

Full Board Meeting
Helen Rosenthal, Chairperson
January 2, 2008
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Ms. Rosenthal called the meeting to order at 7: 13 PM.

Minutes from previous full board meeting were approved, as amended: 26-0-1.

Motion to approve by Victor Gonzalez; amended to reflect that Maggie McLean's issue was referred to Housing Committee.

Chairperson's Report: Helen Rosenthal

- Applications approved in '07: 51 unenclosed sidewalk café; 24 liquor licenses; 14 land use; 53 parks & preservation.
- Goal of Board to become more proactive on issues facing community.
- Hope Cohen chairing new working group: Integrating New Development into City Services.
- Elizabeth Starkey, co-chair of Green Committee, reported on efforts to decrease energy use, e.g. converting to compact fluorescent bulbs in home and distributed a cost comparison chart. (13 members of public indicated they have converted.) Bruce Stark of Beacon Paint provided each Board member with a fluorescent bulb. Ms. Starkey commended the W. 75th Street Block Association on its initiative to advise community on merchants providing bulbs & equipment. CB7 and Council Members are hosting a forum with the Mayor's Office on PlaNYC on January 7th, 7 PM, at the New-York Historical Society.
- Penny Ryan reported on www.catalogue.choice.org. You can decline catalogues from hundreds of merchants and save trees and energy and reduce water and air pollution. The group works with merchants to help them target their advertising in more effective ways. www.cb7.org now has a "green" page. Information presented at the meeting will be on this page. Community members are invited to send suggestions for the page.

Public Session

- Tilah Duhaime, Upper West Side Street Renaissance Campaign – Campaign to rethink street space and public space; multiple working groups for various issues; go to www.nycstreets.org for more information and rsvp to events.
- Bill Crain, Citizens for a Green Riverside Park – Pigeon-netting in the park should be reported to 311 and to Health Commissioner; if vehicle present get license plate number.
- Cyrus Adler, West 97th Street Block Association and Shorewalkers– Request in 2006 to Transportation Committee to study feasibility of M96 westbound route change at Broadway & West End Ave; no response from Committee and MTA; requests Board to send letter to Joseph Smith with request to respond to his letter.

Scott Stringer, Manhattan Borough President

- Congratulations to Helen Rosenthal as new Chairperson.

- Mayor's Department of Information Technology and Telecommunications beginning negotiations with Time Warner, Verizon, Cablevision, and RCN for the granting of telecommunications franchises to provide cable television services in the City of New York, including critical communication channels between Manhattan residents, local government, and civic leaders that are open and accessible. The Manhattan Borough Board will consider a resolution in support of a Manhattan Borough Board supports the establishment of a professional-quality cablecast channel, "Civic Channel TV." He is asking each Manhattan Board to consider supporting the proposed resolution. The first public hearing will be on February 7th. **[CB7 will discuss the resolution on January 9, 7 PM, at 250 West 87th Street. The draft resolution is available at www.cb7.org.]**
- Pace of development reinforces importance of professional land use department at MBP's office to aid communities in ULURP process.
- Important victory on re-zoning on 97th-110th Streets; model for Lower East Side and Harlem.
- Introduced Deputy Borough President Rose Pierre-Louise.

Reports by Legislators

Councilmember Gale Brewer- Thanked CB7 for efforts on Trinity House; illegal hotel issue on-going with hearings at City Hall; grant approved for housing clinics at Goddard Riverside in January & February for all community members; Older Adults Technology Services bringing computers/training to senior centers; NYPD recruits going only to "high impact" areas so west side will not be getting additional manpower, will write letter to reverse this; cable franchise discussion hearing on February 7th; opposed to lack of 80/20 for developers who want to provide affordable rental units in CD7.

Reports by Legislative Representatives

- Matt Bitz, Council Member Dickens' office – Based on her call, Department of City Planning extended review period of AIA's proposed citywide text amendments by one month.
- Shane Seger, Assembly Member O'Donnell's office – Successful coat drive for NY Cares; cell phone drive in January; legal clinic on last Thursday of month; meeting on 12/20 with NYS Senator Perkins, Councilmember Mark-Viverito and Stern residents, with follow-up meeting with attorney and residents later in January.
- Michael Mead, NYS Senator Schneiderman's office – Sponsoring legislation to improve energy efficiency.
- David Weinberg, Assembly Member Linda Rosenthal's office – newsletters available; continuing to fight for more funding for MTA and for smaller class sizes; opposed to national chains and banks on Broadway; member item funding available but needs letter this month.

Business Session

Land Use Committee, Richard Asche and Page Cowley, Co-Chairpersons

1. 473, 474-75 & 476 Central Park West (West 107th Street.) The resolution to **approve** applications #57-95-A to the Board of Standards & Appeals by Upwest Company, LLC, for an extension of the term of the existing variances, which permit Class "A" occupancy in the cellars in the referenced addresses was adopted: *34-0-0-0*.

2. City-wide Text Amendment, AIA. The resolution re application #N080110ZRY by the American Institute of Architects to the Department of City Planning to amend the Zoning Resolution regarding six

bulk modifications and a clarification was returned to committee. Motion by Tom Vitullo-Martin to send back to committee for consideration at the January 16th meeting was adopted: 29-0-1.

The Land Use Committee will hold another hearing on the application on January 16th. The AIA, MBPO Land Use staff, DCP staff will be asked to attend. Mr. Asche urged members of community to do research and homework and to come to the Land Use meeting. Ethel Sheffer recommended getting resolutions and/or statements from other CBs. City Planning Commission hearing will be on February 13th.

- The following public speakers urged voting no on all of the proposed amendments: Cynthia Doty, Democratic District Leader; Lynn Max, Westsiders for Responsible Development & Three Parks Democrats; Steve Max, Three Parks Democrats; Bill Crain, Westsiders for Responsible Development; Bob Bottfield, Three Parks Democrats; Tom Siracuse, Committee for Environmentally Sound Development and Westside Green Party; Jean Javorek, Manhattan Valley Preservation Committee; Ann Shirazi, 100th Street Block Association.

- Shane Seger, Assembly Member O'Donnell's office - Submitted testimony in strong opposition at the December Land Use Committee meeting in opposition of amendments and urged voting no on all of the proposed amendments.

- Alan Flacks, 3 Parks Democrats - Public speakers from 3 Parks speak as individuals only and do not represent the club in its entirety.

3. City-wide Text Amendment. The resolution to **approve** application #N080149ZRY to the Department of City Planning to exclude from the definition of floor area the additional eight inches in width that the new Building Code will require for residential buildings taller than 125 feet was adopted: 34-0-2-0.

Housing Committee

Charles Simon and Victor Gonzalez, Co-Chairperson

4. 100 West 92nd Street, Trinity House. The resolution, as amended, was adopted: 31-1-1-0.

- Jim Paul, Trinity House Tenants' Association – urged opposing selling to Pembroke; has alternative plan for consideration in partnership with non-profit organization.

- Amy Chan, Tenants and Neighbors – urged CB7 to advise HPD to reject sale.

- Melanie Radley proposed friendly amendment to reflect the practical monetary benefits, including ability to expand facility and provide low-cost housing for faculty that Trinity House derived as participant in Mitchell-Lama program (language of amendment subject to factual confirmation). An additional friendly amendment added CB7 to the list of parties who would work together on a solution.

Adopted resolution with amendments in ital:

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

Trinity House, located at 100 West 92nd Street, NY, NY 10025 is one of the only three remaining Mitchell-Lama rental buildings located in Manhattan Community District 7.

Community Board 7 supports the Mitchell-Lama goal to enable moderate- and middle-income households to remain in our community.

Trinity House residents have been long-term stable members of the community.

Trinity House has been in the Mitchell-Lama program since 1968 (prior to 1973) with 199 units, 39 of which house faculty members of the adjacent Trinity School.

CB7 strives to maintain the long-term economic diversity and sustainability of the community.

Trinity School, a school that has a history in New York City dating back to 66 years prior to the founding of our Country, is worthy of support because it provides an excellent educational program for children of Manhattan's West Side and the City of New York.

Trinity School has derived significant benefits from the Mitchell-Lama Program and from the presence of Trinity House since 1968.

Trinity School, in order to raise income for the school, is considering selling Trinity House to a developer who would eventually sell the remaining 160 (non-faculty) units at market-rate levels.

CB7 believes that an alternative plan to maintain Trinity House as affordable housing for moderate- and middle-income households could economically benefit Trinity School as well as the community.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan urges constructive conversation among Trinity School, residents of Trinity House, and Community Board 7 to develop an alternative solution that would achieve the long-term goals of the tenants and the school while contributing to the long-term economic residential diversity of our community.

Committee: 6-0-0-0. Board Member: 1-0-0-0. Public Members: 4-0-0-0.

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

5. **2173-75 Broadway** (West 77th Street.) The resolution to **approve** renewal application DCA# 0955758 to the Department of Consumer Affairs by Kiman Coffee Shop, Inc., d/b/a Big Nick's Burger Joint & Pizza Joint, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 24 seats was adopted: *32-1-0-1.*

6. The resolution in support of funding for mass transit and against the MTA fare increase was adopted: *33-0-0-1.*

Business & Consumer Issues Committee

George Zeppenfeldt-Cestero, Chairperson

7. The resolution to **approve** applications for 2008 multi-block street fairs was adopted: *Vote: 24-5-0-1*
Street fair for NAACP moved from Oct 5th to Oct 12th.

- Tom Vitullo-Martin in support of reducing number of street fairs.
- Jeffrey Bank in favor due to increase in revenue and awareness of local small business from visitors.
- Ulma Jones in favor.
- Andrew Albert in favor.
- Oscar Rios in favor because funds support community services.

New on-premises-license applications to the NY State Liquor Authority:

8. **441 Amsterdam Avenue**, (West 81st Street) The resolution to **disapprove** JPS Ventures Inc., d/b/a St. Jame's Gate - Louie's Café, was adopted: *31-1-1-1.*

8. **953 Amsterdam Avenue**, (West 106th Street) The resolution to **disapprove** NLE Restaurant Corp, d/b/a Sensacion Tropical, was adopted: *31-1-1-1.*

9. **2479 Broadway**, (West 92nd Street) The resolution to **disapprove** Katouna Inc., d/b/a Elia, was adopted: *31-1-1-1.*

10. **200 West 84th Street** (Amsterdam Ave & Broadway) The resolution to **approve** Cobol Ital Corp., d/b/a Spiga Restaurant, was adopted: *31-1-1-1.*

Parks & Preservation Committee

Klari Neuwelt and Lenore Norman, Co-Chairpersons

11. **182-188 Columbus Avenue** (West 68th – 69th Street.) The resolution to **approve** application to the Landmarks Preservation Commission for restoration of façade was adopted: 32-0-0-0.
12. **108 West 69th Street** (Columbus Avenue.) The resolution to **approve** application to the Landmarks Preservation Commission for roof-top addition was adopted: 32-0-0-0.
13. **52 West 76th Street** (Columbus Avenue – Central Park West.) The resolution to **disapprove** application to the Landmarks Preservation Commission for restoration of front façade was adopted: 32-0-0-0.
14. **101 West 81st Street, Apt# 707**(Columbus Avenue.) The resolution to **disapprove** application to the Landmarks Preservation Commission for a penthouse addition was adopted: 32-0-0-0.
15. **661 West End Avenue** (West 92nd Street.) The resolution to **approve** application to the Landmarks Preservation Commission for enlargement of an existing dormer on the rear of building was adopted: 32-0-0-0.

Meeting was adjourned at 9:23 PM.

Submitted by Liz Samurovich, Co-Secretary

Present: Helen Rosenthal, Barbara Adler, Andrew Albert, Linda Alexander, Richard Asche, Jeffrey Bank, Hope Cohen, Page Cowley, Sheldon J. Fine, Sonia Garcia, Rosa Gonzalez, Victor Gonzalez, Phyllis E. Gunther, Robert Herrmann, Lawrence Horowitz, Ulma Jones, Bobbie Katzander, Barbara Keleman, Blanche E. Lawton, Daniel Meltzer, Lenore Norman, Gabrielle Palitz, Sharon Parker-Frazier, Miki Fiegel, Melanie Radley, Oscar Rios, Madge Rosenberg, Liz Samurovich, Ethel Sheffer, Jeffrey Siegel, Charles Simon, Elizabeth Starkey, Barbara Van Buren, Thomas Vitullo-Martin and George Zeppenfeldt-Cestero. **On-Leave:** Chaumtoli Huq, Johnette Murray and Klari Neuwelt. **Absent:** Alberto Cruz, Islande Dupoux, David Harris, Eric Nelson, Michele Parker, Anne Raphael, Luis O. Reyes, D. Maria Watson, Melanie Wymore and Dan Zweig.

Steering Committee
Helen Rosenthal, Chairperson

Minutes will be uploaded as they become available.
No changes to the cafe. Committee voted to approve.
Vote- *Committee: 5-0-0-0. Public: 2-0-0-0.*

DIVE BAR

No one was present from Dive Bar. As such, the Committee took no action. Committee can hear this prior to full board, if owner attends.

DISCUSSION OF 808 COLUMBUS AVENUE

A discussion of the many problematic facets of this part of the Park West Village development ensued. # of parking spaces was discussed, as were aspects of the vault, Whole Food's delivery procedures, and the consequences of saying yes or no to the Vault application. It was agreed that some committee members would attend the next meeting of the Park West Village Coordinating Committee.

NEW BUSINESS

Oscar Rios brought up the subject of the green space at 110th Street & Amsterdam Avenue. Signage has been knocked down alerting motorists that street changes from one-way to two-way.

Dan Zweig brought up the subject of the double yellow striping at Broadway & 106th Street. Some is missing and needs to be repainted.

David Zelman again brought up the issue of two areas of the West Side that have been off-limits to parking but should be restored - namely the SE corner of Riverside Drive and 75th Street (currently a no-standing zone) and the NW intersection of Riverside Drive & 72 Street. Additionally, there was a discussion about possibly installing a left-turn arrow at West End Avenue & 70th Street for cars heading southbound on West End, turning left (east) on 70 Street. Enforcement is also a big problem for the Avenue, especially southbound from 7 to 10 AM, and Northbound 4-7 PM.

Josh Orzeck, from DOT, discussed options at 79th & Riverside Drive to speed the flow of traffic, including possibly removing parking from the south side of West 79th Street, between Riverside & West End Ave. He also discussed installing angled parking on West 70 Street between West End Avenue & Amsterdam Avenue, an issue that had been heard in committee before, but was discarded due to the back-end-in regulation. The committee felt this would take much longer than head-in, and block traffic.

Present: Andrew Albert,

Dan Zweig, Barbara Keleman, Blanche E. Lawton, Anne Raphael, Oscar Rios and Charles Simon.

Absent: Ulma Jones and Bobbie Katzander.

Business and Consumer Issues Committee
George Zeppenfeldt-Cestero and Madge Rosenberg, Co-Chairpersons
January 9, 2008

Presentation by Sascha Puritz, Director of Intergovernmental Affairs, for the Manhattan Borough President's Office on the establishment of a Civic Channel TV (CCTV).

Ms. Puritz explained that the City is entering into negotiations with Telecommunications Companies for the granting of telecommunications franchises to provide cable television services in New York City. Time Warner Cable, Cablevision and RCN are seeking renewal contract agreements and Verizon is currently negotiating a new franchise contract with the City.

The Manhattan Borough President, Scott Stringer, would like the public access channels to remain strong and to receive funding. His vision is the establishment of a cablecast channel, "Civic Channel TV", to increase public access of local civic processes and institutions. It would also include the broadcasting of monthly community board meetings and of two committee meetings each month, precinct council meetings, local shows, public hearings, community events and the web casting of community meetings online. The estimated cost to the telecommunications company to create this channel would range from \$1 to \$2 million dollars.

The Civic Channel TV would be one of the channels the Manhattan Neighborhood Network (MNN) runs. MNN is a non-profit organization that currently administers four public access cable channels in Manhattan as part of the City of New York's Public, Educational and Government (PEG) channels. They are funded by 5% of the telecommunications revenue and by grants. MNN also propose that a youth channel be created.

Although there is no specific timeframe for the establishment of Civic Channel TV (CCTV), the City is in negotiations with Verizon and is expected to finish negotiating in two to three months.

Because the Time Warner Cable franchise is a renewal, the City will be holding a public hearing on Thursday, February 7, 2008, from 3:00PM to 7:00PM at Richard Horace Terrace, Tribeca Performing Arts Center, 199 Chambers Street. Emails will be sent to the board members regarding the TWC public hearing. Borough President Stringer would like members of community board to attend the public hearing to share any complaints/comments they might have with TWC and to support the new channel CCTV.

MNN is creating literature regarding the CCTV which will be available at the full board meeting on February 6. Ms. Puritz will be making a presentation at the February full board meeting.

George Zeppenfeldt-Cestero recommended that a greater variety of cable stations (including CNN) be made available, at a discounted rate within the basic channel package, for senior citizens. He also asked that Time Warner provide increased public access to their facilities for non-profits that are based in the district. Likewise with MNN, offering programming addressing health insurance information for individuals, business owners and entrepreneurs, would support government initiatives to decrease the number of the uninsured.

COMMUNITY BOARD 7 Manhattan

For further information regarding the Manhattan Borough Board's proposal for the establishment of a Civic Channel TV (CCTV), please contact Sascha Purtiz, Director of Intergovernmental Affairs for the Manhattan Borough President Scott Stringer, at spurtiz@manhattanbp.org.

Resolution: The committee supports the Borough President's resolution in support of the establishment of a Civic Channel TV (CCTV) as attached.

Committee Vote 5-0-0-0 Board Member Vote 1-0-0-0

Present: George Zeppenfeldt-Cestero, Rosa Gonzalez, Michele Parker, Anne Raphael, Madge Rosenberg. **Board Chairperson:** Helen Rosenthal. **Absent:** Ulma Jones.

Parks and Preservation Committee
Lenore Norman and Klari Neuwelt, Co-Chairpersons
January 10, 2008

1. Presentation by the Department of Parks and Recreation on the restoration of the **Riverside Park West 87-88th Street Entry Stair**.

Before the stair restoration presentation, John Herrold, Riverside Park Administrator, reported that on Monday January 7 and Tuesday January 8, 2008, the long-awaited metal handrail had been installed along the 72nd Street ramp. All that remains is for the railing to be painted black.

Margaret Bracken, Riverside Park Landscape Designer, presented the stair restoration project. The entry stair is located between 87th and 88th Streets, and it is currently in very poor condition; it was recently fenced off to keep the public from using it. It connects the recently renovated Promenade and the currently under-renovation Soldiers and Sailors Monument.

The stair is made up of remnants of the original, larger 1880's stair from the Olmsteadian-Samuel Parson era, when Riverside Park was first built. Its bluestone risers, set in five sections, are original. While they are currently very uneven and unsafe to traverse, the risers themselves are in good condition and will be re-used. They will be set on a new concrete foundation for a level installation. The cheek wall will be reconstructed as one continuous element, and the retaining wall from the 1930's will be repaired.

The riser sections are separated from each other by asphalt landings which date from the 1930's or later. These are not original, and they are in poor condition. The landings will be reconstructed and repaved with bluestone, relating back to the original stair design. A handrail will be installed on the stair.

As part of the project, the existing adjacent temporary fencing will be replaced with permanent fencing.

Work on the stair restoration is anticipated to begin in mid-late summer 2008 (shortly after work is completed on the Soldiers and Sailor Monument in April 2008) and should take three months. It is already funded as a capital project.

Resolution to APPROVE: 5-0-0-0.

Resolution Re: Restoration of the West 88th Street entry stairs, Riverside Park.

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

The Parks & Preservation Committee believes that the proposed restoration of the Park steps is appropriate to the Historic Park for the following reasons.

The original bluestone risers, still in good condition, will be reused.

The landings between risers, are not original, but will be reconstructed and repaired with bluestone.

THEREFORE, BE IT RESOLVED THAT the Parks & Preservation Committee of Community Board 7/Manhattan **approves** the restoration of the stairs.

Committee: 5-0-0-0.

2. **101 West 81st Street (The Endicott), Apt. 717.** LPC application # 08-3598 for a penthouse addition.

Architect Arpad Baksa presented the project on behalf of the owner, Ms. Kreitzer, who was present. The renovation calls for the penthouse addition of a single room with bathroom, accessed from the apartment below by a new stair. The addition is 360 square feet. It will extend ten feet above the finished roof surface. It has 24 feet of frontage along the 82nd Street façade, set back 17 feet from the building street wall in alignment with the northernmost face of adjacent apt. 718/719 and with the entire face of apt. 720,

both to the west. It will be partially visible from the street, from 83rd Street north, along the east side of Columbus Avenue.

The facade will be clad in the same brown brick Mr. Baksa used for apt. 720, which Mr. Baksa said that he had done, with the approval of the CB7 Parks and Preservation Committee several years ago. (It will not match the beige stucco of apt. 718/719.)

The fenestration is three pairs of full-height, single pane French doors, aluminum clad wood units by Pella. Mr. Baksa originally proposed them to be the same tan color as used in apartment 720, but at the recommendation of the Committee, he agreed to change the color to Dark Brown to allow the fenestration to fade into the masonry.

The roof will be black asphalt. A 4" tall aluminum-flashing strip will be visible at the topmost part of the penthouse façade, extending down from the roof.

Resolution to APPROVE as modified (with dark brown exterior window cladding): 4-0-1-0. Lenore Norman described the reason for her abstaining to vote: while she found this particular project appropriate, the overall roofscape of the Endicott has many small penthouse additions of varying designs, not all of which are as sensitive to the original architectural character of the building. Many years ago, she had suggested that a master plan be developed by the building to create a cohesive design for the various rooftop additions. At the meeting tonight, Lenore proposed writing a letter to the Endicott Co-op Board suggesting they prepare a master plan now to guide the design of future rooftop additions. The Committee thought this was an excellent idea.

Resolution Re: 101 West 81st Street, Apt 717 (Columbus Avenue.)

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

The Parks & Preservation Committee believes the proposed roof top addition is reasonably appropriate to the historic character of the Building and to the Historic District for the following reasons.

The Architect for the project agreed to paint the window frames dark brown in color rather than tan, so they will recede into the building.

The addition is relatively small and will be clad in the same color brick as the building itself.

The French Doors are appropriate to the design and the building.

THEREFORE, BE IT RESOLVED THAT the Parks & Preservation Committee of Community Board 7/Manhattan **approves** the proposed roof top addition with the window frames painted dark brown. *Committee: 4-0-1-0.*

3. **159 West 82nd Street.** Application to the Landmarks Preservation Commission for restoration of the lower half of the façade.

Connie Crosson, the owner of the brownstone, presented the project.

Originally, Ms. Crosson had engaged a contractor to “clean up” the lower two stories of the building façade. The intent was to remove the 30-year old stucco facing, and to do minor repairs as required. Work began in August while she was away.

The contractor decided to do a more extensive repair job, in an effort to make the lower facade look more like the rest of the block. After removing the old stucco and repairing the structure behind, he began to reface the facade with new stucco, scored to simulate the rusticated base of the neighboring brownstones. Part way through the work, Landmarks issued a violation (since then removed) and requested that an application for the restoration work be filed.

Ms. Crosson hired an architect, and presented architectural drawings to the Committee, although no architect’s name appears on the drawings.

The project calls for the stucco re-facing to be completed, including rusticated scoring. Window details for both the rectangular Parlor Floor windows and the arched Ground Floor window will simulate the details found in neighboring buildings on the block.

The project also proposes repairing the existing wood entry door (located on the Ground Floor; the stoop was removed many years ago) and painting it black.

Lastly, while the applicant does not currently plan to replace the existing wood windows on the Parlor Floor and Second Floor, she would like the application to include plans for their future replacement.

The Committee found the façade restoration work to be appropriate.

The Committee preferred that the entry door remain natural wood, consistent with the entry doors of the neighboring brownstones.

Regarding the window replacement, the Committee felt there was insufficient information presented. It requested that the applicant return with more complete information at the time the window replacement is planned.

Resolution to:

- a. APPROVE the restoration of the brownstone and the scoring of the stucco to look like brownstone on the lower half of the façade.
- b. DISAPPROVE the proposal to paint the entry door black.

5-0-0-0.

The Committee took no position on the window replacement proposal and requested that the applicant re-submit with more complete information at the time when the window replacement work is planned.

Resolution Re: 159 West 82nd Street (Columbus-Amsterdam Avenue.)

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

The façade is being appropriately restored to match the other buildings in the row.

The Committee suggested that the proposed repair of the existing wood entry door, while appropriate, should remain in the natural wood to be consistent with the other doors in the neighboring brownstones and not painted black as proposed.

No position was taken on the windows since they will not be done at this time and we were not provided with enough information.

THEREFORE, BE IT RESOLVED THAT the Parks & Preservation Committee of Community Board 7/Manhattan **approves** the restoration of the facades, but **disapproves** the proposal to paint the door black. We took no position on the windows and told the Applicant to return to the Committee with the completed proposal

Committee: 5-0-0-0.

4. New business.

- a. In response to the letter sent to CB7 regarding four Gilbert townhouses on the south side of 86th Street between Broadway and West End Avenue (272, 274, 276 and 278 West 86th Street), the letter makes a strong and very convincing case for designating these four townhouses. The Committee supports their designation and will write a letter to LPC urging them to consider this in the very near future.

b. After assisting the Committee last year with the Manhattan Valley survey and designation information, Aliza Ross, preservationist, (from Manhattan Borough President's urban fellows program and Columbia University) had concluded her work for the Parks and Preservation Committee by compiling a list of other at-risk buildings on the Upper West Side. Her work focused primarily on institutional and larger residential structures.

Given the recent trend of developers purchasing brownstones along West End Avenue, Lenore suggested that the Committee shift its immediate focus to looking at this issue, in an effort to preserve the remaining brownstones along West End Avenue. The hope is that Landmark West!, having the resources to do so, would prepare a survey which could be used in presenting the designation case to Landmarks. The Committee supported this shifting of focus enthusiastically.

The meeting concluded at approximately 9:00 pm.
Minutes prepared by Gabby Palitz 1.11.08

Present: Lenore Norman, Phyllis Gunther, Gabrielle Palitz and Jeffrey Siegel.

Board Chairperson: Helen Rosenthal. **Absent:** Miki Fiegel, Blanche Lawton. **On leave:** Klari Neuwelt.

Housing Committee
Victor Gonzalez and Charles Simon, Co-Chairpersons
January 14, 2008 7:00PM

The meeting was opened by Co-Chairperson Charles Simon.

Trinity Mitchell Lama Housing

As a follow-up to last month's discussion of Trinity School's possibly taking its Mitchell Lama Housing out of the program, consideration was given to the Committee sending a letter to HPD. Although the Board has no official role in decisions made by owners of the Mitchell Lama rentals, it was felt moral support should be given to the efforts of the tenants to maintain their apartments. They are looking to negotiate an arrangement with Trinity that would not make them lose their long-time homes. Charles Simon will draft a letter to be circulated to the Committee.

Affordable Housing On The Brink

Laura Jervis, Executive Director of the West Side Federation for Senior and Supportive Housing, (WSFSSH) continued the discussion of a report prepared for the West Side Nonprofit Affordable Housing Group, which consists of the Columbus-Amsterdam Bid, Project Find, Goddard Riverside Community Center, Manhattan Valley Development Corporation, and WSFSSH. The report looked at government assisted rental housing, (Mitchell -Lama, HUD. Section 8) between West 60th and West 125th St that is in danger of conversion to non-programmatic housing, which would result in a serious loss of affordable housing on the West Side

Between 1990 and 2006, there was a loss of 44% of the total subsidized stock in existence on the West Side. This loss has been twice as great as the New York City average. 37 % of the remaining subsidized stock, over 1500 affordable units, are at high risk of being released from affordability by 2024, half of these by 2016.

Properties at risk and their potential to be saved have been identified. The next step is to strategize on how to maintain their affordability. Various possibilities are being looked at, and a decision will be made as to which is the most feasible.

- Work to extend rent stabilization to subsidized buildings constructed after 1973.
- Advocate for tenants rights of first purchase.
- Develop strategies to assure owners of profits if they sell to non-profit agencies who would maintain affordable housing.
- Promote stronger outreach to educate owners of HUD buildings about the Mark Up to Market program, where HUD will pay the difference between the tenants' 30% of income payment towards rent and the market rate for the apartment.
- Housing Trust Funds. This is a program which has been studied by the BID.

- Use of pension funds to purchase potential conversions to maintain affordable housing .in New York City.

Question was raised as to the Community Board's role in this. It was thought the Committee could bring the report and the questions to the attention of other players.

Helen Rosenthal, CB7 Chairperson, will talk with the Chair of MCB9 about the study.

The Housing Committee could meet with the West Side Non-Profit Affordable Housing Group twice a year to remain updated. Staffs of elected officials would be invited to those meetings.

Non-legislative ways of maintaining affordable housing should be considered, such as alerting landlords to other means of making a profit on their buildings.

The Affordable Housing Group will assess which property could most likely be saved for affordable housing, and come back to the Housing Committee to jointly strategize.

Meeting adjourned.

Present: Victor Gonzalez, Charles Simon, Johnette Murray, Sharon Parker-Frazier, Melanie Radley, Liz Samurovich and Barbara Van Buren. **On-Leave:** Chaumtoli Huq. **Absent:** Sonia Garcia, Rosa Gonzalez and D. Maria Watson.

Health and Human Services Committee
Barbara Van Buren and Madge Rosenberg, Co-Chairs
January 15, 2008 7:00 PM

Meeting was called to order at 7:07 pm by Co-Chairperson Barbara Van Buren, at CB7 offices, 250 West 87th Street.

Atria

In response to a request from the community, there was a discussion of the license status of the Atria, at 333 West 86th Street, a senior residence for 150 residents that also includes 53-rent-stabilized tenants who were in residence prior to Atria's ownership. (Atria has a chain of commercial senior residences.) In 2004, the State Health Department wrote Atria that an inspection had found that some of the residents were in need of assistance in the activities of daily living, and in the use of medications. Atria would have to be licensed as an assisted living program in order to provide these services through their own staff. A visit was made to the program to learn the current situation. Atria now has a license pending with the State Health Department to become an Assisted Living Facility. They have installed an emergency generator and are in the process of installing a sprinkler system. Medical services, including medication monitoring and aides to assist in the activities of daily living - bathing, eating, walking, etc - are provided by a separate organization, Avondale. Residents at the Atria needing such services contract as individuals with the Avondale Group, and pay them for their services.

The residence fee paid to Atria covers their housing - studio, or one or two bedroom apartment, food, and housekeeping. Various recreational activities are provided, for which residents pay any necessary costs.

Atria was recently before the Transportation Committee, asking for a bus loading zone in front of the building. They have about 20 people with wheel chairs in the building who have difficulty when getting into vehicles if they cannot be parked at the curb. Atria also has a bus which they use to take residents on trips, picking them up in front of the building. At the December meeting, the Committee voted to reduce the previously approved zone to 30 feet. DOT has done this.

Isolated Elderly

The Committee next took up the matter of plans for a meeting to address the unmet needs and potential resources for the isolated elderly in our district. The state of seniors living alone, many with serious medical or mental health issues, is of concern as many in our midst are aging, and many of those are without, or are out of contact with, family.

Various existing and potential programs were brought up, including the GATEKEEPERS program in Chinatown, a program at the Morningside Gardens Apartment, and a program, which was just eliminated in the Federal budget, which enabled the Jewish Home and Hospital to have daily telephone contact with patients in their own homes to monitor their health condition. An automatic call would be placed that would ask the patient specific questions about their health that day. The call would be monitored, and if any problems were indicated, medical staff would call the patient back and deal with the problem... A plan to involve doormen and building superintendents and to have them be watchful of the elderly and to report any alarming or worrisome signs was discussed. This would require the involvement of the labor unions representing these employees, Locals 32B and 32J. Miki Fiegel is following this up for the Committee. A similar plan would involve postal carriers who could flag residents, (who request

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the service) when mailboxes are not emptied. Both these programs need resources to which individuals can be referred.

Involvement of existing institutions, which might serve as a core group to pursue some of these programs, was suggested. The involvement of senior centers and religious communities was also suggested.

Fern Fleckman suggested we seek a planning grant for a pilot program for the comfort of residents “aging in place” in our midst. It was noted that the Board did have an intern from the Borough President’s office to work on land use issues.

Cathy Ursino said she would look into needs and plans for better access to public transportation for disabled or the elderly residents.

Some committee members said they would like to attend, for informational purposes, a February 5 meeting of the Borough Wide Interagency Council on Aging, being held at the Municipal Building. We will attempt to get more specific information.

It was decided that before having a large meeting to discuss services and gaps, which would include a broad spectrum of the community, we would continue to educate ourselves to be sure we were as informed as possible about potential resources. At our next meeting we will invite representatives of City and State agencies to share their present and potential programs for the aging, as well as Dr. Mary Jane Koren, an Assistant Vice-President of the Commonwealth Fund, to share what is happening in the rest of the country.

The meeting was adjourned at 8:45 pm.

Minutes taken and recorded by Daniel Meltzer.

Present: Barbara Van Buren, Madge Rosenberg, Miki Fiegel, Sonia Garcia and Daniel Meltzer. Public members Cathy Unsino, Sonia Stetkiewych (Jewish Home and Hospital for the Aging), and Fern Fleckman, (Ryan Health Center)

Absent: Islande Dupoux, Barbara Keleman, Lenore Norman, Luis Reyes and Elizabeth Starkey.

District Service Cabinet Minutes
Penny Ryan, District Manager
Wednesday, January 23, 2008
9:30 – 11:00 AM

1. Updates:

Homeless Outreach:

Goddard's report on progress in housing homeless people.

- Summary of caseload – 83 total, 54 actively engaged working through housing, 11 service resistant but still talking to caseworkers for permanent housing, and 18 continued contact.
- Strategy: Collaborate with other City agencies and non-profits to keep homeless engaged.
- Obstacles to housing the homeless: Mental illness and/or resistance; substance abuse; undocumented individuals; and a lack of communication with hospitals upon release of homeless patients.
- Goddard will get statistics for the 24th and 20th Precincts. Goddard does not work with subway homeless.
- CB7 is requesting that Goddard give NYPD and the DA's office their homeless list in order to facilitate communication between agencies, especially after an arrest and subsequent release.
- PSA6 has agency contacts for homeless referrals.
- NYPD Transit has an internal mobile unit that addresses homelessness throughout the subway system.

DoITT - Clarification of response to 311 homeless complaints: Which agencies are receiving the complaints and how are they responding. 311 operator categorizes the complaint and forwards to either DHS or NYPD.

Precincts and Parks responses to conditions and coordination with Goddard: Parks have been quiet with no increase in homeless incidents.

FDNY - CPW & 110th Street – major backup there since Fredrick Douglass Circle has been constructed causing a significant increase in response time. Nothing has changed. According to DDC, estimated project completion date is December 2008.

DOT results of inspection of curbside cold patching along Broadway in the 80's, on the north side of West 68th Street/Bway-Columbus, and other areas in the district. DOT is inspecting and correcting cold patching on Broadway today.

2. Agency reports, including 311 complaints, personnel changes, and requests for inter-agency services.

NYPD 20th Pct.

- Overall crime is down 7% for the past year – very successful year. Every category down except rape.
- Need trees on west side of Broadway, 72nd to 73rd Street. (CAU & Parks Dept. to follow up.)
- Quality of Life complaints up for the year; hazardous summonses up in 28 day category.

NYPD Transit District 1: Overall crime was down 13 % for last year; continue to do crime prevention and electronic etching; 3 crimes this year; C summonses up; and truancy pickup is up.

NYPD Transit District 3: Overall crime was down 12% for the year; 2 crimes this year. The new Midtown Initiative goes up to 96th Street – there will be one Sgt. & four officers in uniform – assigned to cover one station per hour.

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NYPD PSA 6 summons activity up in the area. Shooting still being investigated. Two cops at Douglass Houses on all tours. Cameras are being installed throughout Douglass Houses public areas.

NYPD PB Manhattan North: Community outreach program working very well. Newly graduated officers are assigned to Impact Teams throughout the City.

DOT: Report all potholes. West Side Study – in the process of reviewing all comments.

FDNY: Fires down, up in non-medical emergencies mostly due to CO runs – FDNY advises to check smoke and CO detector batteries.

DOB: Community Affairs now has one inspector and plan examiner assigned to their department in order to facilitate high priority complaints.

ConEd: Addressing gas leak at 94th Street and Broadway today.

Parks: Personnel and equipment needs have been given to CB7 and elected officials. DOT has fixed all lights in southern end of RSP. Working with NYPD on graffiti.

DSNY: 96th and Riverside Drive garbage problem working with CM Gale Brewer.

DCA: Summonses for cigarette sales to minors is up in the area. Cafes using plug-in heaters are in violation. DOB will get memo on regulations for heaters inside sidewalk cafes.

CAU: Annual homeless count is next week.

DA's Office: New immigrant program will go after employers and criminals that take advantage of illegal immigrants.

Present: Penny Ryan, District Manger, John Martinez, Asst. District Manager, D.I. Spadaro, Det. Vassallo, Lt. Carbone, 20th Pct; Mike Burke, Capt. O'Brien NYPD TD3; Capt. Brian McGuire, Aubrey Donadelle, NYPD TD1; Capt. Elisa Cokkinos, PO John Ramos, NYPD PSA6; Lt. Cathy Babilonia, Emily Lopez, NYPD PBMN; John Pellegrinelli, FDNY; Lolita Jackson, CAU; Leah Donaldson, DOB; Josh Orzeck, DOT; Paul Everson, Sal Trento, Richard Carbo, Chet Heald, Parks; Susan Singer, NYPL; Supt. John Quirk, DSNY; Joselinne Minaya, DA's Office; Tom DiGuilio, DoITT; Humberto Galarza, DEP; Tony Brogdon, HPD; Debbie Allen, ACS; Mike Cengo, DOHMH; Carlyle Coco, DDC; Solly Corrado, DCA; Megan Melamed, Alex Abell, Goddard Outreach; Pat Richardi, ConEd; Marjorie Cohen, WCPP; Peter Arndtsen, Columbus-Amsterdam BID; Richard Juliano, LS BID; Barbara Adler, Columbus Ave BID; Shulamit Warren, CM Gale Brewer's office.