

RESOLUTION

Date: April 3, 2018

Committee of Origin: Parks & Environment

Re: Broadway Mall Association's, Public Art Committee of an upcoming exhibition scheduled for installation mid-April.

Full Board Vote: 29 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 conclusions:

Community Board 7/Manhattan welcomes public art exhibits in the park areas in its District. Four of the six proposed sculptures by sculptor Kathy Ruttenberg will be placed at locations on the Broadway Malls within CB7's District. They will be in place for approximately six months, starting in April, 2018. The installation and maintenance of the sculptures will be privately financed.

The sculptures will be sited to avoid pedestrian conflict, and they are not expected to present any issue of public safety. Their weight will be appropriately supported. CB7 expects that the sculptures will be an attractive amenity for visitors to the Broadway Malls in the coming months.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan approves the installation of the sculptures by Kathy Ruttenberg at the designated locations on the Broadway Malls for six months starting in April, 2018.

RESOLUTION

Date: April 3, 2018

Committee of Origin: Transportation

Re: Secondary Street Naming, Beulah E. Sanders.

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

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** request in honor of Beulah E. Sanders by her daughter Judith Sanders at the S/E/C of West 92nd Street and Columbus Avenue.

RESOLUTION

Date: April 3, 2018

Committee of Origin: Transportation

Re: West 85th and 86th Streets (West End Avenue.)

Full Board Vote: 27 In Favor 0 Against 2 Abstentions 0 Present

Committee: 6-0-3-0. Non-committee Board Members: 1-0-1-0.

The following facts were taken into consideration when writing this resolution:

At multiple times throughout the day, pedestrians, often including young children and seniors crossing the streets at these intersections are not easily visible to drivers of motor vehicles, due to vehicles parked in the no-standing zones.

There is a proliferation of Uber and other for-hire vehicles who park their vehicles in the three locations which already have no parking/no standing regulations.

While street parking is an amenity for residents and others, safety must be the top priority.

BE IT RESOLVED THAT Community Board 7/Manhattan approves no standing regulations at the SE corner of West End Avenue at 85th Street and the SE corner of 85th Street at West End Avenue. Additionally, that bollards be placed in both of those locations as well as the following locations: The NW corner of West End Avenue at 86th Street, the SW corner of West End Avenue at 86th Street, and the NW corner of West End Avenue at 85th Street, which have previously been designated no standing zones.

RESOLUTION

Date: April 3, 2018

Committee of Origin: Preservation

Re: 250 West 71st Street (West End Avenue- Broadway.) Application to the Landmarks Preservation Commission for a rooftop addition, replacement windows throughout, and front facade restoration work.

Full Board Vote: 24 In Favor 3 Against 2 Abstentions 0 Present

Committee: 3-1-0-0.

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

The building is a 4-story row house with cellar, part of a ten-unit grouping constructed in the 1890's.

Regarding the front façade:

- The original stoop no longer remains.
- The original under-stoop door is now the primary building entrance. With the stoop removed, its lack of alignment with the windows above is apparent. To rectify this, a new door opening will be created slightly to the west in order to align the building entrance with the window openings above.
- Decorative stone trim will be added around the new door opening and existing window pair, and a stone water course will be added above window and door heads, modelled on the existing stone trim throughout the front façade.
- All existing double-hung wood windows will be replaced with new double-hung one-over-one insulated wood windows, painted dark brown/ black to match the original window color.
- The existing brownstone cladding is in reasonably good condition, so only simple restoration work will be required.

Regarding the rear façade:

- The existing garden level greenhouse and three upper story fire escape balconies will be removed.
- The existing three story partial width addition will remain.
- The painted brick cladding at the rear façade and rear yard addition will be stripped, repaired as required.
- Existing window openings at the lower three floors will be extended down to create new door opening.
- New shallow Juliet balconies will be created, incorporating the existing corbelled brick bracket support details.
- New steel balcony railings throughout will have a naturalistic appearance (wheat blowing in the wind), fabricated using square steel posts painted black.
- All existing windows within the rear façade will be replaced with new insulated double-hung aluminum clad wood windows and French doors.

- The windows at the addition will be replaced, some in their existing location, some in modified locations. These new windows will be insulated, aluminum-clad wood windows, varying in style (fixed, casement), painted to match the new windows throughout the rear façade.

Regarding the rooftop addition:

- A one story rooftop addition, with stair and elevator bulkheads is proposed, set back from the street sufficiently so that the addition itself will not be visible from the public way, although the required chimney extensions will be visible.
- The new addition will be 11 feet tall, with the shorter elevator bulkhead and taller stair bulkhead each extending an additional 4'-10", so that the top of the sloping stair bulkhead roof extends 20 feet above the original roof level. These two required bulkheads occupy a small proportion of the rooftop area.
- The front façade will be a steeply sloping mansard roof, aluminum clad, with a large central aluminum window unit.
- The rear façade will be clad in light tan stucco, with a light pebble gray aluminum wood door pair.
- Mechanical HVAC units will be installed on the addition's roof, enclosed within a sound baffling enclosure screen.

The Committee expressed concern that the height of the addition be reduced in order to minimize the bulk, and to be more in scale with the rest of the structure.

The Preservation Committee of Community Board 7/ Manhattan believes that the replacement windows and front façade restoration work are reasonably appropriate to the historic character of the building and the Historic District, and believes that the design of the rooftop addition is minimally appropriate to the historic character of the building and the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the rooftop addition, replacement windows and front façade restoration work.

The Committee urges the applicant to consider reducing the height of the rooftop addition by one foot to feel more in keeping with the scale of the rest of the building.

RESOLUTION

Date: April 3, 2018

Committee of Origin: Preservation

Re: 110-118 Riverside Drive (West 83rd Street.) Application to the Landmarks Preservation Commission for a window replacement masterplan.

Full Board Vote: 30 In Favor 0 Against 0 Abstentions 0 Present

Committee: 4-0-0-0.

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

- Only a handful of the original multi-paned wood windows remain among the 2,000 total windows of the front and rear facades.
- The existing windows are a mixture of double-hungs, tilt and turns and a few casements.
- With the exception of the “special” leaded glass courtyard-facing lobby windows, the new master plan calls for the replacement of all existing windows over time with new double-hung insulated windows. On the street facades, these will be “cottage style” multi-paned upper sash over a single pane lower sash (six-over-one, which constitute the majority of the windows; eight-over-one; and small one-over-one bathroom windows). At the courtyard facades, all the new windows will be one-over-one.
- Multi-paned windows will have simulated divided lights with internal spacers to visually approximate original true divided lite windows. Color to be an orange-beige to complement the façade’s terracotta brick color.
- Two window manufacturers will be permitted: Marvin (aluminum clad wood windows) and Skyline (aluminum windows.) The muntin sizes and details of the two window options will be approximately visually consistent.

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

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the replacement window master plan.

RESOLUTION

Date: April 3, 2018

Committee of Origin: Preservation

Re: 210 Columbus Avenue (West 69th-70th Streets.) Application to the Landmarks Preservation Commission to install a new ADA ramp at the Intermix storefront.

Full Board Vote: 30 In Favor 0 Against 0 Abstentions 0 Present

Committee: 4-0-0-0.

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

- A new ADA compliant concrete ramp with landing will be installed, 14 feet long x 3'-8" wide, to negotiate the single step up to the store floor level. It is not possible to lower the interior floor level and doorway entrance owing to a structural condition in the floor at the building perimeter.
- A new stainless steel railing will be constructed of 2" x 2" horizontal members and 1" x 1" vertical members.
- A stainless steel automatic door opener control will be installed on the post to the right (approach-side) of the recessed entrance space.

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

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new ADA ramp.

RESOLUTION

Date: April 3, 2018

Committee of Origin: Business & Consumer Issues

Re: 466 Amsterdam Avenue (West 83rd Street)

Full Board Vote: 30 In Favor 0 Against 0 Abstentions 0 Present

Committee: 8-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new applications to the SLA for two-year liquor license by FT 466, LLC d/b/a Bar Veloce.

RESOLUTION

Date: April 3, 2018

Committee of Origin: Business & Consumer Issues

Re: 464 Amsterdam Avenue (west 83rd Street)

Full Board Vote: 30 In Favor 0 Against 0 Abstentions 0 Present

Committee: 8-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new applications to the SLA for two-year liquor license by Danica LLC d/b/a To be Determined.

RESOLUTION

Date: April 3, 2018

Committee of Origin: Business & Consumer Issues

Re: 61 West 62nd Street (Broadway)

Full Board Vote: 30 In Favor 0 Against 0 Abstentions 0 Present

Committee: 8-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new applications to the SLA for two-year liquor license by Galaxy Restaurants Catering Group and Lincoln Center.

RESOLUTION

Date: April 3, 2018

Committee of Origin: Business & Consumer Issues

Re: 50 West 72nd Street (Columbus Avenue)

Full Board Vote: 30 In Favor 0 Against 0 Abstentions 0 Present

Committee: 8-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new applications to the SLA for two-year liquor license by CPW Rest Inc. d/b/a To be Determined.

RESOLUTION

Date: April 3, 2018

Committee of Origin: Business & Consumer Issues

Re: 417 Amsterdam Avenue (West 80th Street.)

Full Board Vote: 30 In Favor 0 Against 0 Abstentions 0 Present

Committee: 8-0-0-0.

The applicant did not attend the meeting;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** new application to the SLA for two year liquor licenses by BL 417 Amsterdam NY LLC, d/b/a Bluestone Lane.

RESOLUTION

Date: April 3, 2018

Committee of Origin: Business & Consumer Issues

Re: 187 Columbus Avenue (West 68th – 69th Streets.)

Full Board Vote: 30 In Favor 0 Against 0 Abstentions 0 Present

Committee: 8-0-0-0.

The applicant did not attend the meeting;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** renewal application #2029490-DCA to the Department of Consumer Affairs by JAGR 187 Columbus LLC d/b/a Joe Coffee, for a four-year consent to operate an unenclosed sidewalk café with 7 tables and 14 seats.

RESOLUTION

Date: April 3, 2018

Committee of Origin: Business & Consumer Issues

Re: New Unenclosed Sidewalk Cafés.

Full Board Vote: 30 In Favor 0 Against 0 Abstentions 0 Present

Committee: 8-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following Unenclosed Sidewalk Cafés Renewals:

- **283 Amsterdam Avenue** (West 73rd Street.) New application #2238-2018-ASWC to the Department of Consumer Affairs by D&S Dining Group, LLC d/b/a Salumeria Rosi, for a four-year consent to operate an unenclosed sidewalk café with 15 tables and 30 seats.
- **2130 Broadway** (West 74th – 75th Streets.) New application #1116-2018-ASWC to the Department of Consumer Affairs by KDK, LLC d/b/a Viand Café, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 14 seats.
- **517 Columbus Avenue** (West 85th Street.) New application #2813-2018-ASWC to the Department of Consumer Affairs by EGS, LLC d/b/a The Viand Diner & Bar, for a four-year consent to operate an unenclosed sidewalk café with 15 tables and 44 seats.

RESOLUTION

Date: April 3, 2018

Committee of Origin: Business & Consumer Issues

Re: 2758 Broadway (West 106th Street.)

Full Board Vote: 25 In Favor 3 Against 2 Abstentions 0 Present

Committee: 8-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application #1079-2018-ASWC to the Department of Consumer Affairs by ISG Restaurant, LLC d/b/a IL Gatto Nero, for a four-year consent to operate an unenclosed sidewalk café with 35 tables and 70 seats.

RESOLUTION

Date: April 3, 2018

Committee of Origin: Business & Consumer Issues

Re: 720 Amsterdam Avenue (West 95th Street.)

Full Board Vote: 30 In Favor 0 Against 0 Abstentions 0 Present

Committee: 8-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application #2357-2018-ASWC to the Department of Consumer Affairs by Elsalam Enterprises, Inc. d/b/a The Halal Guys, for a four-year consent to operate an unenclosed sidewalk café on the condition the applicant submits new plans before the Full Board meeting on April 3, 2018. New plans must show a maximum of 3 tables, 12 seats on Amsterdam Avenue only, and no seating on West 95th Street.