



---

**RESOLUTION**

**Date: May 3, 2016**

**Committee of Origin: Parks & Environment**

**Re: Proposed Renovation Of St. Gregory's Playground (West 90<sup>th</sup> Street, Columbus-Amsterdam Avenues) By Department Of Parks And Recreation.**

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

*Committee Members: 4-0-0-0. Non-Committee Board Members: 2-0-0-0.*

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

St. Gregory's Playground is a DPR playground facility that is in need of substantial renovation. Although located next to a Catholic school, St. Gregory's, the playground is an independent DPR facility and is not accessed from the school and is not a schoolyard playground.

The proposed renovations include increasing the shade with new plantings; updating the play equipment, the safety surface and the basketball court; adding benches, a water fountain and a spray shower; and adding site lighting.

The funding for the project includes \$50,000 from the DPR Parks Without Borders initiative, and the proposed plan incorporates Parks Without Borders concepts as appropriate to this site. The design is also inspired in part by the community garden adjacent to the playground.

Community Board 7/Manhattan **approves** the proposed renovation of St. Gregory's Playground.



---

**RESOLUTION**

**Date: May 3, 2016**

**Committee of Origin: Transportation**

**Re: Manhattanhenge.**

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

*Committee: 11-0-0-0. Non-Committee Board Members: 1-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application to the Mayor's Street Activity Permit Office for the street closure of West 79<sup>th</sup> Street (Columbus-Amsterdam Avenues) for the Manhattanhenge event on Tuesday, July 12<sup>th</sup>, from 7-9pm.

**RESOLUTION****Date: May 3, 2016****Committee of Origin: Transportation****Re: Alternate side parking on West 76<sup>th</sup> between Columbus and Amsterdam Avenues****Full Board Vote: 34 In Favor 0 Against 0 Abstentions 0 Present***Committee: 11-0-0-0. Non-Committee Board Members: 1-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** request by the Columbus Avenue BID for suspension of alternate side parking on West 76<sup>th</sup> between Columbus and Amsterdam Avenues on June 2<sup>nd</sup> and 3<sup>rd</sup>, from 10:30AM to 1:30PM, to allow for set up for the 9<sup>th</sup> Annual New Taste of the UWS on June 3-4, 2016.



---

**RESOLUTION**

**Date: May 3, 2016**

**Committee of Origin: Transportation**

**Re: Secondarily the Northeast corner of West 91<sup>st</sup> Street and Columbus Avenue**

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

*Committee: 9-1-1-0. Non-Committee Board Members: 1-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the request to name secondarily the Northeast corner of West 91<sup>st</sup> Street and Columbus Avenue in honor of John L. Nelson. We urge DOT to also place the name P.S. #84 in the lower right corner of the sign, and add that to the sign across the street, which honors the former Principal - Sidney H. Morison.

**RESOLUTION****Date: May 3, 2016****Committee of Origin: Transportation****Re: 72 West 106<sup>th</sup> Street** (Columbus Avenue.)**Full Board Vote: 36 In Favor 0 Against 1 Abstention 0 Present***Committee: 11-0-0-0. Non-Committee Board Members: 1-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal Application #B01527 to NYC Taxi and Limousine Commission by New Family Radio Dispatch for a renewal of their For Hire Base Station License.

**RESOLUTION****Date: May 3, 2016****Committee of Origin: Transportation****Re: 981 Columbus Avenue, aka 72 West 109<sup>th</sup> Street.****Full Board Vote: 36 In Favor 0 Against 1 Abstention 0 Present***Committee: 7-0-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal application #B02228 to NYC Taxi and Limousine Commission by Special Radio Dispatch Corp. for a renewal of their For Hire Base Station License.



---

**RESOLUTION**

**Date: May 3, 2016**

**Committee of Origin: Preservation**

**Re: 252 West 76<sup>th</sup> Street (West End Avenue – Broadway.) Application to the Landmarks Preservation Commission for a canopy, railings, ADA stair lift, and replacement of certain windows.**

**Full Board Vote: 39 In Favor 0 Against 0 Abstentions 0 Present**

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

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

- Existing non-historic windows at the first three floors will be replaced with new thermal wood windows, painted a light color to match the rusticated stone cladding at the base of the building. The new window profiles will approximate the original window proportions, with new brick mold modelled on original still existing at the Basement windows.
- Existing metal and glass front entry doors will be replaced with new wood and glass entry doors with a transom above and adjacent sidelights. New entrance unit to be natural oak, sealed for protection against the elements, with dark metal tubular door pulls.
- Decorative stone work above front door will be repaired.
- The existing low red brick wall installed on top of existing concrete areaway curb will be replaced by a new black iron crenellated gate and picket fence, installed on the existing curb. Fence height and details will be modelled on the original fence design.
- A new incline chair lift will be installed along reconstructed concrete stairs down to the Basement entry door.

The applicant agreed to the following modifications:

- i. Raise the height of the bottom rail of the new front doors and sidelights to approximate the more typical proportions of front doors found in buildings of this era.
- ii. Provide hardware whose detail and proportions are more in keeping with the historic character of the building.
- iii. Move the chair lift call button to the west side of the Basement entry door.

In addition, the Committee recommends that the applicant consider painting the front doors a dark color, or using a darker toned wood, to relate to the bay window elements above.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the railings, ADA stair lift, replacement windows and front doors as modified are reasonably appropriate to the historic character of the building and of the Historic District.

The canopy was approved at staff level prior to the Preservation Committee meeting.

**THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan approves the railings, ADA stair lift and replacement windows, and front doors as modified.**



---

**RESOLUTION**

**Date: May 3, 2016**

**Committee of Origin: Preservation**

**Re: 201 West 81<sup>st</sup> Street, d/b/a Orwashers (Amsterdam Avenue.) Application to the Landmarks Preservation Commission for the addition of an accessible ramp and retractable canvas awnings at the retail storefronts.**

**Full Board Vote: 39 In Favor 0 Against 0 Abstentions 0 Present**

*Committee: 6-0-0-0.*

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

- A new ADA-compliant concrete ramp with 1:12 pitch will be installed along 81<sup>st</sup> Street façade, terminating at the landing of the chamfered-corner shop entrance. Ramp encroachment on the sidewalk area is minimal, since its width is narrower than the width of the areaway and residential building entrance stoop to the west.
- The new ramp will have simple black steel railings fabricated of 1-1/2" diameter tubular steel elements.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the accessible ramp 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 accessible ramp.



---

**RESOLUTION**

**Date: May 3, 2016**

**Committee of Origin: Preservation**

**Re: 473 West End Avenue (West 83<sup>rd</sup> Street.) Application to the Landmarks Preservation Commission for a bulkhead.**

**Full Board Vote: 38 In Favor 0 Against 0 Abstentions 1 Present**

*Committee: 6-0-0-0.*

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

- A new stair bulkhead is being created to provide access to the rooftop from the apartment below. The bulkhead enclosure will be 9'-6" wide x 20'-6" long, with a full-length canopy extending 11 feet to the south.
- The location and orientation of the stair within the apartment is constrained by structural conditions and functional considerations.
- The new stair bulkhead enclosure will be clad in red brick to match the main building façade, with large glass and steel full height doors and windows on two facades. Windows and doors will be black.
- The attached canopy structure will be glass and steel painted white.
- The interior floor to ceiling height is approximately 9 feet, and the top of the bulkhead roofline is 11 feet tall.
- Because of its location relatively close to the West End Avenue façade of the building, the narrow end of the proposed bulkhead and the extending canopy are partially visible from several points on the streets below, visually projecting 30" above the main façade's parapet wall.

The Committee requested that the applicant reduce the overall height of the proposed structure by 18" to diminish the visibility from the public way, so that only 12" of the bulkhead structure would visually project above the building's parapet.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the proposed bulkhead is inappropriate to the historic character of the building and of the Historic District.

**THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan *disapproves* the new bulkhead **unless its overall height is reduced by 18"**.**



---

**RESOLUTION**

**Date: May 3, 2016**

**Committee of Origin: Preservation**

**Re: 25 West 94<sup>th</sup> Street (Central Park West.) Application to the Landmarks Preservation Commission for a rooftop addition with 6 solar panels, a new ramp and trash enclosure at the front entrance, and replacement of windows.**

**Full Board Vote: 36 In Favor 3 Against 2 Abstentions 0 Present**

*Committee: 4-2-0-0.*

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

- The existing rowhouse structure was substantially altered in the 1940's when it was converted from a single-family home to a multi-unit dwelling. At that time, the stoop was removed, as was the cornice and much of the façade's architectural ornament, and the brownstone façade was stuccoed over in an off-white color.
- The overall proposal is to modify the exterior and interior of the building to create a more energy efficient and environmentally respectful structure which also allows the current owners to "age in place."

A. Front façade and entry court work includes:

- Replacement of all existing aluminum double-hung replacement windows with new high-performance wood windows which simulate historic double-hungs, but which are actually operable casement lower sashes with fixed upper sashes.
- Reconstruction of the existing front areaway to provide ramp as well as step access down to the front door. Ramp surface to be brushed concrete for frictional resistance, with new metal trash enclosure and metal planters, colored to match building façade.
- Replacement of the existing non-historic metal fence and gate with a new metal fence and gate incorporating historic details from existing window and front door grilles. The new fence and gate to be painted black.

B. Rear façade and rear yard work includes:

- Removal of the existing enclosed wood porch at Basement (garden) level.
- The existing brick cladding and corbelling parapet detailing at the rear façade will be retained.
- Replacement of all existing windows with new high-performance wood windows and doors, installed in existing openings and in several widened openings. Similar simulated double-hung window design.
- Excavation of approximately two thirds of the rear yard in two stepped terrace segments, to provide on-grade access from minimally-excavated Cellar level to the rear garden, and then to create an intermediate section of paved outdoor space. The section of the rear yard

closest to building will be excavated 4'-6". The intermediate section will be excavated 2'-6". The final section will remain at the existing level.

- The entire rear yard will be landscaped using a combination of plantings and permeable paving materials.

C. Rooftop work includes the following:

- Construction of a new rooftop addition of similar height to the existing adjacent rooftop addition.
- The new rooftop addition will be set back 20 feet from front façade, 3 feet from the rear façade. It will not be visible from the public way.
- The rooftop addition and elevator bulkhead will be clad in tan colored "EIFS" panels, similar in color to the building's front facade. Windows will be similar high-performance, simulated double-hungs but with muntins. There will also be several lot-line windows on the rooftop addition's east façade.
- The new elevator bulkhead extends 4 feet above rooftop addition.
- Several new high efficiency a.c. condenser units will be installed on the roof of the rooftop addition, concealed at the front and back by a solid parapet wall.
- Six new solar panel will be located on an open metal framework above the rooftop addition. These will be minimally visible from a distant, limited area within Central Park, from approximately 450 feet away. The solar panels will be painted a light color to visually blend in with the tall apartment building on Columbus Avenue visible beyond, to the west.

The applicant agreed to Committee's request that the solid parapet walls above the front and rear facades of the rooftop addition be replaced with simple black metal railings similar to those being installed elsewhere at the building's rear, in order to reduce the mass of the rooftop addition.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the rooftop addition with open fences replacing the proposed parapets, new ramp and trash enclosure and replacement windows 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 rooftop addition as modified, new ramp and trash enclosure and replacement windows.

**RESOLUTION****Date: May 3, 2016****Committee of Origin: Business & Consumer Issues****Re: 286 Columbus Avenue (West 73<sup>rd</sup> Street)****Full Board Vote: 39 In Favor 0 Against 1 Abstention 0 Present***Committee: 7-0-0-0.*

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** applications to the State Liquor Authority for a two-year liquor license by Guyers Inc., d/b/a Guyers.



---

**RESOLUTION**

**Date: May 3, 2016**

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

**Re: 424 Amsterdam Avenue (West 80<sup>th</sup> Street)**

**Full Board Vote: 39 In Favor 0 Against 1 Abstention 0 Present**

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the State Liquor Authority for two-year liquor license by Brington Road LLC, d/b/a To be Determined.



---

**RESOLUTION**

**Date: May 3, 2016**

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

**Re: 620 Amsterdam Avenue (West 90<sup>th</sup> Street)**

**Full Board Vote: 31 In Favor 4 Against 5 Abstentions 0 Present**

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

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the State Liquor Authority for two-year liquor license by 620 Amsterdam LLC, d/b/a B-Café West, unless the applicant incorporates a 9' foot limit in its Method of Operations.

**RESOLUTION****Date: May 3, 2016****Committee of Origin: Business & Consumer Issues****Re: 153 – 155 Amsterdam Avenue (West 67<sup>th</sup> Street)****Full Board Vote: 37 In Favor 0 Against 1 Abstention 0 Present***Committee: 7-0-0-0.*

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves without prejudice** the application to the SLA for two-year liquor license by 152 Amsterdam Rest. Inc.

*Committee: 6-0-0-0.*

**RESOLUTION****Date: May 3, 2016****Committee of Origin: Business & Consumer Issues****Re: 464 Columbus Avenue (West 82<sup>nd</sup> Street)****Full Board Vote: 37 In Favor 0 Against 1 Abstention 0 Present***Committee: 7-0-0-0.*

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves without prejudice** the application to the SLA for two-year liquor license by Da Luce Ristorante & Bar Corporation, d/b/a To be Determined.

**RESOLUTION****Date: May 3, 2016****Committee of Origin: Business & Consumer Issues****Re: 566 Amsterdam Avenue (West 87<sup>th</sup> - 88<sup>th</sup> Streets.)****Full Board Vote: 23 In Favor 11 Against 5 Abstentions 0 Present***Committee: 7-0-0-0.*

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application #1312628-DCA to the Department of Consumer Affairs by Jos Hospitality Group, LLC, d/b/a B Café West, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 14 seats, on the condition that the applicant agrees to maintain a 9' café.



---

**RESOLUTION**

**Date: May 3, 2016**

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

**Re: 245 West 104<sup>th</sup> Street/ 2723 Broadway.**

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

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application #1187714-DCA to the Department of Consumer Affairs by Broadway 104, LLC, d/b/a Café du Soleil, for a four-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.



---

**RESOLUTION**

**Date: May 3, 2016**

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

**Re: New Unenclosed Sidewalk Cafés.**

**Full Board Vote: 37 In Favor 0 Against 2 Abstentions 0 Present**

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the following new unenclosed sidewalk café applications:

- **420 Amsterdam Avenue** (West 80<sup>th</sup> Street.) New application #1115-2016-ASWC 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 5 tables and 20 seats.
- **422 Amsterdam Avenue** (West 80<sup>th</sup> Street.) New application #1892-2016-ASWC to the Department of Consumer Affairs by Beer Shop, LLC, d/b/a Beer Shop, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.
- **428 Amsterdam Avenue** (West 80<sup>th</sup> – 81<sup>st</sup> Streets.) New application #1891-2016-ASWC to the Department of Consumer Affairs by Upper West Hospitality, LLC, d/b/a Crave Fishbar, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 20 seats.



---

**RESOLUTION**

**Date: May 3, 2016**

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

**Re: 568 Amsterdam Avenue (West 87<sup>th</sup> – 88<sup>th</sup> Streets.)**

**Full Board Vote: 30 In Favor 5 Against 4 Abstentions 0 Present**

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new application #1899-2016-ASWC to the Department of Consumer Affairs by 568 Amsterdam, LLC, d/b/a Pizzeria Sirenetta, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats, on condition that the applicant agrees to maintain a 9' café.