



RESOLUTION

Date: May 6, 2014

Committee of Origin: Land Use

Re: 2724 Broadway (West 104th-105th Streets.)

Full Board Vote: 38 In Favor 0 Against 1 Abstention 0 Present

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the lease between NYC and The Nut Box, LLC, a retailer of nuts, dried fruits, trail mixes, snacks, spices and coffee.



RESOLUTION

Date: May 6, 2014

Committee of Origin: Parks & Environment

Re: NYC Department of Parks & Recreation proposal for the renovation of Septuagesimo Uno, West 71st Street between Amsterdam and West End Avenues.

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

Committee: 5-0-0-0. Non-Committee Board Members: 2-0-0-0.

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

1. Septuagesimo Uno Park is a tiny park on the site of a former 15-foot wide brownstone on a residential block. It is well-used and well-loved by many of its neighbors, some of whom have long participated with DPR in maintaining its plantings and other features. The park is in need of substantial renovation, and sufficient funds have been allocated through the New York City Council.

2. The proposed renovation would involve new permeable paving, new plantings, new benches, new drainage, and new watering equipment, among other needed changes. Several neighbors who have worked with DPR in the past in supporting this park spoke at the April, 2014 meeting of the Parks and Environment Committee of Community Board 7/Manhattan in favor of the proposed renovation. The neighbors spoke in favor of limiting the length of benches to four feet, and did not seek to have lighting provided in the park. Several neighbors expressed their intent to continue to assist DPR in maintaining park plantings.

3. Community Board 7 commends DPR and the interested neighbors for their continuing partnership in maintaining the beauty of this park. Community Board 7 also believes that the proposed renovation – with benches to be limited to four feet in length – is attractive, durable and environmentally responsible, and is appropriate to the historic character of the surrounding Historic District.

Community Board 7/Manhattan **approves** the proposed design for the renovation of Septuagesimo Uno Park on West 71st Street between Amsterdam Avenue and West End Avenue.

RESOLUTION

Date: May 6, 2014

Committee of Origin: Transportation

Re: Manhattanhenge Event.

Full Board Vote: 42 In Favor 0 Against 0 Abstentions 0 Present

Committee: 7-0-0-0. Non-Committee Board Members: 3-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application by the American Museum of Natural History to the Mayor's Office for a permit to close West 79th Street between Columbus and Amsterdam Avenues from 7:00 to 9:00PM on July 11, 2014.

RESOLUTION

Date: May 6, 2014

Committee of Origin: Transportation

Re: West End Avenue and West 97th Street.

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

Committee: 7-0-0-0. Non-Committee Board Members: 3-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **supports** the request by Council Member Helen Rosenthal to name secondarily the northwest corner of West End Avenue and West 97th Street in honor of 9-year-old Cooper Stock, who was struck and killed by a taxi on January 10 at this corner.



RESOLUTION

Date: May 6, 2014

Committee of Origin: Business & Consumer Issues

Re: 2756 Broadway (West 106th Street.) Renewal application to the SLA for a two-year liquor license by Five Lamps Corp, d/b/a Five Lamps Tavern.

Full Board Vote: 31 In Favor 2 Against 5 Abstentions 0 Present

Committee: 8-0-0-0. Non-Committee Board Members: 2-0-0-0.

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

- Five Lamps Tavern is a restaurant and has an SLA License, serial #1261594, at 2756 Broadway, New York, NY, 10025.
- Five Lamps Tavern uses the rear yard of the adjacent premises, 248 West 106th Street, New York, NY, to serve food and alcohol.
- In the two years that Five Lamps Tavern has been operating it has not provided CB7 with either a lease agreement or Certificate of Occupancy to indicate that they have legal access and use of the rear yard of 248 West 106th Street.
- Five Lamps Tavern for the past two years has illegally used the rear yard as an eating and drinking establishment, and the noise from the rear yard has caused a diminished quality of life for multiple residents facing the courtyard.
- The residents of adjacent buildings facing the courtyard have signed a petition to CB7, SLA, state and local elected officials to stop the use of the rear yard.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan finds Five Lamps Tavern has failed to meet the requirements in its Method of Operation and has become a public nuisance, and **DISAPPROVES** the renewal of the application to the SLA, unless the owner agrees to end the use of the rear yard.

RESOLUTION

Date: May 6, 2014

Committee of Origin: Business & Consumer Issues

Re: Applications to the SLA for two-year liquor licenses.

Full Board Vote: 36 In Favor 0 Against 0 Abstentions 1 Present

Committee: 8-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following applications to the SLA:

- **1871 Broadway** (West 62nd Street) NY Institute of Technology, d/b/a NYIT Auditorium on Broadway.
Non-Committee Board Members: 2-0-0-0.
- **235 Columbus Avenue** (West 71st Street) Parm Upper West LLC, d/b/a To be Determined.
- **507 Columbus Avenue** (West 85th Street) Flex and the City, d/b/a Flex Mussels.



RESOLUTION

Date: May 6, 2014

Committee of Origin: Business & Consumer Issues

Re: 898 Amsterdam Avenue (West 103rd Street.)

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

Committee: 8-0-0-0.

The applicant stipulates to no amplified music and agreed to amend the method of operation changing hours to close at 1AM on weeknights and 2AM on weekends;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the SLA for a two-year liquor license by Primavera Mexicana Inc., d/b/a To be Determined.

RESOLUTION

Date: May 6, 2014

Committee of Origin: Business & Consumer Issues

Re: 625 Columbus Avenue (West 90th Street.)

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

Committee: 8-0-0-0.

The applicant agreed to amend the application to include the rear-yard space, and to re-submit to the committee before the May 6 full board meeting;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the SLA for a two-year liquor license Lefkada LLC, d/b/a Korali.

RESOLUTION

Date: May 6, 2014

Committee of Origin: Business & Consumer Issues

Re: 165 West 72nd Street (Amsterdam Avenue.)

Full Board Vote: 36 In Favor 0 Against 0 Abstentions 0 Present

Committee: 8-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the SLA for a two-year liquor license LD & CJ Corp., d/b/a To be Determined, on the condition that the applicant submits the d/b/a before the May 6 full board meeting.

RESOLUTION

Date: May 6, 2014

Committee of Origin: Business & Consumer Issues

Re: 410 Amsterdam Avenue (West 79th Street.)

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

Committee: 8-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the SLA for a two-year liquor license by 317 Amsterdam Corp., d/b/a Tolani EXCLUSIVE of the backyard because they did NOT clarify whether the rear yard is included in their application.

RESOLUTION

Date: May 6, 2014

Committee of Origin: Business & Consumer Issues

Re: 2588 Broadway (West 98th Street.)

Full Board Vote: 35 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** the application to the SLA for two-year liquor license by Triti USA Inc., d/b/a VARQ.

RESOLUTION

Date: May 6, 2014

Committee of Origin: Business & Consumer Issues

Re: 2791 Broadway (West 108th Street.)

Full Board Vote: 35 In Favor 0 Against 0 Abstentions 1 Present

Committee: 8-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the SLA for two-year liquor license by Lornick Hospitality LLC, dba To be Determined, on the condition that the applicant submits a list of postings before the May 6 full board meeting.



RESOLUTION

Date: May 6, 2014

Committee of Origin: Business & Consumer Issues

Re: Unenclosed Café Renewal Applications.

Full Board Vote: 36 In Favor 1 Against 0 Abstentions 0 Present

Committee: 8-0-0-0.

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

- **1900 Broadway** (West 63rd-64th Streets.) Renewal application #1422807-DCA to the Department of Consumer Affairs by TS3 Hospitality, d/b/a The Smith, for a two-year consent to operate an unenclosed sidewalk café with 24 tables and 54 seats.
- **193 Columbus Avenue** (West 68th-69th Streets.) Renewal application #1216111-DCA to the Department of Consumer Affairs by Yunhua on Columbus Inc., d/b/a Empire Szechuan, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.
- **566 Amsterdam Avenue** (West 87th -88th Streets.) Renewal application #1312628-DCA to the Department of Consumer Affairs by Jos Concept, LLC, d/b/a B Café West, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 14 seats.

RESOLUTION

Date: May 6, 2014

Committee of Origin: Business & Consumer Issues

Re: 718 Amsterdam Avenue (West 95th Street.)

Full Board Vote: 36 In Favor 1 Against 0 Abstentions 0 Present

Committee: 8-0-0-1.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal application #1277777-DCA to the Department of Consumer Affairs by Iano Corp., d/b/a Acqua, for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats, on the condition that the applicant submit a list of postings.

RESOLUTION

Date: May 6, 2014

Committee of Origin: Business & Consumer Issues

Re: 2418 Broadway (West 89th Street.)

Full Board Vote: 36 In Favor 1 Against 0 Abstentions 0 Present

Committee: 7-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application #2375-2014 -ASWC to the Department of Consumer Affairs by Bukefal, LLC, d/b/a Cibo E Vino, for a two-year consent to operate an unenclosed sidewalk café with 15 tables and 30 chairs, instead of 26 tables and 52 seats.

RESOLUTION

Date: May 6, 2014

Committee of Origin: Business & Consumer Issues

Re: 2170 Broadway (West 76th-77th Streets.)

Full Board Vote: 36 In Favor 1 Against 0 Abstentions 0 Present

Committee: 7-0-0-0.

The applicant submitted revised, stamped plans showing a 9-foot café, in accordance with CB7's guidelines.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application # 2986-2014-ASWC to the Department of Consumer Affairs by RF Broadway, d/b/a Red Farm, for a two-year consent to operate an unenclosed sidewalk café with 11 tables and 22 seats.

RESOLUTION

Date: May 6, 2014

Committee of Origin: Business & Consumer Issues

Re: 483 Amsterdam Avenue (West 84th – 85th Streets.)

Full Board Vote: 36 In Favor 1 Against 0 Abstentions 0 Present

Committee: 7-0-0-0.

The applicant submitted revised, stamped plans showing a 9-foot café, in accordance with CB7's guidelines.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application # 2999-2014-DCA to the Department of Consumer Affairs by Nicky Meatballs, d/b/a Polpette, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 15 seats.

RESOLUTION

Date: May 6, 2014

Committee of Origin: Business & Consumer Issues

Re: 416 Amsterdam Avenue (West 80th Street.)

Full Board Vote: 35 In Favor 0 Against 0 Abstentions 1 Present

Committee: 6-0-0-1.

The applicant submitted revised, stamped plans showing a 9-foot café, in accordance with CB7's guidelines.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application to modify # 1420049-DCA to the Department of Consumer Affairs by Hummus Kitchen Amsterdam Avenue, Inc, d/b/a Hummus Kitchen, for a two-year consent to operate an unenclosed sidewalk café with 14 tables and 33 seats.



RESOLUTION

Date: May 6, 2014

Committee of Origin: Preservation

Re: 305 West 72nd Street, Apt. 2B (West End Avenue – Riverside Drive.) Application to the Landmarks

Preservation Commission for the replacement of four windows on the front façade.

Full Board Vote: 35 In Favor 0 Against 0 Abstentions 1 Present

Committee: 7-0-0-0.

Regarding the proposed replacement of four windows on the front facade, the following facts and concerns were taken into account in arriving at our conclusion:

- The existing wood frames, including the curving brick mold will be retained
- The existing French casement windows and fixed transoms are single glazed wood windows in poor condition. They will be replaced with new aluminum French casement windows and fixed transoms, installed within the original wood frame.
- The new windows will be double-glazed aluminum. Matte black enamel finish to match the rest of the building.
- These replacement windows have been previously approved by LPC for apartment 3A.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the four front façade replacement windows is reasonably appropriate to the historic character of the building and of the Historic District. The Committee recommends that the building develop a Window Master Plan.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the four front façade replacement windows.

RESOLUTION

Date: May 6, 2014

Committee of Origin: Preservation

Re: 110 West 78th Street (Columbus –Amsterdam Avenues.) Application to the Landmarks Preservation Commission for replacement of front façade windows.

Full Board Vote: 35 In Favor 0 Against 0 Abstentions 1 Present

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

Regarding the replacement façade windows, the following facts and concerns were taken into account in arriving at our conclusion:

- A prior application to replace the existing deteriorated wood double-hung, single-glazed windows with new wood double-hung, double-glazed windows was previously approved by LPC.
- For improved thermal insulation and sound isolation, substitute replacement windows are now proposed. In elevation, these new windows appear very close in design to double-hungs.
- The new windows will have a fixed upper sash and an inward tilting lower sash set. The horizontal offset of the lower sash from the upper sash will be 1-3/4", similar to the offset at a double-hung window.
- The new windows will be painted wood, with new brick mold to match existing. Dark brown painted finish to match original window color.
- A revised design for the single, taller second floor window over the front door portico is proposed. This new tall window will have two equal-height sashes aligning with the adjacent double-hung window, with a solid wood panel below. The wood panel will be visually concealed from the street by the portico parapet.

The Preservation Committee of Community Board 7/ Manhattan believes that while the operation of the lower sash will appear notably different from that of a double-hung window when open, when closed, the windows closely resemble double-hung units. Furthermore, the inward-tilting units yield improved thermal and sound characteristics. Therefore, because ALL the front façade windows will be replaced so that there will be a uniformity of operation in the new fenestration, the Preservation Committee believes that the revised replacement window design 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 replacement of front façade windows.



RESOLUTION

Date: May 6, 2014

Committee of Origin: Preservation

Re: 476 Amsterdam Avenue (West 83rd Street.), d/b/a Fred's. Application #152290 to the Landmarks Preservation Commission to install four canvas awnings on the Amsterdam Avenue façade.

Full Board Vote: 21 In Favor 9 Against 3 Abstentions 0 Present

Regarding the four new canvas awnings proposed, the following facts and concerns were taken into account in arriving at our conclusion:

- Four new awnings are proposed for along the Amsterdam Avenue façade, providing shade for the outdoor sidewalk café area.
- The awnings would vary in length and be spaced irregularly, loosely related to the doors and windows above and below.
- The awning support brackets would be bolted to the masonry below the decorative stone band/ second floor window sills. The awning roller would be affixed to the face of the decorative band/ window sills.
- The awnings would be blue Sunbrella fabric, with white lettering.
- Because of the minimum code-dictated height clearances, the awnings would have a very shallow pitch, notable different from the steep pitch of typical storefront awnings.
- The existing surface mounted electrical conduit will be removed. New power for the new exterior will be buried in the existing masonry, patched as required.
- New lighting fixtures will be installed along Amsterdam Avenue and on West 83rd Street.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan, considering the context of the proposed installation and the surrounding commercial environment, feels the awnings are appropriate to the historic district and approves the installation of the four canvas awnings.

RESOLUTION

Date: May 6, 2014

Committee of Origin: Preservation

Re: 31 West 84th Street (Central Park West – Columbus Avenue.) Application to the Landmarks Preservation Commission to construct a cellar rec room below the rear yard with a 5-foot planted buffer at the rear property line, and to reconstruct a deteriorated one-story masonry extension using brick to match the existing building.

Full Board Vote: 32 In Favor 0 Against 0 Abstentions 0 Present

Committee: 7-0-0-0.

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

- The existing rear yard will be excavated 9-10 feet down, enlarging the existing Cellar space, to be used as a rec. room. The extent of the excavation work will end five feet from the rear property line to allow for a shallow planting bed.
- The cellar roof will be surfaced in brick.
- The exterior masonry cladding of the existing one story rear yard addition is in deteriorated condition. It will be rebuilt as a new one story addition within the same footprint. The rebuilt structure will be clad in brick to match the existing rear façade, with a black metal railing at its roof terrace, to match the existing third floor roof terrace railing.
- Fenestration in the existing three-story rear yard addition will be modified.

The applicant agreed to add cast stone lintels over the new door opening in the rebuilt one story rear yard addition to match the existing and modified window openings throughout the rear facade, and to consider surfacing the Cellar roof with permeable pavers to make it a “green” roof.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the excavated cellar and the rebuilt one-story rear yard addition, with the addition of lintels over the new door openings 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 as modified the cellar and rear yard addition work.



RESOLUTION

Date: May 6, 2014

Committee of Origin: Preservation

Re: 15 West 86th Street, SAJ Synagogue (Central Park West – Columbus Avenue.) Application to the Landmarks Preservation Commission for new front doors.

Full Board Vote: 32 In Favor 0 Against 0 Abstentions 0 Present

Committee: 7-0-0-0.

Regarding the replacement of the existing front doors, the following facts and concerns were taken into account in arriving at our conclusion:

- The existing front doors are dark wood, in poor condition.
- The doors are heavy, 3” thick, making them difficult to operate.
- The small window openings in the doors are high up, restricting visibility both in and out.
- While the design of the building’s façade is primarily Art Deco, with tawny bricks and light stone, the doors are Gothic in design, dark and heavy in appearance.
- New, lighter color doors are proposed with increased transparency and visibility, and with easier operation.
- The new doors will have a light stained oak frame surrounding a large glazed central panel, faced with satin brass finish bronze grilles for security.
- The door grille design will be simple geometricized rosettes, related to the existing rosette design elements throughout the front façade.
- Door glazing will be bullet-resistant.

The Committee recommends that the applicant consider low-iron glass

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the new front doors 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 new front doors.



RESOLUTION

Date: May 6, 2014

Committee of Origin: Preservation

Re: 580 West End Avenue (West 88th-89th Streets.) Application #152120 to the Landmarks Preservation Commission for replacement of windows.

Full Board Vote: 32 In Favor 0 Against 0 Abstentions 0 Present

Committee: 7-0-0-0.

Regarding the proposed window Master Plan, the following facts and concerns were taken into account in arriving at our conclusion:

- Most of the original single-glazed metal windows still remain.
- The existing windows consist of multi-paned units, a combination of operable casements and fixed units below, with fixed and operable transom sections above.
- The new windows will replicate the window configurations in overall design and in method of operation.
- Two replacement options are proposed for inclusion in the Master Plan: steel (more costly) and aluminum. Each version is reasonably close to the details of the original windows, but the two options vary in small ways from each other.
- Both replacement window options will be double-glazed, with satin black finish to match existing.
- Except at street level, each floor contains a single apartment.
- The building has a two-story limestone base, with light gray brick cladding with limestone details on the floors above.

The Committee recommends the following modifications to the proposed Master Plan, which the applicant accepted:

- At street level, within the limestone base, new windows in the primary facades will be steel.
- At the second floor, within the limestone cladding, the Committee recommends that the windows in the primary facades be steel.
- At the upper floors, all windows on the same floor of a primary façade will be the same material, i.e. all steel, or all aluminum.
- All secondary facades may be steel or aluminum, regardless of the window material employed for that floor's primary facades.

The Preservation Committee of Community Board 7/ Manhattan believes that the Replacement Window Master Plan as modified is reasonably appropriate to the historic character of the building and of the Historic District. The Committee commends the building's Board for being forward thinking in developing a Master Plan place to ensure that the unique architectural character of the building is protected and preserved over time.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves the Replacement Window Master Plan as delineated above.**