

## October 2005 Resolutions

**Date: October 6, 2005**

**Full Board Vote: 27 In favor 3 Against 4 Abstentions 0 Present**

**Committees of Origin: Parks & Preservation and Land Use**

**1. Re: 8 West 70<sup>th</sup> Street, Congregation Shearith Israel. Application to the Landmarks Preservation Commission for a Certificate of Appropriateness for construction of an 8-story building with 2 additional penthouse floors, with 4 floors above grade for school/community house purposes and four full floors plus two penthouses for residential uses.**

WHEREAS, Community Board 7 / Manhattan (MCB7) is required to review landmark and land use applications serially/separately for a mixed-used building (community facility and residential) being proposed by Congregation Shearith Israel, adjacent to its landmark Spanish & Portuguese Synagogue structure and within the Central Park West Historic District – and therefore must review the application to the NYC Landmarks Preservation Commission (LPC) for a Certificate of Appropriateness for building design/appearance **before** reviewing the applications to the NYC Board of Standards & Appeals (BSA) for variances that would make the proposed building's size and shape possible; and

WHEREAS, MCB7 recognizes the need of Congregation Shearith Israel for additional space for its educational and other programming and unique archives, and to provide ADA accessibility to its historic Spanish & Portuguese Synagogue structure; and

WHEREAS, the applicant's architects have reduced the height and bulk of the building from the 15-story building with 3 setback penthouses previously proposed to an 8-story building with 2 additional floors of setback penthouses; and

WHEREAS, the West 70<sup>th</sup> Street (northern) façade of the proposed building does not relate either to the landmark Synagogue, 18 West 70<sup>th</sup> Street to the west, nor to any other building in the vicinity; and

WHEREAS, the use of materials is inappropriate (especially the buff-colored brick overlaid on the West 70<sup>th</sup> Street façade); and

WHEREAS, the recessed glass wall and strip windows on the West 70<sup>th</sup> Street façade do not relate to the adjacent buildings or anything on the block or within the Central Park West Historic District; and

WHEREAS, the entrances to both the congregational/community and residential portions of the proposed building appear insignificant on the façade in relation to their function; and

WHEREAS, the southern elevation has been designed as the building's 'backside' with a brick façade, adding to the confusing and disjointed use of materials; and

BE IT RESOLVED THAT Community Board 7 / Manhattan **disapproves** the design presented for a Certificate of Appropriateness, principally based on the problems with the façade(s); and

BE IT FURTHER RESOLVED THAT MCB7 applauds the applicant's architects for their efforts to find a solution to a difficult architectural problem and finds the proposed building's height is acceptable from an esthetic point of view and the symmetry of the eastern façade is pleasing; and

BE IT FURTHER RESOLVED THAT MCB7 urges the applicant's architects to revisit the design of the north and south elevations, ideally producing a building of consequence visible from all directions and with a consistent and harmonious use of materials on all elevations; and

BE IT FURTHER RESOLVED THAT MCB7 urges the applicant's architects to review the entrances (including the service entrance) for placement, treatment, appearance, and scale, with particular consideration of the building's significance as a community structure; and

BE IT FURTHER RESOLVED THAT MCB7 once again objects to the bifurcated review process and urges all relevant City agencies to find a way to allow applicants to present a unified application for all land use, zoning, landmark, and other approvals required for a building, so that important issues of public policy, use, bulk, height, design, etc. can be considered in a coherent and holistic way.

*Joint Parks & Preservation and Land Use Committees: 10-0-0-0. Board Members: 2-0-0-0.*

**2. Re: West 99<sup>th</sup>-101<sup>st</sup> Street, Riverside Park.**

**Full Board Vote: 19 In favor 12 Against 0 Abstentions 0 Present**

WHEREAS, the Committee had previously voted in favor of the project and nothing was submitted that caused it to reconsider;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the Department of Parks & Recreation's design for the construction of paved paths along the "desire lines" between Riverside Drive and the service road from West 99<sup>th</sup>-101<sup>st</sup> Street.

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

**3. Re: West 108<sup>th</sup> Street (Columbus-Amsterdam Avenue.), Booker T. Washington/MS 54.**

**Full Board Vote: 30 In favor 0 Against 0 Abstentions 0 Present**

WHEREAS, this proposal calls for the renovation of a heavily used playground in poor condition; and

WHEREAS, the number of basketball courts will not be reduced from the number now on the site;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** final design for the renovation of the playing field at Booker T. Washington/MS 54.

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

**4. Re: 41 West 73<sup>rd</sup> Street (Central Park West-Columbus Avenue.)**

**Full Board Vote: 30 In favor 0 Against 0 Abstentions 0 Present**

WHEREAS, the railing is required for ADA purposes;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the railing in concept and asked the applicant to present a simpler design before the October 6 Full Board meeting.

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

**5. Re: 2112 Broadway, Central Savings Bank (West 74<sup>th</sup> Street.)**

**Full Board Vote: 30 In favor 0 Against 0 Abstentions 0 Present**

WHEREAS, the doors on this very prominent building are being restored; and  
WHEREAS, they will provide visibility to the banking floor, a designated landmark, by being partially open and protected with glass;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #058953 to the Landmarks Preservation Commission to modify the West 74<sup>th</sup> Street entrance.

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

**6. Re: 450 Amsterdam Avenue, dba The Dead Poet (West 81<sup>st</sup> Street.)**

**Full Board Vote: 29 In favor 0 Against 1 Abstention 0 Present**

WHEREAS, the applicant did not have a visual presentation of the project at the Committee meeting and declined to postpone the Landmarks Preservation Commission hearing;

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the Landmarks Preservation Commission for the installation of a new storefront.

**7. Re: 475 Amsterdam Avenue, d/b/a Sofia Storage Center (West 82<sup>nd</sup>-83<sup>rd</sup> Street.)**

**Full Board Vote: 30 In favor 0 Against 0 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #061121 to the Landmarks Preservation Commission to install a painted wall sign.

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

**8. Re: 323 West 88<sup>th</sup> Street (West End Avenue-Riverside Drive.)**

**Full Board Vote: 30 In favor 0 Against 0 Abstentions 0 Present**

WHEREAS, the extension reduces the intrusion into the rear yard; and

WHEREAS, the applicant has agreed to one-over-one windows;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application # 056509 to the Landmarks Preservation Commission to construct a rear yard addition.

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

**Transportation Committee**

**Andrew Albert, Chairperson**

**9. Re: 2387 Broadway (West 87<sup>th</sup> -88<sup>th</sup> Streets.)**

**Full Board Vote: 28 In favor 0 Against 1 Abstention 0 Present**

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application DCA#0949283 to the Department of Consumer Affairs by Café 87 Inc., d/b/a Hot & Crusty, for a two-year consent to operate an unenclosed sidewalk café with 5 tables and 14 seats.

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

**10. Re: 50 West 72<sup>nd</sup> Street (Central Park West-Columbus Avenue.)**

**Full Board Vote: 26 In favor 3 Against 0 Abstentions 1 Present**

WHEREAS, West 72<sup>nd</sup> Street between Central Park West and Columbus Avenue is a residential block with some commercial establishments; and

WHEREAS, the community and Community Board have been vigilant over the years in keeping the block as residential as possible; and

WHEREAS, there is a large amount of pedestrian traffic traversing this block due to the proximity of the Central Park, the subway, and the Dakota, as well as tour buses; and

WHEREAS, a sidewalk cafe on this block would create a "blockage" of this large pedestrian activity and change the character of this block;

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the new application DCA#1202582 to the Department of Consumer Affairs by PQ West 72<sup>nd</sup> Street Inc., d/b/a Le Pain Quotidienne, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

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

**11. Re: 494 Amsterdam Avenue (West 84<sup>th</sup> Street.)**

**Full Board Vote: 28 In favor 1 Against 0 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the new application DCA#1207810 to the Department of Consumer Affairs by PQ West 84<sup>th</sup> Street Inc., d/b/a Le Pain Quotidienne, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

*Committee: 6-0-0-0. Board Members: 3-0-0-0.*

**12. Re: 450 Amsterdam Avenue (West 81<sup>st</sup> Street.)**

**Full Board Vote: 24 In favor 5 Against 1 Abstention 0 Present**

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the new application DCA#1204137 to the Department of Consumer Affairs by EKD Tavern Inc., d/b/a The Dead Poet, for a two-year consent to operate an unenclosed sidewalk café with 5 tables and 11 seats.

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

**13. Re: Sunday parking meter regulations.**

**Full Board Vote: 27 In favor 1 Against 1 Abstention 0 Present**

WHEREAS, there have been many discussions and news articles concerning the "pay to pray" usage of Sunday parking meters; and

WHEREAS, persons visiting religious institutions are hardly the only ones utilizing parking meters on Sundays; and

WHEREAS, many people continue to "feed the meters" for hours at a time; and

WHEREAS, The City of New York should be encouraging people to utilize mass transit,

especially in this time of exorbitant gasoline prices;

BE IT RESOLVED THAT Community Board 7/Manhattan opposes the removal of the parking meter charges on Sundays; and

BE IT FURTHER RESOLVED THAT Community Board 7 recommends the imposition of two-hour limits on Sunday Parking Meters, as an accommodation to those who must drive to religious institutions.

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