

Manhattan Community Board 4
October 7, 2015
Fulton Center Auditorium, 119 Ninth Avenue

PUBLIC HEARING\PRESENTATION

BSA Application 136 West 24th Street Cal. 33-78-BZ – Transfer of Unused Development Rights

ULURP Application 368 West 23rd Street # N. 150051 ECM – Chelsea Square Restaurant Enclosed Sidewalk Café Renewal

BSA Application 98-100 10th Avenue Cal. 204 – 15- BZ – Special Permit for a Physical Culture Establishment (PCE) SoulCycle

MEETING AGENDA

Public Session	Delores Rubin
Adoption of Agenda	Christine Berthet
Adoption of Last Month's Minutes	
Manhattan Borough President	Andrew Lombardi
Local Elected Officials	Various
District Manager Report	Jesse Bodine
Nominating Committee Report	Ambur Nicosia
Chair Report/Committee Reports	Christine Berthet

Meeting called to order at 6:37 by the Chair, Christine Berthet.

PUBLIC HEARINGS:

BSA Application 136 West 24th Street Cal. 33-78-BZ – Transfer of Unused Development Rights

Introduction by Betty Mackintosh

The Applicant was represented by Jay Segel of Greenberg Traurig.
Transfer of development rights from 136 W 24 (5 story co-op) to 142 W 24.

Betty had a question: sliver between the two buildings must be merged into the two lots.

ULURP Application 368 West 23rd Street # N. 150051 ECM – Chelsea Square Restaurant Enclosed Sidewalk Café Renewal

No speakers.

BSA Application 98-100 10th Avenue Cal. 204 – 15- BZ – Special Permit for a Physical Culture Establishment (PCE) SoulCycle

No speakers.

At which point, the public hearings were closed.

PUBLIC SESSION:

First Vice Chair Delores Rubin called on the members of the public who signed up to speak. The public spoke on the following topics:

1. Amy Fitzgerald – HY/HK Alliance. Support of letter 18.
2. Frederick Miuzzo – Director, Sr Center at Hudson Guild – 60 activities for adults 55 and older. Including “Zumba Gold.”
3. Stephanie Wingert – Youth program for young adults aged 18-24. POWER UP is the basic program. Now starting TECH UP. Computer and media lab across 17th Street.
4. Diana Schutz – Mgr. Chelsea Rec Center on 25th Street. Highlighted upcoming programs.
5. Mike Marriott – Neville Dance Theater. The company is celebrating its 10th anniversary season. They have generated enough revenue that they will be performing on Oct 24 at the Ailey City Group Theater.
6. Carla Nordstrom – 107 W 25th Street re: BRC. BRC is an unresponsive neighbor and the facility is too large. Creates problems on the block.

At this point, the Public Session was halted, to allow an elected official to speak.

REPORT OF ELECTED OFFICIALS:

Councilmember Corey Johnson talked about the kicked off Participatory Budgeting. 100s of ideas already collected. Talk to Matt Green if you have any questions.

Package of 12 bills to reform the Dept of Buildings unveiled at City Hall last week.

BRC shelter, biggest problem is use of K2 on the block. Trying to block the sale of K2.

City Council amended School Safety Act.

Oct 28: free flu shots at the Councilmember’s District Office on West 30th Street.

At this point, the Public Session was continued.

7. Robert Olson – Tenant at 508 W 52nd Street. Joe Restuccia is managing the building. No cold water in the building. Gas line shut down so no hot water. Roof leaks. Repairs must be made. (Jesse Bodine followed up with the individual).
8. Henry Caso – Brookfield Properties. Manhattan West development. Elevator encroaches onto public sidewalk to provide access. City wants 8 feet between elevator and bollards. Able to get it from 7’8” to 7’10”. Sidewalk is 10’4”. The speaker addressed a question from Mr. Noland, stating that the RR requires the

bollard. Bollard must be specific dimensions to meet anti-terrorism requirements.

9. Brad Pascarella – State Comptroller recognized Meatpacking BID. Officials of the BID were elected. Custom garbage cans have been ordered.
10. Douglas Leland – Manhattan Plaza. BLP re: Hallo Berlin – live music coming from the venue although the stip says no live music. Homeless situation in the neighborhood is really bad. Per 10th PCT, 2X a day, the PABT is emptied so the terminal can be cleaned. Mental health needs of some of these people must be addressed. (Delores stated that live music may be a once a year thing for Oktoberfest.)
11. Pamela Wolff – BRC is a terrible situation for people who live there, but they offer an incredibly valuable service to the city. Size of facility should be reduced. Restaurant plan at the end of Pier 62 should be rejected.
12. Richard Hsu – Ryan Health Center – Primary care services and free flu shots. Spooky Halloween party for kids on Oct 30. They need a volunteer salsa instructor.
13. Bill Jones – Manor Community Church on 26th Street. They receive donated food from Trader Joe’s for distribution. 4x a week they have food pantry. 1,869 visits last month.
14. Lisa Wager - FIT representative. Public programming update.

At which point, the Public Session was closed.

ADOPTION OF AGENDA AND MEETING:

Agenda: Item 21 will be tabled. The agenda was adopted.

The minutes from the September meeting of the Board were adopted.

REPORT OF ELECTED OFFICIALS:

Andrew Lombardi, representing **Borough President Gale Brewer**, read a list of upcoming events. Tenant support clinic at the uptown office. Manhattan Construction Safety working group. Hearing on traffic congestion – people can sign up to speak. Community Policing report released last week.

Theresa from **Congresswoman Carolyn Maloney’s** office, talked about the Congresswoman’s opening statement on the Oversight Committee hearing on Planned Parenthood. Deadline passed so 9/11 health and compensation programs were not renewed, but there is new legislation to make them permanent. Community forum on gun control – public invited.

Edgar Yoo – **Manhattan DA’s** office – indictment of Michael Lamb for sex trafficking, targeting women at Covenant House. Event on November 21 to resolve outstanding summonses and warrants – Legal Aid will be there.

REPORT OF DISTRICT MANAGER JESSE BODINE:

Attended meetings with Parks Dept, Columbus Circle BID, Lantern Community Advisory meeting.

Budget task force final meeting later this month.

WPE meeting tomorrow, not next week.

BLP meeting @ 353 West 30th.

QOL meeting at Board office.

Working with Corey Johnson's office on 485 Ninth Ave buildings to protect existing tenants.

Homelessness toolkit to address the problem released today. First step is to call 311.

Meeting at Christ Church to preserve the façade.

Two new affordable housing lotteries online now.

REPORT OF NOMINATING COMMITTEE

Ambur Nicosia, Chair, reported that first meeting was held September 29.

A draft slate exists:

Delores Rubin, Chair

Bert Lazarin/ Ernest Modarelli, 1st VP

Lowell Kern, 2nd VP

Michael Noble, Lily Fan, Secretaries

Interviews and then another committee meeting.

Report at next month's meeting.

Election at December meeting.

REPORT OF MCB4 CHAIR CHRISTINE BERTHET:

Two new members of CB4: Oscar Pagoada and Joe Reigadas.

The members introduced themselves.

Thanks to the developer to preserve the façade of the church.

The Food Emporium at Manhattan Plaza will be sold to another vendor. If not, the landlord will find someone.

DCP hearing on parking permit on West 28th Office. Further meetings with borough president and DCP upcoming.

Meeting re: Block 4 park: 3 of 6 blocks open.

Meeting with Brookfield

Sheffield and Parc Vendome re homelessness issues

HRPT – meetings re Pier 62.

PABT board presented preferred option for new bus terminal. Will destroy two blocks of 9th Avenue, including a church, a farm and local stores. Not our preferred option.

Vornado re bus layover.

WORKING SESSION – COMMITTEE LETTERS:

BLP Committee

Item 1 should be addressed separately.
Everything else should be bundled.

Item 3 is just a wine and beer license.
Item 6 signage problems on sidewalk – will send administrative letter.

No basis for changing terms of operation (Ernest what #)

Item 2 -14b were passed.

Item 1 – no opposition at BLP. Stip says only background music. May be an Oktoberfest issue. Board can call and remind them of their stip or send them to QOL. Website shows live music at other times, however.
Recommendation to approve the corporate change, but then bring them to QOL.

Item 1 passed.

Waterfront Parks & Environment Committee

Item 15 re: Pier 57. Administrative modifications to the letter. We will emphasize concern over traffic issues. Will add a line regarding Google shuttle, that if they implement, they will come back to CB4 and DOT.

Anthony Bourdain saying 24 hour operation – but that is against park policy.

Inappropriate to add something to letter against 24 hour operation when that has not been officially included as part of the presentation. Will add something that all operators at the Pier will follow normal park hours.

Letter as amended passed.

Item 16 – Betty applauded the work on the letter. Friendly amendment to move the “ask” to the first paragraph.

Passed with friendly amendment.

Item 17 – Passed.

Transportation Committee

Friendly amendment to 18 to add a line defining the NYS Association.

Passed with friendly amendment.

Item 19 has a friendly amendment to acknowledge the effort to widen the sidewalk. We will reorient the wording to ask DOT for approval.

Approved as amended.

Item 22 – Passed with Friendly amendment.

Item 23 – Passed.

Item 24 – Committee recommends denial of the application. Large scale development belongs on the avenue, not on the side street. This is double dipping because the variance already gives them value. Application is for a commercial building. This would allow a hotel, but there is nothing saying it would BE a hotel.

Passed on a roll call vote.

Item 25 – Chelsea Square Restaurant - enclosed sidewalk café renewal
Friendly amendment.
Recommend approval. Transportation will follow up with letter to DOT.
Passed on a roll call vote.

Item 26 no comments
Passed on a roll call vote.

Meeting adjourned at 8:21.

DRAFT