



Eleazar Bueno, Chairperson  
Ebenezer Smith, District Manager

## Community Board 12 - Manhattan Washington Heights & Inwood

530 West 166<sup>th</sup> St. 6<sup>th</sup> Floor, New York, NY 10032

Phone: (212) 568-8500, Fax: (212) 740-8197

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July 1, 2021

Hon. Henry Gutman  
Commissioner  
NYC Department of Transportation  
55 Water Street, 9th Floor  
New York, NY 10041

Re: Resolution Regarding a DOT Plaza on Dyckman Street (btw. Broadway & Seaman Ave.)

Dear Commissioner Gutman:

Please be advised that Community Board 12, Manhattan, passed a resolution with 23 votes in favor, 7 opposed, 11 abstentions, 0 not voting at its Tuesday, June 29, 2021, General Meeting, supporting the installation of an NYC Plaza at the site of the current Open Street at that Dyckman Street between Broadway and Seaman Ave. as proposed and described above and operated and maintained by Dyckman Gardens.

- Whereas:** The New York City Department of Transportation's (DOT's) NYC Plaza Program "works with organizations to create neighborhood plazas throughout the City to transform underused streets into vibrant, social public spaces"; and
- Whereas:** Eligible organization can apply for a street to be part of DOT Plaza program and are evaluated according to criteria," including community initiative, site context, organizational capacity (programming and maintenance), and income eligibility; and
- Whereas:** NYC Plaza sites are listed in SAPO (Street Activity Permit Office) as a plaza and not a street; any organization can apply for a SAPO permit to program the new plaza.
- Whereas:** Since July 2020, Dyckman between Broadway and Seaman Ave ("Dyckman Plaza") has been an NYC Open Streets: Restaurants street; according to DOT, it "was one of the most well used and actively managed." The Dyckman Open Street maintains a 15-foot emergency lane at all times and operates daily, 12 pm-11 pm; and
- Whereas:** In November 2020, Dyckman Gardens, a 501c3 organization formed by a group of area restaurants (and the organization overseeing the current Dyckman Open Street), applied to the NYC Plaza Program; in April 2021, the location was accepted. Dyckman Gardens will be required to maintain the plaza, including but not limited to sweeping, trash and snow removal, and security services; and
- Whereas:** NYC DOT presented the idea in the May meeting of the CB12M Traffic & Transportation Committee, and presented the detailed plan at the June meeting. If approved, plaza implementation is scheduled for September; and

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- Whereas:** NYC DOT outreach connected to Dyckman Plaza included an online survey (April 2021, 565 responses), flyers, social media; an in-person workshop at Dyckman Plaza on May 15<sup>th</sup>; and a virtual design workshop on May 18<sup>th</sup>. The goals of the outreach were to learn how people have used the Dyckman Open Street; identify issues and opportunities; discuss design solutions and gather programming ideas; and
- Whereas:** 69% of survey respondents answered "yes" and 19% said "no," when asked they would like to see a plaza at the Dyckman location. When asked about activities people would like to enjoy there, respondents highlighted more outdoor dining, more outdoor programming, and restoration of a bike line. Some residents expressed concern that such a plaza will be for the primary benefit of the restaurants and would be a privatization of public space; and
- Whereas:** DOT has proposed a design that would upgrade the space to include a two-way bike lane connection to Hudson Greenway and Dyckman bike lane along the south sidewalk, public seating, and plantings; the design also contemplates eliminating the right most of the three lanes of downtown Broadway, currently the hard right turn lane onto Dyckman.; and
- Whereas:** DOT has introduced the idea to make Seaman Avenue between Dyckman and Riverside Drive a two-way street, an idea that will be presented in further detail at a later date.
- Resolved:** Community Board 12, Manhattan supports installation of an NYC Plaza at the site of the current Open Street at that Dyckman Street between Broadway and Seaman Ave. as proposed and described above and operated and maintained by Dyckman Gardens.

Sincerely,



Eleazar Bueno  
Chairperson

cc:

Hon. Bill de Blasio, Mayor  
Hon. Gale Brewer, Manhattan Borough President  
Hon. Jumaane Williams, Public Advocate  
Hon. Scott M. Stringer, Comptroller  
Hon. Adriano Espaillat, Congressman

Hon. Robert Jackson, State Senator  
Hon. Brian Benjamin, State Senator  
Hon. Carmen De La Rosa, Assembly Member  
Hon. Al Taylor, Assembly Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Mark Levine, Council Member



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July 6, 2021

Hon. Henry Gutman  
Commissioner  
NYC Dept. of Transportation  
55 Water Street  
New York, NY 10041

Re: Resolution Offering No Objection to Application for a Revocable Consent Requested to Facilitate the Construction of a Wheelchair Accessible Ramp at the Entrance to 600 West 165<sup>th</sup> Street

Dear Commissioner, Gutman:

At General Meeting on Tuesday, June 24, 2021, Community Board 12 Manhattan passed a resolution with a vote of 41 in favor, 0 opposed, 0 abstentions, and 0, not voting ratifying the comments provided by CB12M's Chair on behalf of CB12M on June 24, 2021, offering no objection to the application submitted by Royal Charter Properties for revocable consent from the NYC Department of Transportation to facilitate the construction of a wheelchair-accessible ramp at the entrance of 600 West 165<sup>th</sup> Street.

**Whereas:** A revocable consent is the grant of a right to an individual or organization to construct and maintain certain structures on, over, or under the inalienable property of the City, e.g. streets and sidewalks. Generally, revocable consents are granted for a term of ten years, at the end of which time they may be renewed; and

**Whereas:** On Wednesday June 16, 2021, the Manhattan Borough President's Office ("MBPO") forwarded to Community Board 12-Manhattan ("CB12M") a copy of the application submitted by Royal Charter Properties for a revocable consent from the NYC Department of Transportation to facilitate the construction of a wheelchair accessible ramp at the entrance of 600 West 165<sup>th</sup> Street (the "Building") to achieve compliance with the American with Disabilities Act ("ADA"). The requirement to make the entrance ADA-compliant is trigger by renovation work to the Building's retail spaces along Broadway that impact its Certificate of Occupancy; and

**Whereas:** The MBPO must provide comments on the application by June 25, 2021. The application was forwarded to CB12M after the monthly June meetings held by its Land Use, Traffic and Transportation, and Executive committees and the due date for comments is prior to the date of its June General Meeting. Therefore, consistent with its By-laws, comments are provided by CB12M's Chair on behalf of CB12M; and

Hon. Henry Gutman

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**Whereas:** Based on the information available on the website of the Department of Buildings, the Building was constructed circa 1909. It is located at the southwest corner of Broadway and West 165<sup>th</sup> Street and is a six-story residential building with ground floor retail space. It is owned by or otherwise affiliated with New York Presbyterian Hospital ("NYPH"). NYPH uses an apartment at the lobby level for office space. The residential entrance to the Building is located on West 165<sup>th</sup> Street, approximately 50 feet west of Broadway; and

**Whereas:** There is a six-inch step at the entrance of the Building. The construction of a concrete ramp is proposed to achieve compliance with ADA. The ramp would extend beyond the Building's property line onto the public sidewalk. The sidewalk at West 165<sup>th</sup> Street is 19 feet wide. Original architectural features and details at the Building's entrance extend approximately one foot beyond the property line onto the public sidewalk. With the new ramp, construction at the Building's entrance would extend a total of approximately five feet beyond the property line onto the public sidewalk. A revocable consent issued by the NYC Department of Transportation is required to permit construction of the new ramp; and

**Whereas:** Most buildings in Washington Heights and Inwood were erected prior to enactment of ADA and are not wheelchair accessible. CB12M supports the efforts of property owners to retrofit their buildings to achieve increased accessibility, now, therefore, be it

**Resolved:** Community Board 12-Manhattan offers no objection to the application submitted by Royal Charter Properties for a revocable consent from the NYC Department of Transportation to facilitate the construction of a wheelchair accessible ramp at the entrance of 600 West 165<sup>th</sup> Street.

Sincerely,



Eleazar Bueno  
Chairperson

cc:

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Hon. Jumaane Williams Public Advocate  
Hon. Scott M. Stringer, Comptroller  
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