

This application is based on the following facts:

The subject building is 4-story plus basement townhouse constructed ca. 1890-91 in the Queen Anne and Renaissance Revival styles by architect Charles Buek. It is included in the Upper West Side – Central Park West Historic District. The front façade is primarily composed of smooth painted stone on the basement and parlor floors, and common red brick above, with stone lintels and details surrounding the windows on the second, third and fourth floors. There is a squared-edge bay window protruding from the second floor.

The stoop was removed pre-designation (ca. 1969), and the main entrance is through an enlarged areaway doorway leading to an internal hallway and stairs.

Front Façade – Accessible Entrance

- Purpose of the front façade work is to install an ADA accessible entrance.
- An exterior ramp that meets ADA standards cannot fit in the areaway of the building, and an external lift is not permitted in this instance.
- The proposal is to raise the front door so that the lower transom is 2 feet higher than its current configuration and add a ramp down from the sidewalk through the areaway to a landing even with the raised front door.
- The existing non-original front door includes divided light panels flanked by tall, thin side lights on the right side, and with a transom above.
- The proposal is to replace the existing door configuration with double doors with glass panels and retaining the side light. Raising the level of the door to meet the ramp will eliminate the transom in order to keep the top line of the doorway at its current level – even with the windows to the east. The materials for the proposed double doors will be wood with glass panels configured to emulate the original doors on townhouses across the street.
- The project also includes modifying the pavers in the entrance areaway to serve as a ramp up to landing at front door; then adding a ramp inside the building to complete the rise to the elevator landing.
- The project will retain and repair the existing planter at edge of the areaway.

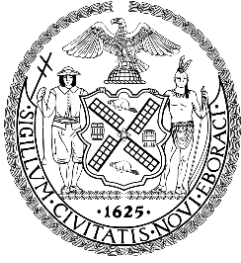
Rooftop Addition

- The existing condition consists of a penthouse with an elevator overrun above.
- The elevator overrun is clad in stucco to contrast from the primary and rear main facades.
- The proposal is to extend the penthouse to the rear. The proposal is to double the size by extending the rooftop addition to the rear to be coplanar with the main rear façade and set back from the rear façade of the existing L extension.
- Not visible from any public way.
- The existing rear façade includes replacement windows that are larger than the typical punched windows found on townhouse rear facades. Those larger window configurations are also present on the two townhouses flanking the subject building.

While the proposed alteration of the areaway and front entrance, including the replacement front door, are appropriate to the character of the Historic District, the elimination of the vertical sidelight at the front entrance and a corresponding increase in the size of the replacement doors would be an improvement to appropriateness of the proposal. Similarly, while the expansion of the rooftop addition to be coplanar with the main portion of the rear façade is in this instance appropriate to the character of the Historic District, the addition of coping stones or other architectural elements to denote the transition from the main rear façade to that of the expanded rooftop addition would enhance the appropriateness of the proposal.

NOW, BE IT RESOLVED THAT Community Board 7/Manhattan resolves to **approve** the proposed modifications to the front areaway and main entrance and the expansion of the rooftop addition, with recommendations to

- (a) eliminate the vertical sidelight at the front entrance and correspondingly increase in the size of the replacement doors; and
- (b) add coping stones or other architectural elements to denote the transition from the main rear façade to that of the expanded rooftop addition from the main coplanar rear façade.



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RESOLUTION

Date: January 3, 2023

Committee of Origin: Preservation

Re: 400 West End Avenue (West 79th - 80th Streets.) Application #LPC-23-04335 to the Landmarks Preservation Commission for a Certificate of Appropriateness for window replacement.

Full Board Vote: 39 In Favor 0 Against 0 Abstentions 0 Present

Committee: 8-0-0-0. Non-Committee Board Members: 2-0-0-0.

This resolution is based on the following facts:

The subject building is an 18-story plus penthouse apartment building in the Art Deco style constructed ca. 1930-31 by architects Margon and Holder. It is located in the Riverside Drive - West End Historic District Extension I. Its two primary facades (facing West 79th Street and West End Avenue) are principally composed of dark red brick with a two-story stone base, stone details on individual windows on upper floors, a decorative stone surround to the main entrance, and other decorative elements.

The applicant's proposal concerns windows in the West 79th Street and West End Avenue facades.

- The original condition was steel casement windows with divided light – two operable divided light windows flanked by sidelights and with transom above.
- No original windows remain on the building.
- The existing condition consists of non-original aluminum 1:1 double-hung replacement windows that have outlived their useful life.
- The applicant's apartment includes 6 windows facing West End Avenue and 5 windows facing West 79th Street.
- The proposed windows will include a more historic and detailed brick mold. The window color will have a dark bronze anodized finish which will be consistent with the color and materials of the existing façade fenestration.
- The proposed windows will be 1:1 double-hung that will mimic the existing aluminum dimensions (but will not be an exact match because due to changes in manufacturing processes with modern aluminum windows).
- The proposed windows will feature aluminum cladding on the exterior with wood on the interior. The manufacturer will Colby High Performance windows.
- LPC previously approved (ca. 2019) similar 1:1 double-hung windows on the 15th floor of this building. Other owners in this building are expected to make similar applications going forward.

The continuation of uniformity of the appearance of the façade using windows with more historic brick molds and detailing in conjunction with the color and materials of the proposed windows are collectively appropriate to the character of the Historic District.

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