

COMMUNITY BOARD 7/MANHATTAN

Full Board Meeting Minutes

Community Board 7/Manhattan's Full Board met on Wednesday, November 7, 2018, at Goddard Riverside Community Center in the district. Chair Roberta Semer called the meeting to order at 6:33 pm after the Secretary confirmed the existence of a quorum.

The following matters were discussed:

Chair's Report: Roberta Semer

Minutes from the previous Full Board meeting were **approved**.

Vote: 24-0-1-0

- Communications Committee looking for projects. Please send in ideas.
- Charter Revision Task Force – committees to look at relevant sections at their meetings and report back.
- Congratulations to local electeds on re-election & Robert Jackson on election.
- Manhattan Community Boards held an educational forum on ballot initiatives on 11/1.
- New initiative: Get to know our neighborhood – different groups come to each meeting to highlight their neighborhood.
- DNS still waiting on a few submissions – get these in asap as we're past the deadline.

Community Session: We welcome all members of our community (residents, businesses, CBOs) who would like to speak on issues of interest to them. Members of the community are granted one minute for remarks, and we will also accept a written copy for the record.

Reports by Elected Officials

Council Member Helen Rosenthal:

- State Senate – good news!
- Not happy with CB term limits – this is a mistake.
- Doula bills passed (increase access to doulas for communities experiencing high rates of maternal mortality)
- New legislation: NYPD officers required to learn how to behave if a victim of sexual violence reports to avoid re-traumatization.
- Working with Mayor's Office to End Domestic and Gender-Based Violence
- New Constituent Services Liaison – Julien DellaPorta
 - Department of Finance at office assisting homeowners and tenants Thursday December 6th from 2:00pm-5:00pm at 563 Columbus Ave
 - Medicare Open Enrollment and Information Event, Tuesday 12/4 2:30—3:30 at Goddard Riverside
 - Recycle e-waste 12/9

Assembly Member Gottfried:

- Rarely had a Democratic majority in the State Senate, last time this many, 1913!
- Upset that 2 & 3 passed – damage to CBs.
- City Council has a new Charter Revision Commission. Maybe they could undo some of this damage.
- What we can achieve with new Senate:

Community Board 7/ Manhattan

- Bills to strengthen rent laws and tenants' rights
- Working with Linda Rosenthal to amend state's Multiple Dwelling Law to deal with mechanical voids issue
- New York Health Act – Single Payer Coverage
- Campaign Finance and Voting Reform
- Reproductive Health Act – strengthen laws to make abortion more available and treated as ordinary medical care.
- GENDA Gender Expression Non-Discrimination Act

Community Members

Dan Slipper, American Museum of Natural History:

- Gilder Center: work inside museum, museum will not proceed with removal of 7 trees until court rules.
- Completing programmatic planning that will take place – educational and scientific literacy.
- Construction task force is regularly meeting.
- Questions to [Zach Tamble].
- Sign-up to get updates: Amnh.org/gildercenter.

Dean Heitner, Chair of Working Group at Park West Village:

- Decision at Appellate Division that stopped JHL proposal: permit annulled, can't build
- Messages: be persistent; developers can't build wherever and whenever they want (preserve light and air); BSA: regulate the real estate industry, not serve it.
- Thanks to Levine and O'Donnell.
- Also on behalf of Winifred Armstrong

Susan Nial:

- Civic Engagement Commission – Director: keep an eye on this.
- Good government starts at the bottom and it's not happening in the city of New York (dirtier and less well-maintained).

Lisa McNulty, WP Theater:

- Oldest and largest theater devoted to new work by women and trans artists.
- Only producing theater on the UWS.

William Raudenbush, Community United:

- Filed against AMNH and received temporary restraining order about trees; AMNH is allowed to continue interior work.
- Want them to go through ULURP for maximum accountability – need to go through the proper process.
- Also speaking on behalf of: Ellen Azorkin, Bob Wedgarten, Lee Claves.

Aleya Lehmann, Friends of Verdi Square:

- Park has been deteriorating, so she formed a friends group. Has a board and forming a 501(c)(3); lots of support from local elected officials.
- Event Sunday, November 11, 11:00-3:00 at Verdi Square soft launch of the group. Looking for volunteers to help with the group. RSVP for the event or to get involved: info@friendsofverdisquare.org.

Peter Arndsten, Columbus-Amsterdam BID:

- Roti Roll celebrating Divali.
- Bulb plantings and mulching of tree beds over next couple weeks; reach out to participate: info@columbusamsterdambid.org.
- November Events calendar available.

Reports by Elected Officials' Representatives:

Caitlyn Letterii, Office of Assembly Member Linda Rosenthal (67th District):

- Introduced new legislation to close loopholes in the zoning law – getting rid of mechanical voids and other loopholes.
- Worked with the Department of Environmental Protection (DEP) to get the catchbasin unclogged at the 72nd Street 1/2/3 station. No more flooding in the station!

Aldrin Bonilla, Office of Manhattan Borough President Gale Brewer:

- Hired new community liaison, April Adams, for CB7.
- Hired new Director of Community Affairs, formal Council Member Rosie Mendez.
- Capital funding process open, see dates for workshops
- Young Leaders of Manhattan (youth board) deadline is November 9th.
- Gale was at 200 Amsterdam rally to protest development, co-signed letter to City Planning.
- Providence, RI workshop on US Census (Federal government only doing one dry run for the census); dry run did not include the citizenship question; census transitioning to online submissions – concerns about cyber security, internet accessibility, accurate count, etc. Forming the Manhattan Complete Count Committee. Will be working with Community Boards as well.
- CB Term limits only to take effect in 2019 or 2020, not retroactive. Still not totally clear how this will work.

Allen Sebastian Valerio, Manhattan District Attorney's Office

- Shira Arnow, Assistant DA: Sex Crimes Unit.
- Always call and report sexual violence. Hotline: 212-335-9373. They're getting many more calls after #metoo movement empowered women. Can also go to police precinct (SVU) or call 911.
- Educational presentations at community meetings, schools, etc. Can contact office for someone to come give one of these presentations.

Captain Malin, 20th Precinct:

- Julliard School received suspicious package, evacuated premises. X-rayed packaged: It was just a CD and sheet music.
- Down in crime for the year 1.8%.
- Larcenies down over 8%.
- Come to Community Council meeting for more details.
- Crime trends:
 - Theft from gym lockers – please use a quality lock and always lock.
 - Three grand larcenies inside Lowes Movie Theater, people steal purse during the movie.
- Shortage of School Crossing Guards (Hired one to start at 70 and Amsterdam).
- Body Cameras coming in December (some models spontaneously combusted!).
- Build a Block meeting: Sector A: 11/14 7:00 at Fordham
- Two females found in rocks by the river. Recovered purse and passports from inside the park. Still under investigation. Came from Fairfax, VA. Left there in August and turned up two months later. 99% sure it

was a suicide pact. Did not jump from bridge. Went into water together or off a pier. Cause of death was drowning. Not being ruled a homicide.

Liam Galligan, Office of Assembly Member Danny O'Donnell:

- Thursday at Bloomingdale Library, seminar about financial security for seniors.
- Letter sent to Mayor and JHL about 97th Street Project. Opposed to the project.

Daisy More, Office of State Senator Jose Serrano (29th District):

- Mobile Constituent hours, UWS every Thursday (senior center or library).
- 11/8 from 11-2 at Hamilton Senior Center.
- 11/15 and 11/29 from 3-6 at St Agnes Library.
- Housing help through their office.
- Daisy leaving 11/16 – going to Consulate of Peru.

Caroline Wechselbaum, Office of State Senator Brad Hoylman:

- Event: Fighting for the Future of Rent Regulations 11/28 6:30-8:00 at Fifth Avenue NYPL with Scott Stringer
- Flu Shot event 11/30 at the office. Call 212-633-8052 to make an appointment.

Business Session

Preservation Committee

Jay Adolf, Chairperson

Resolutions Re:

1. **66 West 77th Street** (Columbus Avenue.) Application to the Landmarks Preservation Commission for a new ADA ramp for the building entrances on Columbus Avenue.
 - a. Two vacant retail spaces in the buildings.
 - b. Ramp will service both spaces – absolutely necessary.
 - c. Concrete ramp more appropriate and in keeping with façade of building, applicant agreed.
 - d. Committee felt it was reasonably appropriate and voted to approve.
 - e. **VOTE: 34-0-0-0**
2. **225 West 86th Street** (Amsterdam Avenue-Broadway.) Application to the Landmarks Preservation Commission to create a barrier free access to an entrance inside the west archway.
 - a. Belnord – currently steps, putting in a ramp.
 - b. Community member question: what is the width? Jay: Large enough for a motorized wheelchair. Meets ADA requirements.
 - c. **VOTE: 33-0-0-0**

Withdrawn - 120-125 Riverside Drive (West 84th Street.) Application to the Landmarks Preservation Commission for a one-story rooftop addition.

Note: At the meeting, Committee disapproved application and advised tenants to get organized; they went and spoke with Linda Rosenthal. Then applicant withdrew application.

Transportation Committee

Andrew Albert and Howard Yaruss, Co-Chairpersons

Resolutions Re:

3. **Winter's Eve.** Application to the Department of Transportation by the Lincoln Square BID for curb lane, sidewalk and street closures for the November 26th Winter's Eve.
 - a. No changes from last year. All agencies on board.

b. VOTE: 35-0-0-0

4. **37 West 93rd Street** (Columbus Avenue – Central Park West.) Application EIN#13-3080198 to Department of Transportation for a revocable consent for new fenced-in area, steps, stair and ramp with railing.
5. **248 West 71st Street** (Broadway-West End Avenue.) Application EIN#083-64-0101 to Department of Transportation for a revocable consent for a new fenced-in area.
 - a. Don't intrude on sidewalk space, they were appropriate.
 - b. Bundled 4 & 5
 - c. **VOTE: 34-0-1-0**
6. Transit Signal Prioritization for some of CD7 key intersections.
 - a. Tool for moving buses more rapidly through intersections where buses often get stuck.
 - b. Bus in the Bronx along Pelham Pkwy, TSP has really helped move the bus more expeditiously.
 - c. Committee identified some intersections where buses frequently get caught up.
 - d. Operator of the bus can signal the light and have the light turn green for the bus. Still a red light for everybody but the bus.
 - e. J Rausch: Concern about 87 and 97 – Would this make the intersection more dangerous? Andrew: buses get stuck here because they have to make two left turns. Buses pile up on 97th between Broadway and West End. TSP would allow the buses to move more quickly. This is just for DOT to analyze the intersections and determine if it would be viable.
 - f. K. Rosman: Intersections in order of priority? Andrew: No.
 - g. A. Rigie: How does this work? Andrew: Driver signals, bus only green, immediately turn back to red.
 - h. C. Cardinal: Would DOT need to come back for our approval? Andrew: Yes.
 - i. **VOTE: 35-0-0-0**

Business & Consumer Issues Committee

Christian Cordova and Michele Parker, Co-Chairpersons

Resolutions Re:

Applications to Change the Method of Operation:

7. **768 Amsterdam Avenue** (West 97th Street) Guacamole Midtown Corp. d/b/a Guacamole Taqueria. Change to include non-amplified Acoustic Mariachi, DJ, Live Music, Karaoke, Juke Box.
 - a. Applicant was not prepared to proceed at last meeting and also did not come to pre-meeting.
 - b. Applicant is here, says they were not invited to pre-meeting, sent document. Clarified that they were actually invited.
 - c. Applicant welcome to come to next meeting, they will be on the agenda.
 - d. Can we just table this? Michelle: SLA needs a response.
 - e. **VOTE to disapprove without prejudice: 25-0-9-0**
8. **New Applications to the SLA for two-year liquor licenses:**
 - **283 Columbus Avenue** (West 73rd Street) Owner Parminder Singh, d/b/a To be Determined.
 - **320 Columbus Avenue** (West 75th Street) Miznon UWS LLC, d/b/a Miznon.
 - **329 Columbus Avenue** (West 75th Street) 329 Hospitality Group LLC, d/b/a To be Determined.
 - **412 Amsterdam Avenue** (West 80th Street) NYC Bettola Corp., d/b/a Bettola.
 - **517 Amsterdam Avenue** (West 86th Street) Tiki Chicki, LLC, d/b/a Tiki Chick.
 - **620 Amsterdam Avenue** (West 90th Street) Reins International New York, Inc., d/b/a GYU-KAKU.
 - **2701 Broadway** (West 103rd Street) Aaron 31 LLC, d/b/a Aangan.
 - No opposition to these at the meeting, all approved.
 - a. **VOTE: 32-0-0-1 (Doug Kleiman abstention for cause on 320 Columbus)**
9. **Renewal Applications for Unenclosed Sidewalk Cafés:**

- **208 Columbus Avenue** (West 69th- 70th Streets.) Renewal application #1451239-DCA to the Department of Consumer Affairs by Birote Corporation, d/b/a El Mitote, for a four-year consent to operate an unenclosed sidewalk café with 7 tables and 19 seats.
- **430 Amsterdam Avenue** (West 81st Street.) Renewal application #1096363-DCA to the Department of Consumer Affairs by Third Ave. Rest, Inc., d/b/a Jake's Dilemma, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 19 seats.
- **440 Amsterdam Avenue** (West 81st Street.) Renewal application #2042353-DCA to the Department of Consumer Affairs by Benva Bakery, LLC, d/b/a Orwasher, for a four-year consent to operate an unenclosed sidewalk café with 11 tables and 25 seats.
- **2454 Broadway** (West 91st Street.) Renewal application #1353319-DCA to the Department of Consumer Affairs by Big daddy's III, LLC, d/b/a Big Daddy's, for a four-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.
- **No opposition to any of these at the Committee Meeting.**

10. **420 Amsterdam Avenue** (West 80th Street.) Renewal application #2038123-DCA to the Department of Consumer Affairs by Olma Lounge, LLC, d/b/a Olma Caviar Boutique & Lounge, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 16 seats.

a. Decided to proceed with original plan. Approved at pre-meeting.

b. **Bundle 9 & 10. VOTE: 33-0-1-2 (Doug Kleiman abstention for cause on 440 Amsterdam)**

11. **2012 Broadway** (West 68th – 69th Street.) Renewal application #1282959-DCA to the Department of Consumer Affairs by Nanoosh Broadway, LLC, d/b/a Nanoosh Mediterriane, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

a. They did not come to meeting. Committee recommends Disapproval.

b. **VOTE: 34-0-0-0**

New/Change of Ownership Application for Unenclosed Sidewalk Café:

12. **417 Amsterdam Avenue** (West 80th Street.) New/Change of Ownership application #12939-2018-ASWC to the Department of Consumer Affairs by BL 417 Amsterdam NY, LLC, d/b/a **Bluestone Lane**, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 19 seats.

a. Did not come to meeting, then came but weren't prepared. The permit expired 11/3.

b. A. Hyman: Serving space is encroaching on the sidewalk, they serve people outside the enclosed area.

c. L. Alexander: Was there when a wheelchair couldn't get past. They inherited the extension and now it's going to be taken away.

d. M. Diller: And they break with our tradition and wrap around the corner.

e. R. Asche: We should disapprove on the merits. Michelle: We are. They will have to make a new application

f. E. Sheffer: Disapproving on the Merits.

g. Committee recommends Disapproval.

h. **VOTE: 34-0-0-0**

Health & Human Services Committee

Catherine DeLazzero and Madge Rosenberg, Co-Chairpersons

Resolution Re:

13. Child Victims Act (Bill A05885 and S809)

a. Priority because it addresses the issue for those who are most vulnerable: child victims of sexual crimes.

b. Jay Adolf: How does the look-back window work?

i. Six-month period after bill passes where legislators can educate public about look-back window.

- ii. For people for whom the statute of limitations has expired: anyone can file a claim.
 - c. Howard Yaruss: Concern about lack of evidence (which is why we usually have a statute of limitations).
 - i. This is why they're not eliminated.
 - ii. BUT, no statute of limitations in heinous crimes like murder. Sexual crimes against children are also incredibly heinous.
 - d. Rich Robbins: Why only extending to 28 if average reporting age is 42? Should we call for this?
 - i. This is the bill that's the result of years of work and compromise, so this is the bill that we're working with.
 - ii. Roberta: Friendly amendment. While we support this bill, we wish it would extend later. But we accept the terms as they are.
 - 1. Adding this as a Friendly Amendment
- e. **VOTE: 32-0-2-1**

CB7 Priorities for the NYC Capital Budget for Fiscal Year 2020 & CB7 Priorities for the NYC Expense Budget for Fiscal Year 2020

- Ethel: Number 9: Monument is falling apart. At briefing with Parks Department, they said the likelihood of obtaining all the funds is low. Any indication that this proposal has any likelihood of being funded? Is the \$30 million a correct or accurate number?
- K. Neuwelt: OMB funded a very thorough and expensive study and cost projection. As far as we know the \$30 million is still right. The monument itself and the plaza. Riverside Park Conservancy has separated out role of President who is now Dan Garodnick and he's very good at fundraising. Right now focusing on the Rotunda, but he can now show funders that this project is also very important. NYC money been allocated to completely re-do the Rotunda, so maybe after that there will be NYC money for this.
- Melissa: Expense Number 5: City already funded a new program. Don't want to ask the city for something they've already done. NYC 15/15. Providing 15,000 units of housing.
- Mark Diller: We wanted our Budget Priorities to express what is important to us as a district. Wanted to make sure that we put in the top 10 an acknowledgment of the needs of homeless. Could we substitute something else instead?
- Jeanette: 1. Streetscape is one word. 2. Item 12 Capital: Replace the playground at 100th street. Item is only to replace the synthetic turf.
- Andrew Albert: Did we lose the MTA subway station accessibility issue (elevators)?
- Mark Diller: Yes, because it's not a city budget item.
- Doug: Are these in order of priority? Yes. How is item 2 (Kayak dock) ahead of so many other things that deal with safety, etc?
- Mark Diller: balancing our core values and what is worthy and doable.
- K. Neuwelt: No word from Parks, so we can't take it off.
- Andrew Rigie: Lots of people supported term limits because they feel that CB members do not represent the needs of the district. If the Kayak dock is number 2, that's not representative of our district.
- Sara Lind: Agree with de-prioritizing Kayak Dock. Agree with more funding for playgrounds further north in the district. Can we add funding for Freedom House or other shelters instead of the item that the City already funded?
- Melissa: To replace number 5: Increased funding for existing supportive housing buildings and existing shelters. Friendly amendment. Accepted.

- Klari Neuwelt: Encourage people to come to the Steering. Explanation of why we prioritized kayak dock. All of our playgrounds are important to us. Many are continuing support because funding has been awarded, but project hasn't started.
- Roberta: This discussion is very important, not everyone can come to Steering. Next year: prior to Steering, people should have an opportunity to look at priorities ahead of time.
- Blanche Lawton: Frederick Douglass playground: difference between the two playgrounds there is a tale of two cities. Algae in the swimming pool. People could not possibly use this.
- Amy Hyman: They don't take the water out for the winter, which is why it's especially bad now.
- Sheldon Fine: 1. Priorities should reflect our values. Be cognizant of what may be useful and how these reflect what we stand for. What we stand for should come first. 2. These are used for committees and board to advocate with elected officials for these priorities. The order really does mean something. 3. There is a divide in our community: uptown and downtown. Need to be cognizant of the different needs of the community.
- Amy: Amendment to swap 12 and 2. And change it to include the playground equipment, surface, etc – the whole playground. Find numbers to change the amount.
- Ethel: Kayak goes to 12? Yes.
- Against amendment as stated. Move everything up by 1. We spent a lot of time on these priorities.
- Ken: In support of the Kayak Dock: it started about 10 years ago. Broke down and hasn't been repaired. 8,000 people were using it every year. Now they can't go and take advantage of the river.
- Jeanette: Can we split the two different things?
- New Amendment: 12 becomes 2, 2 becomes 3, etc
- VOTE: 7-..... fails
- Swapping 12-2
- **VOTE: 18-15-0-0**
- Andrew: Motion MTA CB7 urges the MTA to consider more accessible stations on the CPW and Broadway lines. Putting it at 13.
- **VOTE: 27-3-1-0**
- Voting on the Capital Budget Priorities:
 - **VOTE: 28-3-1-0**
- Ethel: We only have one homeless shelter in our district.
- Roberta: we have several homeless shelters.
- Mark: Freedom House and others?
- Sheldon: A number of shelters in the neighborhood.
- Mark: Proposed change would support both homeless shelters and supportive housing.
- Jeanette: Is it self-serving to have our number one priority being our own funding?
- Roberta: All CBs were asked to put that first.
- Mark: This will allow us to serve the community better because we can actually hire a staff member rather than just a one-off allotment where we can't use it for anything long term.
- Voting on the Expense Budget Priorities:
 - **VOTE: 30-0-1-0**

Roberta: Motion to Adjourn 9:02 pm

Preservation Committee Minutes
Thursday, November 8, 2018

The Preservation Committee of Community Board 7/Manhattan met on Thursday, November 8, 2018, at the District Office, 250 West 87th Street, in the District. The meeting was called to order by chair Jay Adolf. Committee members Peter Samton, Miki Fiegel, and Mark Diller participated. The following matters were discussed and actions taken.

1. **508 Columbus Avenue** (West 84-85 Streets). Application to install an ADA-compliant ramp at the ground floor retail entrance.

Presentation by: Jason Gold of Richard H. Lewis, architects.

- Proposal is to add accessibility features to make a new restaurant fully ADA-compliant.
- Project consists of a ramp and associated railings.
- Remainder of interior and new storefront infill has been approved at Staff level, and is presented solely for context.
- Storefront is in a tenement building with ground floor retail in the middle of the block (building ca. 1893).
- Entrance will be moved from the left (southern) end of the storefront to the middle.
- Storefront will also include an awning that will extend over the ramp.
- Entrance height is 7" above the curb, so the ramp begins at the southern end of the storefront and runs 7' to satisfy the 12:1 ratio for ADA-compliant ramps.
- Ramp is to be concrete; railings are to be welded steel tubes painted black. The color of the ramp, including the face/edge of the rising ramp, will be concrete to match the adjacent sidewalk.
- Ramp runs to the south; with a single step up to the north.

Community Comment:

- none

Committee Comment:

- Minimally appropriate that the ramp not have decorative elements and remain a simple addition that does not call attention to itself.

Resolution: Approve as presented as minimally appropriate.

After deliberation, the resolution was adopted.

VOTE: 3-0-0-0.

Calendared at LPC on 12/11/18.

2. **121 West 88 Street** (Amsterdam-Columbus Avenues). Application to the Landmarks Preservation Commission for rooftop and rear yard additions and front façade restoration.

Presentation by: Devin O'Neill, architect

- Townhouse renovation.
- Front façade work includes removing the existing aluminum 1:1 windows and through-the-wall A/C units, and infilling a/c openings with sandstone to match the façade.
- New windows to be of wood painted a dark color.
- Proposal includes moving the main entrance to the center of the façade to be reminiscent of the condition in the 1940s tax photo.
- Rear yard:
 - The level of the existing rear yard is at a lower grade than the PS 166 playground directly to the rear (north) of the yard.
 - Proposal would add a full-width rear yard addition that will extend 3' further into the rear yard than the existing main rear façade, and to pull back the existing L extension to that depth. The new rear façade will be 30' from the rear lot line.
 - Proposal is to remove both the L extension and the existing elevated deck that infills the L extension, and build the full-width extension.
 - The depth of the proposed addition will align at the depth of the Juliet balcony on the building to the east, and so will not create a deep channel in between the new rear façade and the rear façade of the building next door.
 - Proposal includes tall, thin steel windows/doors in sets of 5 (with the wing panels as operable doors and the center panels fixed) at each of the ground and Parlor floors. The window units would be surrounded by approximately 1' of masonry (red brick) with a thin metal spandrel between the ground and Parlor floor window units. The Parlor floor window unit would align with the ceiling of the double-height living room behind.
 - Windows on the second floor will have three punched casement windows with detail suggesting 2:2 panels, with red brick surrounding and between the windows.
 - The proposal would retain the original rear façade on the top floor, including the original punched window openings, with one window becoming a door to access a terrace atop the extension.
 - Rear windows will be painted a warm grey.
- Context:
 - There are a variety of rear yard depths, rooftop heights, rear yard extension dimensions and fence heights in the center of the block.
 - Larger apartment buildings anchor the block on the avenues.
 - There are a variety of elements on the rear facades on the mid-block townhouses, including bay windows and other window configurations.
 - There are two existing rooftop additions on the mid-block: one each on the buildings to the east and west of the applicant's building.
- Rooftop addition:
 - The proposal includes lowering the top floor height to keep the rooftop addition of modest proportion.
 - Also proposing solar panels for the roof – will pitch the roof with a center line and slopes to the front and back to angle the solar panels.

- The proposed addition includes a rear bank of tall, thin windows similar in dimension to the units on the ground floor.
- Addition is set back 10' from front façade, 3' from the existing rear façade; hence 6' from the proposed full-width extension.
- The proposed rooftop addition will be constructed of stucco on the sides and framing the front and back window units, with a metal standing seam roof. Window units on the front façade of the rooftop addition are also in a set of five panels but are shorter and wider than on the rear face of the proposed addition.
- Visibility:
 - From West 88th Street, the rooftop addition is not visible from any position.
 - Due to the playground on West 89th Street, the rear yard and rooftop additions are visible.
 - Differences in grade and the existing fencing between the playground and the applicant's rear yard mitigate the visibility of the lower portion of the proposed rear yard addition.

Community Comment:

- Jared Watkins – resident of West 88th Street
- Child plays in the playground.
- The overall image created by the mock-up is quite encroaching.
- The existing rooftops on this block are boxy; the proposed mock-up of the new addition roof appears to tower over the neighboring additions.
- The rooftop addition as proposed and built in the mock-up appears to be taller than the neighbors' additions.
- A: Intent is for the crest of the pitched roof will be at the same level as the neighboring additions.
- The mock-up appears to run all the way to the rear façade edge.
- A: Proposal is to set the rear façade of the addition to be 3' from the actual building rear façade.
- Neighboring additions are set back further from their respective rear facades.
- Received a note from the owners of 123 West 88th (neighbor to the West).
- Unclear what was proposed – unable to attend the hearing and requesting that no action be taken.
- Expressed concern about construction having begun before approvals secured
 - A: The only construction undertaken was building the mock-up.
- The proposal is visible from West 89th – through the playground.
- Concern that the proposed addition would cast shadows on the playground.
- A: The playground already in shade from the existing buildings.

Committee Comment:

- Approval of the proposal to restore the front façade, including moving the main entrance to the center of the front façade, as appropriate.
- Keeping the punched windows at the top of the rear yard is appropriate.
- The photographs in the presentation showing the existing condition through the playground are not clear.
- Fence between the rear yard and the neighbor's yard is too tall. Limit is 6' – in the case of fire, neighbors need to be able to escape to neighboring yards. The Department of Buildings does not pay sufficient attention to this requirement.

- Concerned with the scale of the glass windows on the lower floors of the rear façade as proposed. Especially because this glass façade will be visible from the playground.
- Such a wall of glass is inappropriate. The huge windows are as if the owners were yelling “look at me” to the neighborhood.
- Concern for the appropriateness of huge sheets of glass without any detail – not even a lintel above the window unit on the ground/Parlor floors in the rear.
- Could have lintels, or perhaps mullions to break up the large panels of glass.
- More like a storefront glass infill. Could conform to scale and still have sufficient glass for light in the double-height living room.
- Concern about the condenser unit at the higher point of the roof.

- A: Will reduce the fence to 6’.
- A: Difference in grade between the applicant’s building and the Playground means that observers from West 89th Street or the Playground will not experience the tall window units to the same extent as it may appear in the head-on drawings.
- Glass goes all the way to the ceiling – problematic and inappropriate.

- Also need a more substantial break in between the massive glass panels on the ground and parlor floors.
- Must modulate the expanses of glass – especially because it is visible.
- A: Proposal includes a 5” panel between the ground and Parlor floor levels of glass.
- The amount of masonry surrounding the windows is minimally appropriate and the minimum to be consistent with the width of masonry routinely approved by CB7.
- The rear façade windows are inappropriate as presented.

- Hard to argue about adding a rooftop addition when there are existing additions on either side.

Resolution: **Approve** the restoration and other work on the front façade; **approve** the rooftop addition and the upper floors of the proposed rear yard addition, and **disapprove** the expanse of glass on the ground and Parlor floors on the rear façade unless the expanse of glass is modulated by lintels, increased spandrels or masonry, transoms or other breaks or details.

After deliberation, the resolution was adopted.

VOTE: 3-0-0-0.

3. **227 Riverside Drive** (West 95 Street). Application for modification to an existing stair and the installation of an accessibility ramp.

Presentation by: John Paul Murray, architect.

- Application concerns an accessibility ramp in front of an apartment building.
- The existing accessibility ramp was installed post designation of the Historic District, but without required LPC permits. There is an existing violation.
- The existing ramp is concrete to match the sidewalk, with a simple round metal tube railing painted black.

- The surface of the ramp runs flush with the front façade of the building, obscuring the feet of existing columns surrounding the main entrance, and the matching limestone blocks that marked the corners of the original landing in front of the main entrance.
- Proposal is to replace the simple tube railing with a railing with decorative elements that match the iron panels that span the openings between newel posts enclosing an areaway on the north side of the building. The decorative panels along the ramp would alternate with wrought iron panels consisting of simple thin posts.
- Proposal would also include a wall that obscures the rise of the ramp behind it. The edge of the wall facing the street would be clad in cast stone that replicates the limestone base/plinth below the painted first floor of the main façade.
- The proposed wall obscuring the ramp will have the effect of making the railing atop it appear level across the façade rather than sloping down with the slope of the ramp.

Community Comment:

- Linus Brandt
- The railing should follow the slope of the ramp. Is unaesthetic as presented.
- Concern that the vertical posts between the decorative railing panels are not attractive.
- Josette Amato – West End Preservation Society
- Concern about hiding the limestone feet that formed the original bases of the columns. The existing ramp poured concrete that slammed up to the base of the building.
- As presented with the level railing across the façade, the proposal looks more like a front porch design than a ramp.
- Commend the effort to carry the decorative element around to the front, but following the slope of the ramp would address the porch issue.

Committee Comment:

- The decorative elements are not symmetrical with the front façade and the main entrance.
- Would be better to have the decorative panels all the way across the edge of the ramp, instead of alternating with panels containing simple posts, and to have the decorative panels reveal and follow the slope of the ramp without the wall creating a level impression.
- Concern that the limestone blocks at the four corners of the entranceway landing have been literally paved over.
- Concern about the straight railing obscuring the existence of the ramp when approaching from the north.
- The level railing would obscure the ramp when approaching from the north.
- A: Will modify to have the decorative railing follow the slope of the ramp.

Resolution: Approve (as amended by the agreement to have the railing follow the slope of the ramp) with a recommendation to consider using the proposed decorative panels all the way across the edge of the ramp.

After deliberation, the resolution was adopted.

VOTE: 3-0-0-0.

4. **314 West 100 Street** (West End Avenue – Riverside Drive). Application for a new awning.

Presentation by: Leslie Barnett, architect and Richard Grosse, condo board president.

- Mid-block apartment building
- Original design included a marquis of metal and small glass panels on the facade. The original marquis had a gentle curve design.
- Proposal is an awning that could not be approved at Staff level.
- Proposed awning would emulate the gentle curve of the original, but in fabric with metal supports, and with wings to either side of the gentle arc of the curved main awning.
- The purpose of the wings (which is the feature that could not be approved at Staff level) is to extend the awning to the full width of the steps leading up to the main entrance.
- Above the main entrance, there is a shelf/balcony that functions as pediment between the second and third floors made of stone with decorative bracket details framing the main entrance, below which is a window with a Juliet balcony with an ornate iron railing.
- The problem being addressed by the project is that ice and snow drip and release icicles onto landing of main entrance, creating an unsafe condition in winter and foul weather.
- The pediment is wider than the main entranceway, so a traditional awning within the frame of the entrance would not address the dripping snow and icicles on the steps and landing in front of the main entrance.
- Awning needs to have wings to cover the width of the pediment.
- Proposal is to have the wings/edges of the awning align with the center of the pilasters framing the main entrance, and covering the sconces on the pilasters.
- There are historic precedents for awnings elsewhere on the block, and the new awning is not as fancy as those under consideration by other buildings.
- The Condo Board could always do an awning that could be approved at staff level that would still obscure in the lion.
- Material is a standard canvas fabric – flannel grey (fire retardant). Requires aluminum tie-back rods.

Community Comment:

- Josette Amato – West End Preservation Society
- Regret that the glass and wrought iron marquis revealed in the historic photos could not be part of the proposal.
- A: The historic iron/glass marquis would not cover the width of the steps and landing, and thus is both not feasible and not a complete solution.
- Linus Brandt – resident of 314 West 100th
- Work with 100th Street block association.
- Interior renovations are garish highlighting frieze-work.
- Awning rumored for years – residents and neighbors oppose any awning as unnecessary.
- There is a decorative lion beneath the pediment that is used as a logo/trademark for the building. The lion is artistic and will be obscured by the awning. Obscuring the lion would be a travesty and a conceit by the wealthy new condo owners.
- No need or want for an awning. No other awnings on the block. None planned.

- The awning is an example of touting the wealth of the condo owners.
- The awning represents a classist intrusion on the Upper West Side.

- Richard Grosse – Condo Board president
- The Condo Board is addressing a safety concern relating to ice and snow on the steps.
- The proposal is not intended as a garish piece of work.
- The Super cannot keep up with de-icing the steps in winter.
- Agrees the lion is quite beautiful.
- Lion is still visible when walking down the street from West End.

Committee Comment:

- The gentle curve of the awning and its thin wings is an elegant solution that fits in the lines of the building.
- The proposal is appropriate.

- Lion would be obscured from view when closer to the entrance; still visible from down the block and from across the street.

Resolution: Approve as presented.

VOTE: 3-0-0-0.

Adjourned: 9:00 pm.