

COMMUNITY BOARD 7/MANHATTAN
APRIL 2023 PROPOSED RESOLUTIONS

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

1. Re: 33 West 89th Street (Columbus Avenue – Central Park West.)

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** Petition for a New Revocable Consent EIN #13-3272914 to DOT to construct, maintain and use proposed stoop/steps and storage area, including trash enclosure.

Committee: 10-0-0-0. Non-committee Board Members: 4-0-0-0.

2. Re: East-West Bike Network (*links to the [fieldwork](#)*)

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

Community Board 7 / Manhattan prioritizes safety for everyone who travels within our community, including those walking, riding bicycles, using public transportation, and operating motor vehicles.

Safe, dedicated protected bike lanes are an important element of a sustainable urban plan because they increase safety for all street users and separate different modes of using our streets.

This resolution requests a plan and proposal for the creation of a network of east-west protected bike lanes within CB7's District. The proposal to install east-west protected bike lanes is limited to the mapped streets on the Upper West Side. It is not intended to address any actual or potential roads, paths or other routes in or through any mapped public parks in or adjacent to Community District 7/Manhattan (such as Central, Riverside, Dante, Verdi Square, Theodore Roosevelt or Straus Parks).

Protected cycling networks provide significantly more safety than painted bike lanes.

The current east-west bike routes within Community District 7 include only painted bike lanes on 110th, 106th, 91st, 90th, 78th, and 77th Streets. Such painted lanes provide only a minimal level of protection and are often blocked by double-parked delivery and private vehicles.

Field surveys of the existing painted bike lanes as well as other potential alternatives for east-west protected bike lanes reveal that there are many competing uses for street space, including bus transit routes, residential and commercial loading zones, sites with potentially high-volumes of pedestrian or vehicular traffic, institutions with high volumes of access and egress or special needs populations, commercial uses such as Open Dining structures, and metered and alternate side parking.

While no one solution will likely work in every instance, it is essential that the existing north-south protected bike network be connected to an east-west network as an element of greater safety for all on our streets. Ideally an east-west protected bike route would be available approximately every 10 blocks on the Upper West Side.

THEREFORE BE IT RESOLVED THAT Community Board 7/ Manhattan requests that the New York City Department of Transportation present to Community Board 7/ Manhattan a detailed proposal which MCB7 will evaluate for further action for an all-ages-and-abilities network of fully protected east-west bike lanes with appropriate pedestrian refuges and protections approximately every 10 blocks between 60th and 110th Streets.

Committee: 9-2-1-0. Non-Committee Board Members: 1-3-1-0.

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

New applications

3. Re: New applications to the SLA for two-year liquor licenses.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the following New applications to the SLA for two-year liquor licenses:

- **152 Columbus Avenue** (West 66th – 67th Streets.) Maman Lincoln Center, LLC d/b/a Maman.
- **429 Amsterdam Avenue** (West 80th – 81st Streets.) Maman UWS, LLC d/b/a Maman. W

Committee: 5-0-0-0.

New and Temporary Retail Permit applications

4. Re: 2012 Broadway (West 68th – 69th Streets)

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 HDMS Food, LLC d/b/a Zizi.

Committee: 5-0-0-0.

5. **Re: East 72nd Street at Park Drive a/k/a Central Park Lake.**

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 Legends Boathouse, LLC d/b/a TBD.

Committee: 5-0-0-0.

6. **Re: 710 Amsterdam Avenue** (West 94th – 95th Streets.)

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 Chelsea House UWS I, Inc. dba To Be Determine.

Committee: 4-0-0-1.

7. **Re: 2756 Broadway** (West 106th Street.)

THEREFORE, 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 Broadway Lily, LLC d/b/a TBD with the stipulation that no music be played in the backyard.

Committee: 5-0-0-0.

Preservation Committee, K Karpen and Madge Rosenberg, Co-Chairpersons

8. **Re: 254 West 88th Street** (Broadway - West End Avenue.) **Application to the Landmarks Preservation Commission for a certificate of appropriateness for a rooftop addition and the elimination of an existing rear L extension and the creation of a full-width rear addition.**

This application is based on the following facts:

The subject building is 3-story plus basement townhouse constructed ca. 1884 in the Renaissance Revival style by architect Nelson M. Whipple. It is included in the Riverside Drive – West End Historic District. The front façade is primarily composed of rusticated stone on the second and third floors. The ground and parlor floors have been significantly altered with a stucco façade and a ground floor storefront infill that for years has housed a hardware and lumber retail operation. The stoop was removed pre-designation, and the main entrance is through a ground floor doorway.

Front Façade

- The building is being repurposed from mixed commercial and residential to entirely residential occupancy on all floors.
- The applicant's proposal as originally presented to CB7's Preservation Committee at its March 9, 2023 meeting called for replacement of the existing ground floor storefront infill with picture windows and a metal-frame doorway.
- Based on colloquy at that meeting, including review of a drawing of the building's historic façade that the applicant indicated had been previously unknown to them, the applicant agreed to the following modifications to the front façade plan (subject to LPC approval):
 - The façade of the ground and parlor floors will be clad in rusticated stone in place of the existing stucco surface to match the historic stone surface still in place at the second and third floors of the building;
 - The ground floor fenestration and main entrance door will change from the proposed picture windows and metal doorway to fenestration and a main entrance door that replicate to the greatest extent possible the rendering of the original condition of this building, as depicted in the drawing, which had been included in an advertisement for the sale of this building in 1891.

Rear Façade and Extension

- The existing condition is a brick façade on the main surface and an L-extension at the ground and parlor floors. The existing fenestration includes a column of paired 1:1 double-hung windows enclosed in large openings with curved brick detail above, and with smaller punched windows in a parallel column. There is corbelling brick detail at the rear roof line.
- The application proposes a full-width brick extension on the ground, parlor and second floors with the roof of the proposed extension forming a terrace above, a balcony extension with a stair to the garden, and a second balcony.
- The proposed rear façade maintains the current punched window configuration and brick detail, and it retains the corbelling at the roof line.

- The proposal also includes removal of existing rear yard sheds used by the former commercial tenant, making the rear yard open and able to be used.

Rooftop Addition

- The proposal also calls for a rooftop addition set back significantly from the front and rear facades. The proposed rooftop addition is not visible except through an alleyway between the subject building and its neighbor to the east, from which it is significantly visible.
- The proposed addition will align with the LPC-approved rooftop addition at the adjacent building to the west. The façade of the proposed addition will be clad in stucco, with a door leading to the roof at the rear and sliding doors leading to the roof at the front.

The revised proposal for the front façade to which the applicant agreed during the Preservation Committee meeting, as well as the proposed full-width rear yard addition that retains the existing brick surface and punched windows with curved brick detail and also retains the brick corbelling at the rear roof line, and the modest rooftop addition, are respectively appropriate to the character of the Historic District. CB7 strongly recommends the addition of a tree in the cleared rear yard, which would enhance the appropriateness of the overall proposal and would mitigate environmental concerns about the proposed entirely paved rear yard.

NOW, THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan resolves to **approve** the proposed modifications to the front façade (as modified per agreement with the Owner at the March 9, 2023 Preservation Committee meeting), the proposed reconfigured rear yard addition, including its façade and terraces, and the modest rooftop addition as respectively appropriate to the character of the Historic District. CB7 further recommends that the applicant plant at least one mature tree in the rear yard area.

Committee: 7-0-0-0.