

**RESOLUTION**

Date: September 6, 2016

Committee of Origin: Land Use

Re: 75 West End Avenue, New York Sports Club (West 62nd – 63rd Streets.)

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

Committee: 6-0-0-0. Non-Committee Board Members: 3-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #149-95-BZ to the Board of Standards and Appeals by TSI West End, LLC to extend the term of the previously granted special permit allowing the operation of a physical culture establishment (PCE) at the above subject premises. The extension will be for an additional ten year term from the expiration of the previous grant on July 30, 2016.

**RESOLUTION****Date: September 6, 2016****Committee of Origin: Land Use****Re: 8 West 70th Street, Congregation Shearith Israel.****Full Board Vote: 31 In Favor 2 Against 8 Abstentions 0 Present**

In the matter of BSA Calendar Number 74-07-BZII, Congregation Shearith Israel at 6-10 West 70th Street Block 1122 lots 36 & 37 is applying for:

1. Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting a nine (9) story residential/community facility building contrary to regulations for lot coverage (§24-11), rear yard (§24-36), base height, building height and setback (§23-633) and rear setback (§23-663) which expired on January 22, 2016.

2. A waiver of BSA rules which require that extension requests be made prior to the expiration of the original permit; and that the review be by Special Order Calendar.

3. Approval of certain changes in its plans for the building that the applicant has termed as "minor," including but not limited to the rearranging of interior space to accommodate a moved interior stairwell, a vault under the sidewalk on 70th street, changes in the location of ventilation systems and HVAC servicing the sub-cellar, cellar and first floors of the proposed building.

At its meeting on July 20, 2016, the Land Use Committee of Community Board 7 heard speakers for and against the application and heard objections as to which the Committee had incomplete information. The Committee offered to continue the matter until the requested information was provided, but the applicant persisted in requesting that the Committee vote in the absence of the information. Accordingly, the Committee voted (6-0) to disapprove certain of the proposed changes pending receipt of additional information, but approving the request for an extension.

Following the meeting, Shearith Israel provided information purporting to address the Committee's concerns. However before the Committee could address the new information, the Committee was informed that the Board of Standards and Appeals, by letter dated August 12, 2016, had raised a large number of objections to the application, including questions about the proposed date for substantial completion. BSA asked the applicant to respond to the objections and to provide copies of its responses to the Community Board. To date, no response to BSA's objections has been received, and the matter has not been calendared at BSA. Accordingly, and in view of the Applicant's request that the Community Board vote on the application without delay, it is

Resolved, that the Application by Congregation Shearith Israel for waiver of BSA rules, an extension of time to achieve substantial completion, and approval of changes to the project design is **disapproved**, without prejudice to renewal once the application is complete.

**RESOLUTION****Date: September 6, 2016****Committee of Origin: Land Use and Housing****Re: Riverside Center Affordable Housing Applications.****Full Board Vote: 31 In Favor 3 Against 8 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** applications by General Investment & Development Companies to the NYC Department of Housing Preservation & Development for Affordable Housing plans for:

- 30 Riverside Boulevard (West 61st Street), Building #1
- 10 Riverside Boulevard (West 59th Street), Building #3
- 633-647 West 59th Street (Freedom Place), Building #4,

Provided that the applicant limits amenity fees for affordable housing units to five percent of rent and provided further that children's playroom access is free to affordable housing tenants.



RESOLUTION

Date: September 6, 2016

Committees of Origin: Health & Human and Inclusive Playground Task Force

Re: Department of Parks & Recreation's proposed renovation of Bloomingdale Playground, Amsterdam Avenue and West 104th Street.

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

This resolution is based on the following information:

Since 2014, CB7's Inclusive Playground Task Force has advocated for the development of an inclusive playground at Bloomingdale (located at Amsterdam Ave. between W. 104th and W. 105th streets, adjacent to PS 145 and West Prep Academy) that supports the goals of Universal Design.¹ In 2015, the Department of Parks and Recreation (DPR) received funding and resources for the project from the Community Parks Initiative, Manhattan Borough President Gale Brewer and the Center for Inclusive Design and Environmental Access. In 2016, DPR and MKW and Associates, the project's architects, met with the Task Force and the public 5 times to learn the community's desires for the playground.

On August 23, 2016, DPR and MKW presented a design based on their interpretation of the goals of Universal Design in the context of Bloomingdale Playground. For example, a triple ball play hoop supports the goal of "body fit" as it is designed for children of different heights. Quiet nooks support the goal of "comfort" for children who need low stimulation. Inclusion of students' drawings on 50-100 decorative tiles may support the goal of "cultural appropriateness." Several aspects of the design support "social integration," including a cooperative sway fun, accessible garden beds, and a performance space.

The Task Force applauds DPR and MKW and Associates for proposing a design that has the potential to support the goals of Universal Design and meet many of the needs of our diverse community. The proposed design is a first step in creating a model to guide the development of additional inclusive playgrounds in NYC.

The Task Force notes that many details discussed at the 8/23 meeting are in progress or subject to confirmation. NOW, THEREFORE, be it resolved that Community Board 7/Manhattan **supports** the proposed redesign of Bloomingdale Playground, subject to DPR and MKW adequately satisfying or addressing in the design the following **conditions** and concerns (each of which DPR and MKW described as doable during the 8/23 meeting):

High priority conditions and concerns:

1. Installing signage (preferably in multiple languages) describing the purpose of an inclusive/Universal Design playground with a map for navigation (at the entrance of the playground).
2. Using braille throughout the playground for those who are visually impaired.
3. Including a Sway Fun, which enables *socially interactive* play for students with diverse abilities and disabilities.
4. Including language panels developed in collaboration with ELL teachers at P.S. 145 and West Prep Academy to celebrate language diversity and support students and families who are multilingual.

1. Universal Design "enables and empowers a diverse population by improving human performance, health and wellness, and social participation" (Steinfeld & Maisel, 2012). The **goals of Universal Design** include body fit, comfort, awareness, understanding, wellness, social integration, personalization, and cultural appropriateness.

5. Ensuring that the Department of Parks & Recreation will not issue permits for the basketball court.
6. Providing access to a Universal Design consultant during and after completion of the renovation to document and share aspects of the design and process (e.g., UD features included, assets or challenges specific to NYC). This documentation could be used to promote inclusive educational programming at Bloomingdale or the development of additional inclusive playgrounds based on the Bloomingdale model.
7. Exploring ways to provide gender neutral bathrooms.

Additional conditions and concerns:

8. Adding seating near the water feature for children who may benefit from soothing sound.
9. Expanding the performance space to accommodate P.S. 145's needs.
10. Along with the triple ball play hoop, adding 1-3 traditional basketball hoops.
11. Inserting a barrier (e.g., gates) to prevent younger children from accessing fitness equipment meant for older children.
12. Ensuring that the fitness equipment is safe for children 12 and over while being accessible and therapeutic for those with disabilities. In addition, while inclusive playground design should encourage intergenerational interaction, this is a child-centered space and the needs of children are the priority. Use of equipment by adults not supervising children should not compromise children's safety and enjoyment.

The Task Force, which includes PS 145 and West Prep Academy, offers a heartfelt thank you to DPR, MKW and Associates, Manhattan Borough President Gale Brewer, Assembly Member Daniel O'Donnell, City Council Members Mark Levine and Helen Rosenthal, City Comptroller Scott Stringer, Congressman Jerrold Nadler, Public Advocate Letitia James, Senator Adriano Espaillat, Senator Bill Perkins, and the countless organizations and community members who contributed to this project through time, resources, advocacy, advice, and support. The success of this inclusive public space will depend on robust community participation in coming months and years, and the Task Force is grateful for each person's contributions.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Preservation

Re: 262 Central Park West (West 86th – 87th Streets.) Application #18-7160 to the Landmarks Preservation Commission for window replacements.

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

Committee: 6-0-1-0.

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

- Proposal is to replace all existing window units throughout two combined 9th floor apartments with new one-over-one double hung insulated aluminum windows, dark bronze finish, by Skyline.
- Existing apartment has one-over-one double hung aluminum windows in poor condition. New apartment has aluminum "Tilt and Turn" windows.
- One window along Central Park West will have a narrow continuous linear grille, replacing an existing solid panel with small exhaust vent.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the proposed replacement windows is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposed replacement windows, and **strongly recommends** that the building create a Master Plan to guide future window replacements.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Preservation

Re: 299 Riverside Drive (West 102nd Street.) Application to the Landmarks Preservation Commission for a through wall AC and window replacement.

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

Committee: 6-0-1-0.

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

- Within the original window opening located on the 11th floor along 102nd Street, there is an existing aluminum "Tilt and Turn" window with a fixed aluminum side filler panel.
- Proposal is to install a new full-width aluminum "Tilt and Turn" window above a condensing unit, all within the existing masonry opening.
- Exterior face of the condensing unit to be installed flush with window unit above.
- Window and condensing unit's architectural style linear grille to be dark bronze finish.
- The projecting stone band of the building's facade located below the window will reduce the visibility of the grille from the street below.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the through-window condensing unit and replacement window is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the through-window condensing unit and replacement window.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Preservation

Re: 22 West 96th Street (Central Park West.) Application #19-0009 to the Landmarks Preservation Commission for window replacement.

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

Committee: 5-0-0-0.

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

- Proposal to replace existing third and fourth floor double-hung wood windows with new simulated double hung "high performance" wood windows.
- New windows to be triple glazed, have excellent thermal and sound insulation properties.
- Two sashes are offset, as with double-hung windows, but operation is different. Here, the upper sash is fixed. The lower sash opens by swinging in, or by tilting in.
- Existing wood brick mold and sills will be replaced with new, modeled on existing.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the replacement windows is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposed replacement windows.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Preservation

Re: 340 Riverside Drive (West 106th Street.) Application #19-0012 to the Landmarks Preservation Commission for window replacement.

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

Committee: 4-0-0-0.

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

- Existing apartment has four windows facing Riverside Drive and nine windows facing west 106th Street.
- All but three existing windows are Tilt and Turn units, anodized aluminum in a dark grey-brown color.
- Fenestration within the overall building facade is an irregular mixture of double-hung units with varying muntin configurations and Tilt and Turn units
- Proposal is to replace the three existing double-hung one-over-one windows at the eastern end of the apartment's 106th Street facade with new Tilt and Turn units to match the rest of the units in the apartment.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the replacement windows is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposed replacement windows. The Committee recommends that the building develop a Master Plan to guide future window replacement.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Preservation

Re: 213-215 West 79th Street (Broadway – Amsterdam Avenue.) Application to the Landmarks Preservation Commission to replace two pairs of second story terrace doors in kind at street facade.

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

Committee: 5-0-0-0.

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

- The existing structure was originally two rowhouse units in an 8-unit grouping by Clarence True built in 1895.
- In 1959, these two units were combined, street level storefront extensions were built, and existing Parlor floor windows enlarged to create two new terrace door openings, with French door pairs.
- Proposal is to replace the two existing wooden French terrace doors in kind, with new French door pairs modeled on the existing ten-pane leaf terrace doors at 215 West 79th Street. New doors to be wood, painted black.
- The existing brick mold will be restored.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the replacement terrace doors at the second story is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the design of the second story replacement terrace doors.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Preservation

Re: 1 Riverside Drive (West 72nd Street.) Application #18-2950 to the Landmarks Preservation Commission to add exterior canopies/awnings above windows and the main entrance.

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

Committee: 5-2-0-0. Non-Committee Board Members: 1-0-0-0.

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

- A new gable-ended canopy is proposed for the main building entrance along Riverside Drive. It will extend from the door under the existing stone portico to the edge of the existing stone areaway walls, supported there by two narrow brass poles.
- A new closed-side sloped awning is proposed for the rear door along the south façade. This awning extends to the west, beyond the width of the masonry opening.
- Three new closed-side sloped awnings are proposed for two of the first floor windows along the south-façade and for the door pair on the second floor above the front portico. These awnings will be the same width as the masonry openings.
- The proposed awning material will be a dark hunter green per the sample shown at the meeting.

The Preservation Committee requested that the awning at the rear door be shortened to fit within the masonry opening.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the canopy at the main entrance and the awning at the rear entrance as modified (shortened to extend only the width of the door opening) are minimally appropriate to the historic character of the building and of the Historic District. However, the Committee believes that the addition of new awnings at the two first floor south-facing windows and at the door over the front entry are inappropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **conditionally approves** the canopy at the main entrance and **a shortened awning** at the rear entrance, subject to NOT installing the first floor window awnings and second floor door awning.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Preservation

Re: 122 West 69th Street, Christ and St. Stephen's Church (Broadway – Columbus Avenue.)

Application #18-6538 to the Landmarks Preservation Commission to add gates at the entry points to the garden, rebuild the columns at the main entry, add a pedestrian path, and replace signage.

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

Committee: 5-0-0-0.

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

- The existing open space in front of the church consists of an elevated lawn area with several large London plane trees and hedges, bordered by concrete edge walls, which ramp down to the sidewalk.
- Overgrown hedges along the stone retaining wall at the lawn's street edge somewhat conceal the lawn's visibility from the street, posing a security risk.
- The lawn and paved concrete walks are not ideally suited for recreational play of the church's pre-school students, one of the groups of regular garden users.
- The new garden design consists of a formal geometric design of small "parterre" planting beds separated by brick walkways. Plantings will be shade tolerant, a mixture of evergreen hedges of varying heights and perennial flowers. The brick walkway will be red brick pavers to relate to the color of the church structure, installed in a herringbone design.
- To improve security, black steel metal gates are proposed at the bottom of the main entry ramp to the west, and at the service access to the east. The circular geometric design proposed for the gate leaves is inspired by the decorative motif in the existing handrails at the existing steps to the east.
- The existing limestone piers to which the metal gates will be secured will be rebuilt.
- A new ornamental steel sign is proposed, replacing the large sign board at the center of the sidewalk edge and the small sign to the east. The new sign will be located to the west of the main entry ramp gate. Sign frame and decorative scrollwork to be black. The sign panel will likely be terracotta color, with white lettering.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the garden and garden gates is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new garden design, new gates and signage.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Preservation

Re: 313 Columbus Avenue, Corks on Columbus (West 75th Street.) Application #17-8090 to the Landmarks Preservation Commission to legalize signage.

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

Committee: 5-0-0-0.

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

- The applicant received a warning letter for installing a sign without a permit.
- The current sign "CORKS ON COLUMBUS" was installed as a replacement for similarly scaled signage from the prior establishment, with a new two-cork image added over the front door.
- The "CORKS ON COLUMBUS" lettering and two corks are constructed of steel framing with translucent facing to permit backlit illumination at night.
- The "CORKS" lettering is 17" high. The "ON COLUMBUS" lettering is 8" high. The two-cork symbol is 35" high, 18" wide.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of signage is reasonably appropriate to the historic character of the building and of the Historic District. THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the signage.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Preservation

Re: 121 West 81st Street (Columbus Avenue.) Application #18-7647 to the Landmarks Preservation Commission for a bulkhead and 3rd floor windows.

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

Committee: 5-2-0-0.

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

- The rear façade and the proposed rooftop addition (bulkhead) with required chimney extensions are visible from 82nd Street, through the open parking lot alongside the existing police precinct, similar to the rear yard addition, which was approved by this Committee several years ago.
- The three existing punched masonry openings at the third floor will be enlarged to create one continuous five-bay full-height fenestration unit with a single cast stone lintel. Full-height windows and sliding glass doors to be aluminum, same black color as existing window units throughout the rear façade.
- A new trellis (previously approved but not yet built) will diminish the visibility of the enlarged third floor fenestration.
- The new rooftop addition to be clad in lead-color painted galvanized steel panels, with aluminum windows and doors to match windows throughout.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the rooftop addition ("bulkhead") and the third floor windows at the rear façade are reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the rooftop addition and new third floor windows at the rear façade.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Preservation

Re: 48-50 W 69th Street (Columbus Avenue.) Application to the Landmarks Preservation Commission for alterations to areaway and entry, rear yard and rooftop additions, and excavation.

Full Board Vote A: 31 In Favor 0 Against 1 Abstention 0 Present

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

Full Board Vote B: 30 In Favor 2 Against 1 Abstention 0 Present

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

Full Board Vote C: 31 In Favor 2 Against 1 Abstention 0 Present

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

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

A. Regarding the modifications to front façade and areaway, the following facts and concerns were taken into account in arriving at our conclusion:

- New decorative iron railings to be added to the top of areaway front and side enclosure walls, with a new decorative iron gate at the western areaway, and above the new stone balcony above the western entry door.
- Existing under-stoop "window" opening to be enlarged to a full-height door opening with new decorative Iron Gate.
- All decorative ironwork modeled on existing.
- New door at western entry to be single leaf wood, with stone surround.
- Western areaway grade to be leveled to align with eastern areaway, paved with new bluestone throughout.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed alterations to the design of the western entry door and areaway are reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the revised entry and areaway designs.

B. Regarding the revised design of the rooftop addition, the following facts and concerns were taken into account in arriving at our conclusion:

- The new rooftop addition is narrower in the east-west direction, stopping 6 feet from the western edge. The addition is 18'-10" at its highest point.
- Mechanical equipment is now included in the proposal, situated on top of the roof of the rooftop addition

- A trellis to mask the mechanical equipment is proposed, increasing the height of the rooftop addition.

The Committee requested that the mechanical equipment be relocated from the rooftop addition to the existing roof level in order to reduce the height of the rooftop addition. The applicant stated that this was feasible and agreed to this modification.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed alterations to the design of the rooftop addition **as modified** are reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **conditionally approves** the revised design of the rooftop addition, dependent upon the mechanical equipment being located on the building roof, NOT on the rooftop addition roof.

- C. Regarding the revised design of the rear façade and rear yard addition, the following facts and concerns were taken into account in arriving at our conclusion:
- Muntins will be added to the all the proposed fenestration at the three lowest stories to break down the scale of the multi-story windows.
 - The narrow “lancet” window at the south end of the existing rear yard addition (located 5 feet away from the rear property line) will be widened, similar in design and width to the other revised window units.
 - The entire rear yard addition will now be brick-clad
 - A new 3-5” wide “greenhouse will be added to the eastern side of the rear yard addition to provide circulation for the newly proposed interior lap pool at the garden level.
 - Additional cantilevered balconies will be added at the parlor level (first floor), extending along the rear building façade and the side façade of the rear yard addition.
 - At the third floor of the building’s main rear façade, three French door pairs accessing the rooftop terrace of the addition and a new cantilevered balcony are proposed.
 - Six punched window openings with six-over-six double hung windows located in similar locations to the original openings will be located at the top (fourth) floor. (Exact positions have been shifted to accommodate new structure.)
 - Brick soldier course headers will be added at the top of all the window openings.
 - All new windows will be wood, painted white.
 - The extent of proposed excavation has increased. Now, the existing Cellar will be excavated beyond the footprint of the existing structure, extending back to within 5 feet of the rear property line, under the rear yard.
 - A new Sub-Cellar will be created by excavating an additional 12’-9” below the majority of the existing structure.
 - The extensive increase in the scope of new construction work, in addition to an update in the Building Code since the time of the original approval have resulted in extensive additional structural work to comply with the larger needs of the project and the current code requirements.

The Committee believes that the design of the rear yard proposal is overscaled and out of context within the rear yard “donut”, that it is more appropriately suited to a street façade. Its multiple multi-story arch-headed fenestration vocabulary seems institutional, more suitable to an academic or public use than to a residential structure. In seeking to unify the two original rowhouse units into one façade design, the current proposal goes even further than its predecessor in erasing any sense of the two original units, further exacerbating the overscaled character of the proposed design. For these reasons, the Preservation Committee of Community Board 7/ Manhattan believes that the proposed alterations to the design of the rear yard addition and rear façade are inappropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the revised design of the rear façade and rear yard addition.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Preservation

Re: 164 West 74th Street (Amsterdam Avenue.) Application #18-6299 to the Landmarks Preservation Commission to remove steps at the building entry and modify the doors to be ADA-compliant, restore the facade, install new windows, infill portions of the light-wells, expand the penthouse, and reconstruct the rear elevation.

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

Committee: 5-0-0-0.

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

- The existing Beaux Arts style seven-story structure was built as a residential hotel at the beginning of the 20th century. It is an uneven "H" shape, with a larger side light court to the west and a narrow light court to the east. The structure occupies a large portion of the site, extending to within 10 feet of the rear lot line.
- The building's existing footprint will be modified, while maintain approximately the same net lot coverage. The two existing side light courts will be filled in. The building's rear facade will be pulled back from the rear lot line to provide legal light and air for the rear apartment units. At its closest points, the new rear façade will be 22 feet from the rear lot line. At the center façade indentation, it will achieve a 30-foot setback.
- The majority of the existing Cellar and rear court will be excavated 3 feet.

Front facade work includes:

- Removing the coating from the existing lower floors of the limestone cladding, and restoring the entire limestone clad façade.
- Existing windows will be replaced with new one over one insulated wood windows, painted black.
- Marble columns at the entry portico will be repolished.
- The two existing granite steps at the front entry will be removed, and new taller front doors modeled on the existing wood and glass doors will be installed, providing ADA access at the building entry.
- The historic decorative grillwork over the front door and other ornamental metal fencing will be restored.
- New lighting and signage is proposed at the front portico.

Rear façade work includes:

- At the east and west ends of the rear façade, the facade will be clad in a variegated blend of gray bricks, relating to the limestone color at the front façade. Every fifth brick course will be set back to create a simple rusticated effect.
- Cast stone details will be introduced into the masonry portions of the rear façade as window surrounds at the seventh floor, and at several band courses.
- At the façade's indented center, the facade will be sheathed with dark bronze anodized aluminum windows frames and infill panels.
- The building's two side façade party walls will be clad in common red brick.
- The two existing leaded glass windows relocated from the eastern light court will be installed at the Cellar level of the new rear façade.

Rooftop work includes:

- Expanding the existing partial width penthouse to the building's full width, with no increase in height.
- A new stair and elevator bulkhead, situated at the center of the penthouse will extend less than one foot above the existing bulkhead structure.
- Rooftop structures will be clad in similar gray-toned brick.
- Installing a generator and 14 individual condenser units (one per apartment) on the expanded penthouse roof, visually concealed by a new bronze color metal mesh enclosure.

The new rear façade and rooftop addition will be minimally visible through an alley on west 73rd Street.

The Preservation Committee of Community Board 7/ Manhattan believes that the front façade work, plan redesign, new rear façade and rooftop addition are all reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the front facade work, plan modifications, design of the new rear façade and rooftop addition.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Preservation

Re: 236 West 101st Street (Broadway- West End Avenue.) Application #18-7577 to the Landmarks Preservation Commission for a penthouse and bulkhead addition and a rear extension.

Full Board Vote: 28 In Favor 0 Against 2 Abstentions 0 Present

Committee: 6-0-1-0.

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

- The existing four-story rowhouse is located near the center of a 6-rowhouse grouping on west 101st Street, none of which have rear yard additions. These rowhouses back up on another 6-rowhouse grouping on west 100th Street.
- Front façade work includes the restoration of the front stoop and front door, and the replacement of existing windows with new triple-glazed, “simulated double-hung windows”.
- A new three-story rear yard addition is proposed which would project 7 feet from the rear façade, interrupting the continuous line of the existing four-story rear facades.
- New façade to be brick clad, with one large central fenestration unit, with solid three-story tall brick side walls. Window units to be vertically linked to read as one three-story unit, framed within a narrow band of cast stone. Windows to be dark color metal frames with slightly lighter color metal spandrel panels.
- Two existing punched window openings at the top floor to be enlarged, converted into two new door openings.
- There will be new dark metal railings at the roof, Parlor floor deck and open metal stairs down to the garden.
- The new rooftop addition to be clad in zinc-coated copper panels, with central metal sliding doors. The new elevator and stair bulkheads above to be clad in gray stucco. Mechanical equipment to be located on rooftop addition’s roof, concealed by zinc-clad parapet wall. Only the required chimney extensions are expected to be visible from the public way.

Overall, the Preservation Committee of Community Board 7/ Manhattan believes that the design of the rooftop addition (penthouse and bulkhead) and of the rear yard additions are inappropriate to the historic character of the building and of the Historic District. The Committee finds the proposed rooftop and rear yard additions to be too large for the scale of the rowhouse within its context. The zinc-clad parapet extension makes the rooftop addition too tall and imposing. Of even greater concern is the introduction of a solid three story masonry mass into the currently pristine continuous group of rear yards created by the 12 rowhouses on west 100 and 101st Streets. The Committee believes that the proposed rear yard addition is too tall, its façade design overscaled and insensitive to the size and character of the individual punched openings of its rear yard context.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the rooftop and rear yard additions.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Business & Consumer Issues Committee

Re: 924 Amsterdam Avenue (West 105th -106th Streets.)

Full Board Vote: 30 In Favor 0 Against 1 Abstention 0 Present

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** applications to the SLA for two-year liquor licenses by Amsterdam Ranchito Corp. d/b/a New Ranchito.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Business & Consumer Issues Committee

Re: 1012-1018 Amsterdam Avenue (West 110th Street.)

Full Board Vote: 30 In Favor 0 Against 1 Abstention 0 Present

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** applications to the SLA for two-year liquor licenses by Madrel LLC, d/b/a To Be Determined.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Business & Consumer Issues Committee

Re: 483 Amsterdam Avenue (West 83rd Street.).

Full Board Vote: 30 In Favor 0 Against 1 Abstention 0 Present

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application #2007741-DCA to the Department of Consumer Affairs by Nicky Meatballs, Inc., d/b/a Polpette, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 15 seats



RESOLUTION

Date: September 6, 2016

Committee of Origin: Business & Consumer Issues Committee

Re: 936 Amsterdam Avenue (West 106th Street.)

Full Board Vote: 29 In Favor 0 Against 1 Abstention 0 Present

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application DCA# 6816-2016-ASWC to the Department of Consumer Affairs by Amsterdam GS Corporation, d/b/a The Ellington, for a four-year consent to operate an unenclosed sidewalk café with 27 tables and 58 seats.

**RESOLUTION**

Date: September 6, 2016

Committee of Origin: Business & Consumer Issues Committee

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

Full Board Vote: 30 In Favor 0 Against 1 Abstention 0 Present

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application #7798-2016-ASWC to the Department of Consumer Affairs by Guyers, Inc, d/b/a Guyers, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.

**RESOLUTION**

Date: September 6, 2016

Committee of Origin: Business & Consumer Issues Committee

Re: 625 Columbus Avenue (West 90th Street.)

Full Board Vote: 30 In Favor 0 Against 1 Abstention 0 Present

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves without prejudice** application to the State Liquor Authority for a two-year liquor license by Fatmir Caushi, d/b/a To Be Determined.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Business & Consumer Issues Committee

Re: 489 Columbus Avenue (West 83rd Street.)

Full Board Vote: 30 In Favor 0 Against 1 Abstention 0 Present

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves without prejudice** Class Change and Alteration application to existing Wine & Beer license Shree Laxmi Indian Cuisine, d/b/a Savoury Indian Cuisine.



RESOLUTION

Date: September 6, 2016

Committee of Origin: Business & Consumer Issues Committee

Re: 2636 Broadway (West 100th Street.)

Full Board Vote: 30 In Favor 0 Against 1 Abstention 0 Present

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves without prejudice** new application under change of ownership ULURP# N160153ECM/ DCA# 15235-2015-ASWC to the Department of Consumer Affairs by Spectrum Restaurant, LLC, d/b/a Manhattan Valley, for a four-year consent to operate an enclosed sidewalk café with 8 tables and 20 seats.