

**RESOLUTION****Date: January 5, 2016****Committee of Origin: Business & Consumer Issues****Re: 283 Amsterdam Avenue (West 73<sup>rd</sup> Street.)****Full Board Vote: 36 In Favor 0 Against 0 Abstentions 0 Present***Committee: 5-0-0-0. Non-Committee Board Member: 1-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the State Liquor Authority for two-year liquor license by D&S Dining Group LLC, d/b/a Salumeria Ro.



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**RESOLUTION**

**Date: January 5, 2016**

**Committee of Origin: Business & Consumer Issues**

**Re: 228 West 72<sup>nd</sup> Street (West End Avenue.)**

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

*Committee: 6-0-0-0. Non-Committee Board Member: 1-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves with stipulations** the application to the State Liquor Authority for a two-year liquor license by MT Gebhard, LLC, d/b/a Gebhard's Beer Culture, **if Matthew Gebhard, owner, agrees to the following stipulations and incorporates them into the Method of Operation as follows:**

- The bar will not open beyond 2:00am on any day.
- The bar will also serve food.
- They will post no smoking signs on the entrance to the bar.
- They will try to place some sort of ashtrays on the outside area of the entrance.
- They will have a fire alarm and video camera for the 2<sup>nd</sup> floor exit door.



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**RESOLUTION**

**Date: January 5, 2016**

**Committee of Origin: Business & Consumer Issues**

**Re: 313 Amsterdam Avenue (West 75<sup>th</sup> Street.)**

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

*Committee: 5-0-0-0. Non-Committee Board Member: 1-0-0-0.*

The applicant did not attend the meeting;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves without prejudice** renewal application #1471902-DCA to the Department of Consumer Affairs by Baby Oliver, LLC, d/b/a Piccolo Cafe, for a four-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats.

**RESOLUTION****Date: January 5, 2016****Committee of Origin: Business & Consumer Issues****Re: Re: 441 Amsterdam Avenue (West 81<sup>st</sup> Street.)****Full Board Vote: 35 In Favor 0 Against 1 Abstentions 0 Present***Committee: 6-0-0-0. Non-Committee Board Member: 1-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal application #1283635-DCA to the Department of Consumer Affairs by JPS Ventures, Inc., d/b/a St. James Gate, for a four-year consent to operate an unenclosed sidewalk café with 3 tables and 8 seats.



**RESOLUTION**

**Date: January 5, 2016**

**Committee of Origin: Business & Consumer Issues**

**Re: Multi-block street fairs.**

**Full Board Vote: 33 In Favor 0 Against 2 Abstentions 2 Present**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** applications to the Street Activity Permit Office for multi-block street fairs in 2016.

DATE	SPONSOR NAME	LOCATION	PRODUCER	COMMITTEE VOTE
4/17/16	Veritas, Inc.	Bway, 96-102 E	Mort & Ray	C: 6-0-0-0. NCBM: 1-0-0-0.
4/17/16	Duke Ellington Blvd. Neighborhood Association	Bway, 102-106 E	Mort & Ray	C: 6-0-0-0. NCBM: 1-0-0-0.
4/17/16	24th Precinct Community Council		Mort & Ray	C: 6-0-0-0. NCBM: 1-0-0-0.
4/24/16	Lincoln Square Neighborhood Center	Col, 66– 72	Clearview Festival	C: 5-0-0-0. NCBM: 1-0-0-0.
5/01/16	Broadway Mall Center	Bway, 86-93 E	Mort & Ray	C: 5-0-0-0. NCBM: 1-0-0-0.
5/08/16	Committee for Environmentally Sound Development	Bway, 60-65E	Clearview Festival	C: 5-0-0-0. NCBM: 1-0-0-0.
5/22/16	West Manhattan Chamber of Commerce	Amst, 77–89	WMCC	C: 5-0-0-0. NCBM: 0-0-0-1.
5/29/16	Coalition for a Livable West Side	Bway, 72-82 W	Mort & Ray	C: 5-0-0-0. NCBM: 1-0-0-0.
5/29/16	Safe Haven West Side Basketball League	Bway, 82-86 W	Mort & Ray	C: 5-0-0-0. NCBM: 1-0-0-0.
6/05/16	Project Open at Lincoln Center Towers	Bway, 65-72 W	Mort & Ray	C: 5-0-0-0. NCBM: 1-0-0-0.
6/12/16	WS Federation of Neighborhood & Block Assoc.	Bway, 73-82 E	Mort & Ray	C: 5-0-0-0. NCBM: 1-0-0-0.
6/12/16	The Broadway Mall Association	Bway, 82-86 E	Mort & Ray	C: 5-0-0-0. NCBM: 1-0-0-0.
8/14/16	Goddard Riverside	Amst, 79-86	Clearview Festival	C: 5-0-0-0. NCBM: 1-0-0-0.
9/18/16	Valley Restoration, LDC	Amst, 96–106	Mardi Gras Festival	C: 5-0-0-0. NCBM: 1-0-0-0.
9/18/16	West Manhattan Chamber of Commerce	Col, 68–86	WMCC	C: 5-0-0-0. NCBM: 0-0-0-1.
10/02/16	Bloomingdale Area Coalition	Bway, 96–103 W	Mort & Ray	C: 5-0-0-0. NCBM: 1-0-0-0.
10/16/16	NAACP Mid-Manhattan Branch	Bway, 86 – 90 W	Mort & Ray	C: 5-0-0-0. NCBM: 1-0-0-0.
10/16/16	Symphony Space	Bway, 90 – 96 W	Mort & Ray	C: 5-0-0-0. NCBM: 1-0-0-0.

*E = east side; W = west side*



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**RESOLUTION**

**Date: January 5, 2016**

**Committee of Origin: Preservation**

**Re: 108 West 74<sup>th</sup> Street (Columbus Avenue.) Application to the Landmarks Preservation Commission for rear yard terrace enclosure.**

**Full Board Vote: 33 In Favor 0 Against 0 Abstentions 0 Present**

*Committee: 7-0-0-0.*

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

- The existing rear yard terrace will be enclosed, to contain the noise of restaurant patrons.
- The fenestration, installed on top of the terrace railing wall, will be modeled on the multi-paned fenestration at the street façade.
- The existing 42" high pumpkin-colored stucco terrace railing wall will be lowered to allow for taller glazing units, which will be wood, painted black.
- The shallow-pitched roof (1:12) will be clad in flat-seam copper.
- The side walls will be vertical extensions of the existing 7'-0" high side garden walls, extending 4'-3" further up to be 11'-3" total.
- Sound control will be effected using triple-paned glazing at the fixed windows and French door, and using acoustical insulation at the roof.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the proposed rear yard terrace enclosure 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 rear yard terrace enclosure.

The Committee recommends that a fully permeable material (such as planting beds) or a semi-permeable materials (such as permeable pavers) be installed at the existing garden area, in lieu of impermeable bluestone-tinted concrete pavers.



## RESOLUTION

**Date: January 5, 2016**

**Committee of Origin: Preservation**

**Re: 18 West 75<sup>th</sup> Street (West 74<sup>th</sup> – 75<sup>th</sup> Streets.) Application #16-8907 to the Landmarks Preservation Commission to add a stair and elevator bulkhead on the roof, restore front façade, add new windows to the existing rear extension, and enclose underneath the existing overhang at the ground floor.**

**Full Board Vote A: 30 In Favor 3 Against 2 Abstentions 0 Present** *Committee: 6-0-0-0.*

**Full Board Vote B: 28 In Favor 3 Against 3 Abstentions 0 Present** *Committee: 5-0-1-0.*

A. Regarding the front facade work, new rooftop bulkheads and rear yard excavation work, the following facts and concerns were taken into account in arriving at our conclusion:

Front façade work includes:

- Repair and repaint front facade in white, to match existing.
- Repaint existing metal cornice black.
- At the ground level, enlarge existing door opening and install new clear finish mahogany door with fixed sidelight.
- At Parlor floor, enlarge existing westernmost window opening to create a new taller window opening to align with existing bay windows.
- New double-hung wood windows throughout front façade, painted gray
- Below Parlor floor and second floor windows, install new decorative banding across western portion of the façade to match existing at bay window to the east.

At the roof, three new individual bulkheads will be constructed for the elevator (15 feet above roof), mechanical (12 feet) and stairs (10 feet), all with 42" high guard rails above. Bulkheads to be clad in light gray stucco. There is no visibility from the street.

At the rear yard, the yard will be excavated down 9'-10" to expand the Cellar level back, ending the minimum distance required by code off the rear lot line. Rear yard surface will consist of pavers and structural skylights.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed modifications to the front façade and the front façade restoration work, the new rooftop bulkheads, and the rear yard excavation work 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 façade work, rooftop bulkheads and rear yard excavation.

The Committee strongly recommends that rather than re-painting the front façade white to match the existing color, a breathable masonry coating in a brownstone color be applied, consistent with the building's original brownstone color, which still remains at many of the adjacent row houses.

B. Regarding the rear façade and rear yard addition renovation work, the following facts and concerns were taken into account in arriving at our conclusion:

- The existing three story partial width rear yard addition will be rebuilt within the existing footprint.
- The rebuilt addition will be clad in narrow gray bricks, a gray concrete coping, with dark gray aluminum fixed and hinged windows and doors in single undivided glass panes.
- The two lower floors will be fully enclosed, and the top floor will be partially enclosed, including a covered terrace within the addition's volume.
- The existing cantilevered bay window to the west is in poor condition. It will be rebuilt, and it will be extended down to the garden level, enclosing the outdoor space below.
- A new, full-width, double-height dark gray aluminum fenestration unit will be installed, incorporating fixed and operable awning windows and hinged doors in single undivided glass panes. The existing metal cornice will be recreated at the top.
- The original rear facade, still visible at the three upper floors, will be modified and repaired, reusing the existing red brick, supplemented as required.
- At the top two floors, the existing masonry window openings will be modified. The two lines of windows to the east will be relocated to the west in order to align with the window spacing at the second floor and to be equally spaced across the façade at the top two floors.
- New window headers and sill to match existing will be installed.
- The new windows and sills will be single undivided Tilt and Turn windows, dark gray aluminum.

The Preservation Committee of Community Board 7/ Manhattan believes that the modified fenestration pattern on the existing rear facade, and the design of the rebuilt rear yard addition are both reasonably appropriate to the historic character of the building and of the Historic District. However, the Committee finds that the design of the double-height window at the vertically extended bay window does not harmonize with the other proposed fenestration throughout the rear façade, particularly on the two adjacent bottom floors of the rebuilt rear yard addition, and so finds this important component of the rear design inappropriate to the historic character of the building and of the Historic District.

The Committee strongly recommends that the design of the fenestration at the two lower levels be treated as a unified whole.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the proposed changes to the rear façade and the existing rear yard addition.

**RESOLUTION****Date: January 5, 2016****Committee of Origin: Transportation****Re: West 97<sup>th</sup> Street Greenmarket.****Full Board Vote: 32 In Favor 0 Against 0 Abstentions 0 Present***Committee: 8-0-0-0. Non-Committee Board Member: 1-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the request by Greenmarket/GrowNYC to renew the Street Activity Permit for the operation of the Friday greenmarket on West 97<sup>th</sup> Street between Columbus and Amsterdam Avenues.