

**RESOLUTION**

**Date: April 3, 2012**

**Committee of Origin: Land Use**

**Richard Asche and Page Cowley, Co-Chairpersons**

**Re: 721 Amsterdam Avenue, The Axton (West 95<sup>th</sup> Street.) Application #M920493(D)ZAM to the Department of City Planning by Axton LLC for a modification of the previously approved Large Scale Residential Development within the former West Side Urban Renewal Area, to facilitate the enlargement of the 1<sup>st</sup> and 2<sup>nd</sup> stories of an existing 27-story mixed-use building, to utilize available floor area for commercial and community facility uses.**

**Full Board Vote: 37 In favor 1 Against 2 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7 / Manhattan **approves** of the redesigned entrance lobby location and the elimination of the internal ramping to make ADA access easier, with the exception of the orientation and obstruction of the view corridor from the concierge desk to the entrance doors. The applicant agreed that this component of the project would be studied further by the architect, to make the concierge more visible from the street.

The owner also agreed to revisit the garbage transportation to the street and where it would be stacked so that it was not placed in front of the entrance or presented an obstruction on the pavement, as the proposed location was at a pinch point in the public thoroughfare where there was an existing fire hydrant and tree pit.

*Committee: 9-0-0-0. Non-Committee Board Members: 2-0-0-0.*

**RESOLUTION**

**Date: April 3, 2012**

**Committees of Origin: Parks & Environment and 59<sup>th</sup> Street Rec Center Task Force**

**Re: Placement of the Citywide Lifeguard Training at the 59<sup>th</sup> Street Rec Center.**

**Full Board Vote: 38 In favor 0 Against 3 Abstentions 0 Present**

The following facts are relevant to this resolution:

Since the early 1900's, the 59<sup>th</sup> Street Rec Center has been a valued community asset, used first as a bath house by immigrants and itinerant workers, then as a recreation center for local residents. In summertime, when the center maintained a large outdoor pool (which fell into disrepair in the early 1990's), it was a source of great joy for children and adults from throughout the neighborhood, especially residents of Amsterdam Houses, Amsterdam Annex, students of PS 191, PS199, John Jay, and local employees.

Although the Rec Center once hosted the city's lifeguard training program, it had two pools: one for public use, and one for training purposes. When the larger outdoor pool cracked in 1990, public use of the Rec Center virtually disappeared.

In 1993, at the behest of residents and other stakeholders, Community Board 7 and City Council negotiated with a local developer to restore the outdoor pool. However, DPR argued vociferously to permanently close the outdoor pool in favor of a more modest rehabilitation of the center. At that time, **residents were promised year-round access to indoor swimming**, once renovation of the center was complete.

Community Board 7 conducted numerous meetings and hearings in order to achieve consensus regarding the general design for the Rec Center without an outdoor pool. Although space for swimming instruction was part of the design, comprehensive lifeguard training was not a component of the community vision.

For more than 15 years, Community Board 7 worked with elected officials and private developers to raise more than \$15M to fund the community-based plan for the Rec Center. Indeed private and public contributors alike would be aghast to learn that neighborhood access to the pool is severely limited.

THEREFORE, BE IT RESOLVED THAT, once open, the Gertrude Ederle Recreation Center, including its only pool, remain open and accessible to the public all year long; and

BE IT FURTHER RESOLVED THAT DPR seeks to find a more suitable location for the citywide lifeguard training program. Suggestions include:

- a) Designating a permanent, dedicated facility that is not accessible for public use, or
- b) Distributing the training program across multiple facilities in New York City, or
- c) Subcontracting the program to an organization with appropriate facilities, or
- d) Continuing to host the program at Chelsea Rec Center; and

BE IT FURTHER RESOLVED THAT DPR work with CB7 and other stakeholders to develop an alternative solution for the citywide lifeguard training program as soon as possible.

*Committee and Task Force: 5-0-0-0. Non-committee Board Members: 2-0-0-0.*

**RESOLUTION**

**Date: April 3, 2012**

**Committee of Origin: Parks & Environment**

**Re: Riverside Park. Department of Parks & Recreation's proposal on the replacement of existing bluestone pavement at Eleanor Roosevelt Circle, 72<sup>nd</sup> Street and Riverside Drive.**

**Full Board Vote: 36 In favor 0 Against 0 Abstentions 0 Present**

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

The Eleanor Roosevelt Circle is an attractive, appropriately designed and very prominent feature of Riverside Park, at a major entrance to the Park.

The bluestone pavement at this site, installed approximately twenty years ago, has deteriorated significantly, in part because of its original design and in part from wear and tear, including inappropriate use by DPR and other vehicles.

DPR proposes to replace the bluestone with new, thicker, bluestone in a radial design, and to install a historically appropriate black iron bollard to the immediate west of the Circle to prevent vehicles from using that path to the 72<sup>nd</sup> Street tunnel.

There have been numerous complaints that DPR has not honored prior commitments to clean the Circle area, including the masonry surrounding the Eleanor Roosevelt statue, of the soil from, among other things, dog urine, but DPR has now committed to do power wash that area on a continuing, frequent basis.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposal to replace the bluestone pavement at the Eleanor Roosevelt Circle, but urges DPR to honor its commitment to power wash that area regularly, and to take effective steps to prevent the new bluestone from suffering from inappropriate use by DPR and other vehicles.

*Committee: 6- 0-1-0. Non-Committee Board Members: 2-0-0-0.*

**RESOLUTION**

**Date: April 3, 2012**

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

**Re: 2728 Broadway (West 104<sup>th</sup> Street.) Application for a two-year on-premises liquor license by Papisito Midtown Corp, d/b/a Papisito Mexican Grill and Agave Bar ("Papisito").**

**Full Board Vote: 39 In favor 0 Against 2 Abstentions 0 Present**

This resolution is based on the following facts:

The applicant Papisito previously applied for a two-year liquor license.

The applicant Papisito has been operating the premises under the aegis of a license granted to a separate entity ("Tokyo Pop") which had been in previous operation of the premises, but whose operation closed long before Papisito began operating the premises in or about September 2011.

Community Board 7/Manhattan, on December 6, 2011, adopted a resolution disapproving the previous application by this applicant, Papisito, to the State Liquor Authority for a liquor license at these premises. The vote of the full Board was 34 in favor of disapproval, 4 against, 3 abstentions, and 1 ineligible to vote. A copy of the December 6, 2011, resolution is annexed to this resolution.

CB7's December 6, 2011, resolution also stated that, in view of the concerns raised in connection with that application, it required that, in advance of any subsequent application, the applicant satisfactorily demonstrate that it has actually and completely addressed the substantial and on-going complaints of the neighbors and the community as identified in that resolution, including without limitation music and noise both within and outside the premises; odors emanating from the premises, including the installation of exhaust and other equipment and the completion of other measures required by applicable regulations and/or pending violations; correcting noise issues relating to HVAC equipment and violations relating thereto; and the noise, disruption and conflict created by unruly patrons leaving the premises, among other things.

The applicant has failed to demonstrate that it has actually and completely addressed many of the concerns identified in the December 6, 2011, resolution, and admits that the conditions and violations referenced relating to odor and certain noise violations are outstanding. In addition, there are continuing unresolved issues relating to compliance with regulations concerning the certificate of occupancy and a place of assembly permit for the premises.

The New York City Police Department has charged that, on or about January 6, 2012, at or about the time the applicant Papisito withdrew its previous application, the applicant, which was operating the premises in whole or in part, served alcohol to minors on the premises. The NYPD made charges against the applicant that it served alcohol to minor on premises on other occasions during the Fall of 2011.

The January 6, 2012, charge of serving alcohol to minors related to an incident that occurred after the applicant claims to have changed its method of operation to discontinue a late-night lounge as part of its operation of the premises.

The applicant has consistently displayed a pattern of being disingenuous, unclear and uncooperative regarding key issues affecting its operation, including as to who actually owns the applicant, who operates the business being conducted on the premises, what if any business or assets are being sold by the holder of the previous license under which the applicant has been operating, and the nature of the relationship between the applicant and the holder of the license.

The applicant is seeking to continue in operation of the premises via a renewal application by Tokyo Pop, the holder of the previous license relating to the premises even as it seeks its own license, even though the business currently being operated at the premises is completely unrelated to the business formerly operated at the premises by Tokyo Pop, without clarity relating to the nature of the purported sale or other key information referenced above.

**THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan disapproves** the application to the State Liquor Authority by Papasito Midtown Corp., Inc., d/b/a Papasito Mexican Grill and Agave Bar, for a two year on-premises license to serve alcoholic beverages.

*Committee: 10-0-0-1. Non-Committee Board Members: 2-0-0-0.*

**RESOLUTION**

**Date: April 3, 2012**

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

**Re: 2728 Broadway (West 104<sup>th</sup> Street) Renewal application for a two-year on-premises liquor license by Tokyo Pop LLC, d/b/a Papasito Mexican Grill.**

**Full Board Vote: 39 In favor 0 Against 2 Abstentions 0 Present**

This resolution is based on the following facts:

The renewal applicant has ceded some or all of the operation of the premises to Papasito Midtown Corp., Inc., d/b/a Papasito Mexican Grill and Agave bar ("Papasito"), which submitted its own application, withdrew the application, and has now resubmitted an application to the State Liquor Authority for a two-year on-premises liquor license for the same premises.

Papasito has been in operation of the premises under the aegis of the applicant's previous license since or about September 2011. The applicant's license expired on or about February 29, 2012, and has been provisionally extended.

Community Board 7/Manhattan, on December 6, 2011, adopted a resolution disapproving the previous application by Papasito to the State Liquor Authority for a liquor license at these premises. The vote of the full Board was 34 in favor of disapproval, 4 against, 3 abstentions, and 1 ineligible to vote. A copy of the December 6, 2011, resolution is annexed to this resolution.

CB7's December 6, 2011, resolution also stated that, in view of the concerns raised in connection with that application, it required that, in advance of any subsequent application, Papasito satisfactorily demonstrate that it has actually and completely addressed the substantial and on-going complaints of the neighbors and the community as identified in that resolution, including without limitation music and noise both within and outside the premises; odors emanating from the premises, including the installation of exhaust and other equipment and the completion of other measures required by applicable regulations and/or pending violations; correcting noise issues relating to HVAC equipment and violations relating thereto; and the noise, disruption and conflict created by unruly patrons leaving the premises, among other things.

The applicant Tokyo Pop and Papasito have failed to demonstrate that either has actually and completely addressed many of the concerns identified in the December 6, 2011, resolution, and admit that the conditions and violations referenced relating to odor and certain noise violations are outstanding. In addition, there are continuing unresolved issues relating to compliance with regulations concerning the certificate of occupancy and a place of assembly permit for the premises.

The New York City Police Department has charged that, on or about January 6, 2012, under the license granted to the applicant Tokyo Pop, the party(ies) operating the premises served alcohol to minors on the premises. The NYPD made charges against the license granted to the applicant Tokyo Pop that the party(ies) operating the premises served alcohol to minors on premises on other occasions during the Fall of 2011.

The January 6, 2012, charge of serving alcohol to minors related to an incident that occurred after Papasito claims to have changed its method of operation to discontinue a late-night lounge as part of its operation of the premises.

Both the applicant Tokyo Pop and Papasito have consistently displayed a pattern of being disingenuous, unclear and uncooperative regarding key issues affecting its operation, including as to who actually owns Papasito, who operates the business being conducted on the premises, what if any business or assets are being sold by the applicant Tokyo Pop, and the nature of the relationship between the applicant and the holder of the license.

The applicant Tokyo Pop is seeking to renew its license solely to allow Papasito and the party(ies) in control of the operation of the premises to continue in operation, even though the business currently being operated at the premises is completely unrelated to the business formerly operated at the premises by Tokyo Pop, and without clarity relating to the nature of the purported sale or other key information referenced above.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the renewal application to the State Liquor Authority by Tokyo Pop LLC d/b/a Papasito Mexican Grill, for a two year on-premises license to serve alcoholic beverages.

*Committee: 10-0-0-1. Non-Committee Board Members: 2-0-0-0.*

**RESOLUTION**

**Date: April 3, 2012**

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

**Re: 173 West 78<sup>th</sup> Street (Amsterdam Avenue.)**

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application to the State Liquor Authority for a two-year liquor license by Sugar and Plumm (Upper West) LLC, d/b/a Sugar and Plumm.  
*Committee: 10-1-0-0. Non-Committee Board Members: 2-0-0-0.*



**RESOLUTION**

**Date: April 3, 2012**

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

**Re: 2672 Broadway (West 102nd Street.)**

**Full Board Vote: 31 In favor 1 Against 3 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application to the State Liquor Authority for a two-year liquor license by LNV Broadway, LLC, d/b/a Maria Bonita Mexican Restaurant & Steak House.

*Committee: 9-1-0-0. Non-Committee Board Members: 2-0-0-0.*

**RESOLUTION**

**Date: April 3, 2012**

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

**Re: Unenclosed Café Renewal Applications.**

**Full Board Vote: 35 In favor 0 Against 3 Abstentions 0 Present**

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

- **270-276 Columbus Avenue** (West 72<sup>nd</sup> – 73<sup>rd</sup> Streets.) Renewal application DCA# 1260284 to the Department of Consumer Affairs by 276 Columbus, Inc., d/b/a Arte Around the Corner, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.  
*Committee: 9-1-0-0. Non-Committee Board Members: 2-0-0-0.*
- **283 Amsterdam Avenue** (West 73<sup>rd</sup> Street.) Renewal application DCA# 1321660 to the Department of Consumer Affairs by Nabucco, LLC, d/b/a Salumeria Rossi, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 15 seats.  
*Committee: 9-0-1-0. Non-Committee Board Members: 2-0-0-0.*
- **316 Columbus Avenue** (West 75<sup>th</sup> Streets.) Renewal application DCA# 1395732 to the Department of Consumer Affairs by Pappardella Rest Corp., d/b/a Pappardella, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.  
*Committee: 8-1-0-1. Non-Committee Board Members: 2-0-0-0.*
- **427 Amsterdam Avenue** (West 80<sup>th</sup> -81<sup>st</sup> Streets.) Renewal application DCA# 1265442 to the Department of Consumer Affairs by J of K Corp., d/b/a Momoya, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 17 seats.  
*Committee: 9-1-0-0. Non-Committee Board Members: 2-0-0-0.*
- **668 Amsterdam Avenue** (West 92<sup>nd</sup> – 93<sup>rd</sup> Street.) Renewal application DCA# 1139454 to the Department of Consumer Affairs by Talias Restaurant Group, LLC, d/b/a Talias Steakhouse & Bar, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 36 seats.  
*Committee: 9-0-1-0. Non-Committee Board Members: 2-0-0-0.*
- **732 Amsterdam Avenue** (West 96<sup>th</sup> Street.) Renewal application DCA# 1138270 to the Department of Consumer Affairs by Le-Se Amsterdam 732 Restaurant, Inc., d/b/a Dive Bar, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 17 seats.  
*Committee: 9-1-0-0. Non-Committee Board Members: 2-0-0-0.*

**RESOLUTION**

**Date: April 3, 2012**

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

**Re: 503 Columbus Avenue (West 84<sup>th</sup> Street.)**

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal application DCA# 0957290 to the Department of Consumer Affairs by J & D Operators, LLC, d/b/a Prohibition, for a two-year consent to operate an unenclosed sidewalk café with 11 tables and 22 seats.

*Committee: 9-1-0-0. Non-Committee Board Members:2-0-0-0*

**RESOLUTION**

**Date: April 3, 2012**

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

**Re: 320 Columbus Avenue (West 75<sup>th</sup> Street.)**

**Full Board Vote: 28 In favor 4 Against 5 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal application ULURP #N110328ECM/DCA# 0738544 to the Department of Consumer Affairs by 320 Columbus Avenue, Inc., d/b/a Mughlai Indian Cuisine, for a two-year consent to operate an enclosed sidewalk café with 10 tables and 26 seats.  
*Committee: 8-1-1-0. Non-Committee Board Members: 2-0-0-0.*

**RESOLUTION**

**Date: April 3, 2012**

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

**Re: 570-572 Amsterdam Avenue (West 88<sup>th</sup> Street.)**

**Full Board Vote: 31 In favor 2 Against 3 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** assignment of Consent application DCA# 1419343 to the Department of Consumer Affairs by Rancho Vida West, d/b/a Mamajuana Cafe, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 24 seats.

*Committee: 9-0-0-0. Non-Committee Board Members: 2-0-0-0.*

**RESOLUTION**

**Date: April 3, 2012**

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

**Re: 416 Amsterdam Avenue (West 80<sup>th</sup> Street.)**

**Full Board Vote: 33 In favor 1 Against 4 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application DCA# 1420049 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 6 tables and 13 seats.

*Committee: 8-1-0-0. Non-Committee Board Members: 3-0-0-0.*

**RESOLUTION**

**Date: April 3, 2012**

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

**Re: 2454 Broadway (West 91<sup>st</sup> Street.)**

**Full Board Vote: 34 In favor 2 Against 2 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application DCA# 1353319 to the Department of Consumer Affairs by Big Daddy's III, LLC, d/b/a Big Daddy's, for a two-year consent to operate an unenclosed sidewalk café with 21 tables and 42 seats on the condition that the applicant reduce the café to 18 tables and 36 seats, and submit DCA stamped plans to the Board district office before April 3.

*Committee: 8-0-0-0. Non-Committee Board Members: 3-0-0-0.*

**RESOLUTION**

**Date: April 3, 2012**

**Committee of Origin: Preservation**

**Re: 15 West 63<sup>rd</sup> Street (Central Park West - Broadway.) Application to the Landmarks Preservation Commission for a marquee addition.**

**Full Board Vote: 33 In favor 0 Against 5 Abstentions 0 Present**

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

- The marquee will be installed within the existing arched opening over the residential entrance. It will be slightly narrower than the existing opening so that it does not touch the sides of the original structure.
- It will extend out to be 2 feet back from the sidewalk edge.
- The new rectangular marquee will be constructed of fritted glass within an antique bronze-clad steel frame, with polished brass building numbers.
- The marquee will be supported by two bronze clad steel tension rods secured to the masonry façade above at two points, and by two connections to the flat masonry band over the existing doorway. All four connection points will occur within unornamented masonry surfaces so no decorative elements are affected.
- Small simple bronze LED downlighting will be installed within the marquee.

The Preservation Committee of Community Board 7/ Manhattan believes that new marquee 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 proposed marquee addition.

*Committee: 5-0-0-0.*



**RESOLUTION**

**Date: April 3, 2012**

**Committee of Origin: Preservation**

**Re: 54 West 74<sup>th</sup> Street (Central Park West-Columbus Avenue.) Application to the Landmarks Preservation Commission to replace the storefront on West 74<sup>th</sup> Street and Columbus Avenue and to construct a roof-top addition.**

**Full Board Vote: 33 In favor 0 Against 5 Abstentions 0 Present**

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

- The existing ground floor retail will be subdivided into four smaller spaces, each with an entrance along Columbus Avenue.
- The existing “brickface” cladding along Columbus and at the western end of 74<sup>th</sup> Street will be removed. The original stone cladding will be repaired and restored if still remaining, or replicated in cementitious cladding material of similar color to match the existing stone cladding still visible along most of the 74<sup>th</sup> Street façade.
- With the exception of the eastern-most bay along 74<sup>th</sup> Street (which contains the previously-renovated residential entrance), all existing stucco infill panels, windows and doors will be removed from the masonry openings along 74<sup>th</sup> Street and along Columbus Avenues so the openings can be restored to their original height.
- New tripartite metal and glass storefront fenestration will be installed within the separate masonry bays. Metal components to be bronze anodized finish.
- Storefronts along Columbus will include a horizontal band approx. 30” high at the top of each storefront bay for mounting signage. The Committee recommended that this opaque horizontal band not appear to be masonry (as originally proposed) so the entire opening height is still visually apparent.
- Storefronts along 74<sup>th</sup> Street will not have a horizontal signage-mounting band at the top but will have full-height glazing, per Committee recommendation.
- No lighting was proposed.
- Rooftop addition will be set back approx. 40 feet from 74<sup>th</sup> Street facade, approx..20 feet from Columbus Avenue and southern side facades. It will only be insignificantly visible from a distance, several blocks south
- The addition will be clad in grey stucco to blend in with masonry.

The Preservation Committee of Community Board 7/ Manhattan believes that the rooftop addition as proposed, and the storefront renovations as modified by Committee recommendations described above are 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 proposed, and the storefront renovation as modified.**

*Committee: 5-0-0-0.*

**RESOLUTION**

**Date: April 3, 2012**

**Committee of Origin: Preservation**

**Re: 30 West 76<sup>th</sup> Street (Columbus Avenue – Central Park West.) Application to the Landmarks Preservation Commission to refurbish the front façade, replace windows, refinish the areaway, rebuild and reconfigure the planter and trash compartment at the front.**

**Full Board Vote: 33 In favor 0 Against 5 Abstentions 0 Present**

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

- The existing front facade will be renovated as follows:
  - i. The paint will be stripped from the front façade and the brownstone will be restored using Cathedral Stone in stucco.
  - ii. The existing windows will be replaced with aluminum-clad wood windows. Black finish.
  - iii. The grilles on the existing through-wall air conditioners will be replaced with “architectural” style linear grilles, flush with the exterior face of the masonry. Baked enamel finish in color to match brownstone.
  - iv. The existing ground level entrance will be widened.
  - v. A new paneled wood and glass entry door and sidelight will be installed. Door to be stained wood
  - vi. A decorative door frame and flat cornice in brownstone-restoring material (i.e. Cathedral stone in stucco) will be added to demarcate the entry.
- The existing entry court areaway will be renovated as follows:
  - i. The existing “cheek wall” to the east will be removed,
  - ii. The existing planter and trash enclosure will be rebuilt, faced in brownstone on the street side. Existing black metal railings (simple vertical bars) above the brownstone enclosure will be re-used and supplemented.
  - iii. Existing stairs down will be widened and angling out at the top, surfaced in brownstone. New black metal handrails.
  - iv. Existing courtyard paving will be resurfaced in gray slate.

The Preservation Committee of Community Board 7/ Manhattan believes that the façade restoration, and the renovation of the areaway and planter/ trash enclosure are 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 façade restoration and the renovation of the areaway and the planter/ trash enclosure.**

*Committee: 5-0-0-0.*

**RESOLUTION**

**Date: April 3, 2012**

**Committee of Origin: Preservation**

**Re: 344 West 88<sup>th</sup> Street (Riverside Drive.) Application# 12-5626 to the Landmarks Preservation Commission to construct a rear-yard addition.**

**Full Board Vote: 33 In favor 0 Against 5 Abstentions 0 Present**

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

- Regarding the front façade: the new double-hung wood window sash in the curving bay section of the front façade will be straight rather than bowed as the windows are double-glazed thermal units. The window trim will be curved to fit the shape of the bay.
- Regarding the rear yard addition:
  - i. The massing of the existing three-story addition will remain.
  - ii. The new addition will consist of a four story section running across the full 21 foot width of the building, extending out 5'-11-1/2" from the existing rear façade to the 30-foot setback line. It will partially incorporate the volume of the original rear-yard addition.
  - iii. The top floor rear façade will remain in its original location, retaining the existing masonry openings. The sill at the wider window to the west will be lowered to permit the installation of a new door pair.
  - iv. A 6 foot greenhouse extension will be added at the ground level.
  - v. The rear yard addition will be clad in common red brick to match the existing faced material.
  - vi. The new windows will be aluminum-clad wood casement windows and doors. Bronze finish.
  - vii. The new metal railing at the various balconies and parapet will be simple black metal vertical bars, except the railing over the greenhouse will be glass.

The Preservation Committee of Community Board 7/ Manhattan believes that the new bay windows in the front façade, and the rear yard addition are 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 bay windows in the front façade, and the rear yard addition.

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

**RESOLUTION**

**Date: April 3, 2012**

**Committee of Origin: Preservation**

**Re: 175 West 89th Street/Claremont Stables aka Stephen Gaynor School (Amsterdam Avenue.)**

**Application to the Landmarks Preservation Commission to construct a roof-top addition and a bridge connecting to 148 West 90<sup>th</sup> Street at the fourth floor.**

**Full Board Vote: 33 In favor 0 Against 5 Abstentions 0 Present**

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

- The rooftop addition will enclose a large, naturally ventilated indoor playspace. The addition will be clad in metal with several horizontal bands of aluminum framed windows.
- Other rooftop elements include an elevator bulkhead, a stair landing enclosure and bulkhead, and two large mechanical units.
- To simplify the rooftop silhouette and visually unify the various volumes on the roof, the entire assemblage will be partially wrapped in a copper-colored metal mesh screen. The screen should also help reduce noise
- The existing east-facing side façade wall will be extended up to the fifth floor, using similar brick cladding, with several new window openings.
- Although the new rooftop addition will be visible from the street, primarily from the east, the vertical extension of the side wall will help visually diminish the bulk of the rooftop addition, to be more in scale with the rest of the structure.
- The proposed bridge connecting the fourth floor of this building with the main schoolhouse on 90<sup>th</sup> Street is not visible from the street. The bridge will be steel-framed, face with opaque metal fire-rated panels to the west, glass panels to the east

The Preservation Committee of Community Board 7/ Manhattan believes that rooftop addition and the fourth floor bridge are reasonably appropriate to the historic character of this individually designated landmark building.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the roof-top addition and the bridge connecting to 148 West 90<sup>th</sup> Street at the fourth floor.

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

**RESOLUTION**

**Date: April 3, 2012**

**Committee of Origin: Steering**

**Re: Request for an extension of a leave of absence.**

**Full Board Vote: 38 In favor 0 Against 0 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the request by Lenore Norman for a 3-month extension of her leave of absence.

*Committee: 13-0-0-0.*