

February 2007 Resolutions

Date: February 6, 2007

Committee of Origin: Steering

Re: 555 West 59th Street (Amsterdam-West End Avenues.) Application #060381 ZSM to the Department of City Planning by Element West 59th Street, LLC for a special permit to allow a 190-space public garage on the ground floor and cellar of 555 West 59th Street.

Full Board Vote: 23 In favor 1 Against 13 Abstentions 0 Present

Element West 59th, LLC, the owner of the building under construction at 555 West 59th Street, New York, New York (between Amsterdam and West End Avenues), has applied to the Department of City Planning for a special permit to construct and operate a 190-space public (transient) garage on the ground floor and cellar at 555 West 59th Street, New York, New York. The proposed two lane entrance and exit for the garage is located at the eastern end of the property on the south side of West 60th Street, immediately adjacent to a large recreation center to be operated by the Department of Parks and Recreation.

The proposed garage entrance/exit is located on a street which contains a school building (the Heschel School), a school yard (P.S. 191) and a large recreation center to be used by children. Additionally, there will be two other garage entrances/exits on the western half of the block.

Community Board 7/ Manhattan is unwilling to approve the proposed garage unless and until the application is amended to provide for the minimum of 80% accessory parking in order to minimize the traffic in and out of the garage.

Community Board 7/ Manhattan is also unwilling to approve any proposed garage (even if wholly accessory) unless and until the applicant has committed to specific safety measures designed to warn children on the block of entering and exiting vehicles and to warn drivers that the block is heavily traveled by children. Such devices should include, but not be limited to, a motion sensor- controlled metal arm across the exit lane; warning lights visible in both directions on the sidewalk; a siren or similar warning noise; cautionary signs visible both to the sidewalk and to exiting drivers; and markings on the sidewalk itself. Additionally, no tree should be located on a sidewalk, west of the entrance within 20 feet of the curb.

Community Board 7/ Manhattan also suggests that the developer explore blocking in some fashion (e.g., by means of a cast iron fence or short hedge) the area extending three feet out from the northern wall of the 59th Street Recreation Center eastward for approximately 20 feet from the northwestern corner. This will improve drivers' sight lines looking east.

For these reasons, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application of Element West 59th, LLC for a special permit to allow a 190-space public (transient) garage on the ground floor and cellar of 555 West 59th Street, New York, New York; and

BE IT FURTHER RESOLVED THAT Community Board 7/ Manhattan would consider more favorably a garage at the site if, but only if, (1) the garage application is amended to provide for at least 80% of the allotted spaces to be for accessory, not transient use; and (2) adequate safety measures, to be determined by further vote of Community Board 7 prior to City Planning approval, are proposed and incorporated in the application.

Committee: 14-0-1-0.

Date: February 6, 2007

Committee of Origin: Steering

Re: 330 West 86th Street

Full Board Vote: 34 In favor 0 Against 3 Abstentions 1 Present

Community Board 7/Manhattan has supported the disposition of city-owned properties designated Urban Development Action Area Projects ("UDAAP") to building residents as a vehicle to rehabilitate and to preserve affordable housing in our community; and therefore,

Community Board 7/Manhattan supports the intent of the UDAAP sale to conserve the existing building at 330 West 86th Street. To do otherwise would negate the City's ability to place appropriate restrictions on the sale of city-owned property, which would run counter to this Board's long standing policy to preserve and conserve the existing built environment, particularly for existing tenants, who in most cases of private sector abandonment and city-ownership, are low income families.

Committee: 15-0-0-0.

Date: February 6, 2007

Committee of Origin: Transportation

Re: 2418 Broadway (West 89th Street.) dba Georgia's Bake Shop.

Full Board Vote: 33 In favor 0 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application DCA# 1172236 to the Department of Consumer Affairs by Three Friends, LLC, d/b/a Georgia's Bake Shop, for a two-year consent to operate an unenclosed sidewalk café with 5 tables and 14 seats.

Committee: 8-0-0-0.

Date: February 6, 2007

Committee of Origin: Transportation

Re: 333 West 86th Street, (West End Avenue-Riverside Boulevard), The Atria.

Full Board Vote: 31 In favor 0 Against 1 Abstention 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** request by the Atria, a retirement community, for two "No Parking" spaces, 7-days a week, for bus loading and unloading.

Committee: 9-0-0-0. Board Members: 2-0-0-0. Public Members: 4-0-0-0.

Date: February 6, 2007

Committee of Origin: Transportation

Re: 245 West 72nd Street, 2nd Floor (West End Avenue-Broadway.)

Full Board Vote: 25 In favor 1 Against 3 Abstentions 0 Present

WHEREAS, T.S. Limousine has directed their employees not to smoke or loiter in front of their offices on West 72nd Street; and

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the new application to NYC Taxi and Limousine Commission by TS Limo B, LLC., d/b/a Continental Private Car & Limousine, at 245 West 72nd Street for a For-Hire base station license.

Committee: 9-0-0-0. Board Member: 1-0-0-0. Public Members: 2-0-1-1.

Date: February 6, 2007

Committee of Origin: Transportation

Re: 921 Columbus Avenue (West 105th Street.)

Full Board Vote: 29 In favor 0 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renew application #B01768 to NYC Taxi and Limousine Commission by New Superior Radio Group, Corp. at 921 Columbus Avenue for a For-Hire base station license.

Committee: 9-0-0-0. Board Member: 1-0-0-0. Public Members: 4-0-0-0.

Date: February 6, 2007

Committee of Origin: Parks and Preservation

Re: Reconstruction of the east side landscape between the East Meadow and the Harlem Meer, Central Park.

Full Board Vote: 28 In favor 0 Against 0 Abstentions 0 Present

WHEREAS, the proposed final design for the East Meadow does not differ significantly from the design previously approved by Community Board 7/Manhattan by resolution at its June, 2002 regular meeting; and

WHEREAS, the proposed design addresses long-standing infrastructure and drainage problems, particularly in the East Meadow, which is heavily used for non-permitted ball sports; and

WHEREAS, the proposed design for "The "Mount" section of the east side landscape will rationalize and improve pedestrian circulation, divert pedestrian traffic from the park's composting facility and reopen a gate to the Conservatory Garden, providing access to its comfort station; and

WHEREAS, the proposed design for the northern "forts" section of the east side landscape is largely restorative; and

WHEREAS, the proposed materials, including paving and curbing materials for pedestrian paths, are appropriate to the historical character of Central Park and will constitute an appropriate unified design element throughout these adjacent landscapes; and

WHEREAS, the Central Park Conservancy has stated that it will return to the Parks and Preservation Committee of Community Board 7/Manhattan with detailed proposals for certain features within the east side landscape, specifically the redesign of the 102nd Street entrance drive, the landscaping of The Mount and conservation and site amenities at the forts;

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the final design for the reconstruction of the east side landscape between the East Meadow and the Harlem Meer in Central Park, but does not take any action with regard to the redesign of the 102nd Street entrance drive, the landscaping of The Mount or the conservation and site amenities at the forts, which design elements it will consider following a future detailed presentation.

Committee: 5-0-0-0.

Date: February 6, 2007

Committee of Origin: Parks and Preservation

Re: Reconstruction of the West 100th Street playground and adjacent landscape, Central Park.

Full Board Vote: 32 In favor 0 Against 0 Abstentions 0 Present

WHEREAS, the proposed final design for the landscape adjacent to the West 100th Street Playground, including improved drainage, restored plantings, replacement of concrete benches with historic "Central Park" benches, changing the paving elements at the West 100th Street entrance to the park, employing granite curbing on pedestrian paths, lowering the height of the fence around the playground,

and moving the entrance of the playground to separate it from the general public path, is appropriate to the historic design of Central Park; but

WHEREAS, the proposed preliminary design for the elements of the playground itself is still very non-specific, and does not yet reflect enough consultation with user and advocacy groups;

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the final design for the landscape adjacent to the West 100th Street Playground in Central Park; and

Believes that the preliminary design for the elements of the playground itself is not fully developed enough for the Committee to make a determination at this time; and

Requests that the Central Park Conservancy, after conducting additional outreach, return to the Committee with more specific proposals for the equipment, surfaces and other elements of the playground, including a consideration of potential sand play elements.

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

Date: February 6, 2007

Committee of Origin: Parks and Preservation

Re: 41 West 74th Street (Central Park West- Columbus Avenue.)

Full Board Vote: 32 In favor 0 Against 0 Abstentions 0 Present

WHEREAS, the proposed rear-yard and rooftop additions will not be seen from any public way; and

WHEREAS, the proposed rear-yard addition will be in red brick matching that of the existing rear facade; and

WHEREAS, the architect, on behalf of the owner, agreed to the request of the Parks and Preservation Committee of Community Board 7/Manhattan that the rear facade of the proposed penthouse (rooftop addition) would be painted red to blend in with the brick below, rather than gray as proposed; and

WHEREAS, the Committee believes that the proposed fenestration of the rear-yard addition, while unlike the fenestration original to the building, is reasonably appropriate to the historic building and the Historic District;

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposal for rear-yard and rooftop additions to 41 West 74th Street, based on the applicant's agreement to paint the rear stucco facade of the rooftop addition red rather than gray.

Committee: 8-0-0-0.

Date: February 6, 2007

Committee of Origin: Parks and Preservation

Re: 125 West 75th Street (Columbus-Amsterdam Avenues.)

Full Board Vote: 32 In favor 0 Against 0 Abstentions 0 Present

WHEREAS, the existing rear facade has windows enhanced by corbels of architectural significance; and

WHEREAS, the applicant proposes to retain the corbels, but to change the surrounding framing in a way that impinges on them somewhat; and

WHEREAS, the applicant also proposes to change the fenestration in the existing partial rear-yard extension, including changing window sizes and changing window types; and

WHEREAS, Community Board 7/ Manhattan believes that the proposed fenestration in the new rear-yard addition, in combination with the

proposed changes in fenestration in the existing rear-yard addition, would result in hodgepodge of window sizes and types, all framed in white, that would create an unnecessary cacophony and be inappropriate to the historic building and the Historic District, and

WHEREAS, the applicant declined the request of the Committee that she postpone her LPC hearing in order to give her time to return to the Committee with a revised fenestration plan;

BE IT RESOLVED THAT Community Board 7/ Manhattan, while believing that the proposed massing of the proposed new rear-yard addition, with its two receding porch levels above a single-story enclosed structure, would be an appropriate use of the available space, **disapproves** the proposed rear-yard design as a whole because of the cacophonous and jarring fenestration plan.

Committee: 5-0-3-0.

Date: February 6, 2007

Committee of Origin: Parks and Preservation

Re: 250 West 77th Street, Belleclaire Hotel (Broadway.)

Full Board Vote: 32 In favor 0 Against 0 Abstentions 0 Present

WHEREAS, the original hotel entrance of this building was on Broadway, but the entrance was moved to West 77th Street many years ago, and the former Broadway entrance is obscured by commercial space; and

WHEREAS, the 77th Street facade, at the site of the proposed new entrance, once had an elegant conservatory with stained glass windows and a handsome iron balustrade; and

WHEREAS, the proposed new entrance pays homage to those original elements, including a reasonable replication of the original balustrade, and is a very substantial visual improvement over the present entrance at this location and a substantial step toward restoration of the building's original elegant appearance; and

WHEREAS, the Parks and Preservation Committee of Community Board 7/Manhattan believes that the proposed new entrance is appropriate to the historic Individual Landmark;

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposal for a new entrance at the 77th Street facade of the Belleclaire Hotel at 250 West 77th Street, but encourages the applicant to use stained glass in the restored transoms above the entrance.

Committee: 8-0-0-0.

Date: February 6, 2007

Committee of Origin: Parks and Preservation

Re: 146 West 80th Street (Columbus-Amsterdam Avenues.)

Full Board Vote: 32 In favor 0 Against 0 Abstentions 0 Present

WHEREAS, this "brownstone" building has an original stoop that descends perpendicular to the sidewalk; and

WHEREAS, the applicant (the coop corporation) wants to install an iron security gate at the foot of the steps of the stoop, which gate would have to open outward; and

WHEREAS, the applicant agreed to the request of the Parks and Preservation Committee of Community Board 7/Manhattan to make the gate self-closing; and

WHEREAS, several neighboring buildings also have security gates at the bottom of their stoops, although, because those stoops are differently configured, those gates do not open outward; and

WHEREAS, although gates such as that proposed were not original to the applicant's building or to its neighbors, the proposed design, including the addition of the same applied iron decorative element proposed for the new gate to the building's existing garden gate, is reasonably appropriate to the historic building and the Historic District;

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the design for the proposed gate at the bottom of the stoop at 146 West 80th Street, based on the applicant's agreement to make the gate self-closing.

Committee: 7-1-0-0.

Date: February 6, 2007

Committee of Origin: Parks and Preservation

Re: 180 West 81st Street, aka 429 Amsterdam Avenue.

Full Board Vote: 31 In favor 0 Against 0 Abstentions 1 Present

A. 81st Street Facade.

WHEREAS, the drawing dated January 10, 2007 presented to the Parks and Preservation Committee of Community Board 7/Manhattan provides for the 81st Street residential entrance to remain in its original location, but in certain respects the Committee believes that the proposed facade as shown in that drawing is overly fussy or otherwise inappropriate; and

WHEREAS, the architect presenting the proposal on behalf of the owner agreed to the Committee's requests to (1) eliminate all the proposed ironwork on the residential door; (2) make the bottom half of the door solid wood, rather than glass; and (3) place the building number on the transom above the door, rather than on the masonry above; and

WHEREAS, with the changes described above, agreed to by the architect on behalf of the owner, the Committee believes that the proposed 81st facade is appropriate to the historic character of the building and the Historic District;

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposed alteration of the 81st Street facade at 180 West 81st Street, and **urges** that the awnings on the windows of the facade shown on the drawing be retractable.

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

B. Masterplan for Amsterdam Avenue Facade.

WHEREAS, the proposal for a masterplan for the Amsterdam Avenue facade was presented in two alternate versions, one with an enclosed sidewalk cafe in the corner location where there is currently a cafe structure but no occupant, and one without an enclosed cafe; and

WHEREAS, the cast iron members of the original Amsterdam Avenue facade are intact, including in the area where the facade was altered for the enclosed sidewalk cafe; and

WHEREAS, the Parks and Preservation Committee of Community Board 7/Manhattan believes that certain aspects of the proposed fenestration on the Amsterdam Avenue facade, as shown on the January 10, 2007 drawing presented to the Committee, are too irregular to be appropriate; and

WHEREAS, the architect presenting the proposal on behalf of the owner agreed to the Committee's requests that the transoms all be undivided and that the windows all be divided, operating on center pivots; and

WHEREAS, the Committee believes that a master plan for the site may not assume the existence of an enclosed cafe; and

WHEREAS, with the changes to the fenestration described above, agreed to by the architect on behalf of the owner, the Committee believes that the proposed 81st facade (without an enclosed cafe) is appropriate to the historic character of the building and the Historic District;

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposed master plan for the Amsterdam Avenue facade of 180 West 81st Street, aka 429 Amsterdam Avenue, in the version without an enclosed cafe; and **disapproves** the proposed version that includes an enclosed cafe.

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

Date: February 6, 2007

Re: Randall's Island

Full Board Vote: 24 In favor 1 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **supports** the President's Council of Community School District 3's resolution that strongly urges the City's Franchise and Concession Review Committee to delay any implementation of a plan to allocate usage of newly-constructed or renovated playing fields on Randall's Island to public or private schools until a survey can be done of demand for these fields from all of the City's schools. This survey of demand should be predicated on the offering, by the City, of an expanded free yellow bus service and/or free or reduced-fare mass transportation service to the Island, so that public schools may express interest in use of the fields based on a reasonable expectation that they could get their students to the fields. Allocation of access ought then to be made giving every school, public or private, an equal opportunity for use of the fields they request at the times they request it.