

RESOLUTION

Date: September 1, 2020

Committee of Origin: Business & Consumer Issues

Re: 120 Riverside Blvd (West 66th Street)

Full Board Vote: 43 In Favor 0 Against 0 Abstentions 0 Present

Committee: 6-0-0-0; Non Committee Board members: 10-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** Blue Real Estate Café LLC, d/b/a Blu Café's new application to the SLA for a two-year liquor license.

RESOLUTION

Date: September 1, 2020

Committee of Origin: Business & Consumer Issues

Re: 483 Columbus Avenue (West 83rd – 84th Streets)

Full Board Vote: 43 In Favor 0 Against 0 Abstentions 0 Present

Committee: 6-0-0-0; Non Committee Board members: 10-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** Bonito Restaurant LLC, d/b/a Bonito's new application to the SLA for a two-year liquor license.

RESOLUTION

Date: September 1, 2020

Committee of Origin: Preservation

Re: 305 West End Avenue (74th-75th streets). Application to the Landmarks Preservation Commission to (a) replace the canopy on West End Avenue, and (b) to install an equipment screen on the second floor and legalize the air conditioning units.

Full Board Vote: 41 In Favor 0 Against 1 Abstention 0 Present

a. Committee: 6-0-0-0. Non-committee Board members: 1-0-1-0.

b. Committee: 5-0-0-0. Non-Committee Board members: 2-0-0-0.

The resolution is premised on the following:

The building is a 14 story brick, stone, and terra cotta colonial revival building, designed by Schwartz & Gross, built between 1919 and 1920, a residential apartment hotel that serves as a luxury senior assisted living residence with 191 units.

Pursuant to their submission to LPC, Docket #LPC-20-04558, the applicant is seeking approval for:

(a) Canopy/Marquis Restoration on West End Avenue

Canopy/marquis restoration includes the removal of the following: drop in ceiling framing and fluorescent strip lighting on underside of existing canopy. After removal, the intent is to paint the existing coffer under the canopy and highlight the detail through accent lighting. Accent lighting is to be hidden above three dark bronze aluminum ceiling panels within the three existing sections at underside of the canopy. Downlights to be installed within new aluminum ceiling panels as well as recessed exterior heaters at center panel in front of existing entrance door for comfort. Existing aluminum fascia to be replaced with new aluminum panels to match ceiling panels. Existing roofing above canopy to be removed and replaced with new. Existing awning framing to be removed and replaced and fabric awning to be reinstalled (filed and approved under separate LPC filing); and

(b) 2nd Floor Screen Installation to separate the mechanical equipment (air conditioning units) from the residential terrace area

At the 2nd Floor setback in the space between the subject building and its neighbor to the west, there is mechanical equipment that requires maintenance and will require a fall protection handrail as the existing parapet is too low to meet Code. There is limited visibility to this area as it is within a narrow areaway from 75th street. The intent is to combine the DOB required handrail with a mechanical screen to shield a view of the equipment from 75th street. The screen will consist of a 4'-0" high brick wall (brick to match the visible façade) with concrete coping (to match the existing coping at the low parapet) and a wrought iron rail above (to match the existing wrought iron fence on 75th street).

The applicant also wishes us to legalize the air conditioning units (mechanical equipment) that were added before this application was presented to the Committee.

The materials, design, signage and overall effect of the proposed new marquis referenced in part (a) of this application is reasonably appropriate to the character of the historic district.

The materials, design construction and arrangement of the mechanical equipment, the new brick wall, and the screen to conceal the air conditioning and mechanical equipment are all typical of mechanical equipment and enclosures visible from secondary facades, and are reasonably appropriate to the character of the historic district.

NOW, THEREFORE, Community Board 7/Manhattan resolves:

- (a) to **approve** the Canopy/Marquis Restoration on West End Avenue as presented as reasonably appropriate to the character of the historic district; and
- (b) to **approve** the legalization of the mechanical and air conditioning units as well as the new brick wall and enclosing screed as reasonably appropriate to the character of the Historic District.

RESOLUTION

Date: September 1, 2020

Committee of Origin: Preservation

Re: 60 West 76th Street (Columbus Avenue.) Application #LPC-20-10575 to the Landmarks Preservation Commission to modify the entrance landing and areaway and install a ramp.

Full Board Vote: 41 In Favor 0 Against 1 Abstention 0 Present

Committee: 5-0-0-0. Non-Committee Board members: 1-0-0-0.

This resolution is based on the following facts:

The building is a 7-story apartment flats structure built in the Renaissance Revival style in 1892-94 by architect Henry Andersen. The primary materials are brick and stone. It is included in the Upper West Side / Central Park West Historic District.

Currently there is one step from the sidewalk leading to a concrete platform or exterior landing, then another step up to the main entrance doorway which is situated within a carved stone archway. There are two concrete piers flanking the first step which are likely not original, and are in poor condition. There are black cast iron railings on either side of the piers fronting areaways below. There are concrete platforms flanking the entrance below existing fire escapes. The building entrance, fences, etc. have been previously modified.

The proposal is to install a ramp on the east side of the main entrance leading to the platform landing, which in turn will be raised to the level of the main entrance by the relocation of the second step from the doorway to the edge of the sidewalk. The railing along the ramp would be a simple black metal railing to match the existing condition on the opposite side.

To accommodate the ramp, the depth of the pier on the east side of the landing would be reduced by at least half if not more.

The proposed design would be reasonably appropriate to the character of the Historic District if the design were modified to include either (a) reducing the depth of the pier on the west side of the landing platform to be symmetrical, and refinishing both in a material to match the first floor façade, or (b) replacing both non-original piers with a pair of black wrought iron posts to mark the transition from the fenced areaway to the entrance landing.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the Landmarks Preservation Commissions for the installation of an ADA-compliant ramp, conditioned on the modification of the design to include either (a) reducing the depth of the pier on the west side of the landing platform to be symmetrical with the proposed modified east pier, and refinishing both in a material to match the first floor façade, or (b) replacing both non-original piers with a pair of black wrought iron posts to mark the transition from the fenced areaway to the entrance landing.



RESOLUTION

Date: September 1, 2020

Committee of Origin: Preservation

Re: 55 West 86th Street (Columbus- CPW) Application to the Landmarks Preservation Commission to modify the ground floor and second floor front façade.

Full Board Vote: 43 In Favor 0 Against 1 Abstention 0 Present

Committee: 5-0-0-0. Non-committee Board members: 3-0-0-0.

This resolution is based on the following facts:

This Queen Anne Rowhouse, built in 1888-89 and designed by architect John G. Prague was originally a four story townhouse with a raised first floor above a basement and a stoop. In 1928 the first floor was raised and the basement level moved to the ground level with the first two floors converted to commercial space. A two story extension was added to the front with a new commercial storefront and the façade had brick facing and a metal and glass storefront. In 1988, the two-story commercial façade was altered to add a large arched window at the second floor, and the storefront removed to create four individual arched doorways at the ground level; two stores were clad in polished granite. The upper three stories have remained intact with the original Queen Anne detailing and limestone rim.

The owner's proposal is to restore the storefront using steel and glass for a combined retail/restaurant space similar to the original 1928 façade, to use limestone panels to reflect the existing Queen Anne townhouse above the retail/restaurant space. The second story arched windows will be replaced with recessed steel and glass casement windows reminiscent of the 1928 windows, to use limestone for the signage, and to clean and restore the original townhouse façade with new wood windows.

The effect of the changes will be to create a retail space on the ground floor with a storefront similar to the original 1928 façade to be constructed of painted steel with a recessed door and base bulkhead. The remainder of the commercial façade will be re-clad in limestone panels to reflect the materiality of the existing Queen Anne townhouse above as well as the adjacent building to the west. Cleaning and restoration of the original townhouse façade as well as window replacement in the existing openings with new wood windows will also be part of the project.

The changes to the front façade are appropriate to the character of the building and of the historic district.

NOW, THEREFORE, Community Board 7/Manhattan **approves** the application as submitted as appropriate to the character of the Historic District.

RESOLUTION

Date: September 1, 2020

Committee of Origin: Preservation

Re: 262 Central Park West (West 86th – 87th Streets.) Application to the Landmarks Preservation Commission for a Window Master Plan.

Full Board Vote: 41 In Favor 4 Against 0 Abstentions 0 Present

The committee will present the resolution.

RESOLUTION

Date: September 1, 2020

Committee of Origin: Preservation

Re: 320 Riverside Drive, Penthouse A (West 104th street). Application to the Landmarks Preservation Commission for a Certificate of Appropriateness LPC Docket # 20-03372 to replace an exterior door assembly in the proposed Master Bedroom that was previously approved by LPC staff with a bay window to include two fixed sidelights and a new door assembly.

Full Board Vote: 44 In Favor 0 Against 0 Abstention 0 Present

Committee: 5-0-0-0. Non-committee Board members: 3-0-0-0.

The resolution is based upon the following facts:

No change has been made in the fenestration of the new door assembly and the original lite pattern remains. The new bay will project 2'-2" from the exterior wall face and add an additional 18.8 sf to the plan originally submitted. The roof of the bay will be low slope and the material flat seam metal roofing, color will be Freedom Grey. All materials, lite patterns, colors and finishes that have been previously approved will remain the same.

Portions of the work previously approved by LPC are minimally visible from public thoroughfares.

NOW, THEREFORE, Community Board 7/Manhattan **approves** the application as submitted as appropriate to the character of the Historic District.

RESOLUTION

Date: September 1, 2020

Committee of Origin: Transportation

Re: Crosstown bike lane on 72nd Street.

Full Board Vote: 47 In Favor 6 Against 1 Abstention 0 Present

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

In its recent “Green Wave” plan, the New York City Department of Transportation states that “Increasing the number of people cycling makes our city a better place to live, and will help keep us at the forefront of sustainability.”

In 2019, 29 cyclists lost their lives on New York City streets.

Protected bike lanes are proven to make streets safer for all street users.

The City’s newly enacted Streets Master Plan calls for “the completion of a connected bike lane network” consisting of “250 miles of protected bike lanes over five years.”

The city has constructed three sets of crosstown protected lanes between 12th Street and 55th Street and is planning a fourth. These crosstown lanes are missing links in what will eventually be a network of protected bike lanes.

Community Board district 7 now has three north-south protected bike lanes but no crosstown protected bike lanes, which are necessary for creating a true network.

West 72nd Street offers cyclists a direct connection between Central Park and Riverside Park and its Hudson River Greenway and provides a crosstown link to the protected bike lanes on Central Park West, Columbus Avenue and Amsterdam Avenue. West 72nd Street also leads to a crosstown bike lane in Central Park, providing a direct link to East 72nd Street.

West 72nd Street is a wide, low-traffic street with six lanes consisting of curbside parking on the north and south sides of the street and two travel lanes in both directions. Despite this abundant space, West 72nd is often reduced to a single lane in each direction due to rampant double-parking.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan calls on the New York City Department of Transportation to present the board with a proposal for a physically protected two-way bike lane or lanes on West 72nd Street that would run between Central Park West and Riverside Drive or Boulevard and provide cyclists a safe connection to the Hudson River Greenway. The plan should also include infrastructure to protect pedestrians crossing 72nd Street and loading zones sufficient to meet the demand for deliveries to businesses and residences along the street.

RESOLUTION

Date: September 1, 2020

Committee of Origin: Parks & Environment

Re: Eliminating exceptions to prohibition on smoking in NYC parks.

Full Board Vote: 37 In Favor 3 Against 4 Abstention 0 Present

This resolution is based on the following facts:

Smoking is currently prohibited in New York City parks with the following exceptions: “(a) the sidewalks immediately adjoining parks, squares and public places; (b) any pedestrian route through any park strip, median or mall that is adjacent to vehicular traffic; (c) parking lots; and (d) theatrical productions”. The law defines “smoking” as activities involving various uses of “tobacco”.

Since NYC’s Smoke-Free Air Act was extended to prohibit smoking in NYC parks, scientific evidence and public concerns about the negative impact of second-hand smoke have continued to increase.

Use of our NYC parks by all types of users has also continued to increase. Most recently, limitations on travel and public gatherings and social distancing requirements because of the coronavirus pandemic have brought more and more New Yorkers to our parks for fresh air and for respite from being confined indoors.

Spurred in part by the coronavirus crisis, but also by long-term considerations about the allocation of public spaces, New York City is in early stages of considering how many such spaces might be assigned new uses for the public benefit. Such spaces might include parking lots in parks, pedestrian spaces incorporated in divided street medians (such as the Broadway Malls) and other city-owned property for which the potential for beneficial public use has not historically been maximized.

Smokers tend to sit on benches at the perimeters of our parks, making those benches and nearby sidewalk space effectively unusable by many other members of the public. By definition, smokers also are not wearing masks when they smoke.

Community Board 7/Manhattan believes that all park users are entitled to fresh air that is free from second-hand smoke of any kind.

Therefore, be it resolved that Community Board 7/Manhattan strongly urges the New York City Council to amend the NYC Smoke-Free Air Act to eliminate exceptions (a) through (c) to the statutory prohibition on smoking in parks.

Community Board 7/Manhattan also strongly urges the New York City Department of Parks and Recreation substantially to increase the number and location of signs, both inside parks and at their perimeters, informing park users of applicable smoking prohibitions in the parks.