

**Full Board Meeting Minutes
Helen Rosenthal, Chairperson
Stephen Wise Free Synagogue
February 6, 2008**

Ms. Rosenthal called the meeting to order at 7: 11 pm.
Minutes from previous full board meeting were approved: 22-0-2-3.

Chairman’s Report: Helen Rosenthal

Ms. Rosenthal welcomed everyone. She announced that the CB7 is working on becoming more proactive in its community planning efforts, including the Green Committee’s meeting on PlaNYC, Feb. 12th, and the JHH building plan as it related to help the residents of the Kaufman building potentially remain as tenants in the Kaufman building. She announced that she had attended a rally to preserve the affordable housing at Trinity House, one of the last two Mitchell-Llama buildings on the UWS. In addition, she described efforts to obtain funding for the Soldiers and Sailor’s Monument through Congressman Rangel’s office. She also noted that CB7 was reviewing the efforts by the Mayor to cut the City Budget by 5%, and its dramatically adverse effects on the other-than-personal services portion of the CB budget. Borough President Stringer appointed Helen Rosenthal and Penny Ryan to coordinate efforts to preserve Community Board budgets. She also announced that CB7’s new website will be up and running at the end of February, and invited people to send in photos of the neighborhood for the gallery, and noted the creation of a “community question” of the month to solicit public opinion about various issues of concern to the neighborhood.

Ms. Rosenthal then turned the meeting over to Elizabeth Starkey and Melanie Wymore, Co-Chairs of the new Green Committee, and hoped that people had installed new compact florescent bulbs. Ms. Starkey also noted that Beacon Paints will be recycling burned out light bulbs to protect the mercury from getting into the environment. She also noted the great efforts by Congregation Bna’i Jesrun to get people to pledge to a more environmentally responsible lifestyle. One of those items is to encourage people to start using cloth bags and decline to use plastic bags when they go shopping.

Public Session

- **Dana Midland** – from a new organization called Parent Job Net, deigned to help people enhance their careers, and asked for help in promoting the organization, www.parentjobnet.org.
- **Maggie McLean** – Resident of the Stern Building at JHH, wanted to thank the CB for its help in trying to preserve the Kaufman building for residents, but also noted that she was happy to leave for a better apartment so long as she and the other residents could stay in the community.
- **William Jones** – Co-chair of the Stern tenants committee, thanked the CB for its assistance to help preserve their affordable housing, and wanted to be permitted to stay in the Kaufman building, and to have peace and harmony with JHH.
- **Lynn Opinante** – NYPL, invited people to attend poetry readings and toddler programs at the Riverside Library on Amsterdam between W.65th and 66th Street. She also noted that the St. Agnes branch of the library is under construction. Ms. Rosenthal asked what the book of the month was, to which Ms. Opinante said that she recommended “Lipstick Jihad.” Mr. Reyes asked for assistance in responding to the Mayor’s Preliminary Budget for FY09.
- **Susan Sullivan** – Friends of West-Park, said she didn’t understand why Councilwoman Brewer wasn’t working to protect West-Park Presbyterian Church in addition to protecting the brownstones on

WEA. Ms. Sullivan asked the CB to write LPC to move West-Park onto the agenda. Permits for the demolition are moving through the Department of Buildings.

Manhattan Borough President’s Report

Jessica Silver – MBPO’s office, introduced Sarie Bernstien, new CB7 liaison. Announced the creation of a study area for small business on Amsterdam from W.72nd and W.86th Street and the Manhattan vacant building/site survey.

Reports by Legislative Representatives

- **Matt Bitz** – Councilwoman Inez Dickens’ office, Intro 61a, prohibits harassment of certain tenants, and Intro 640 encourages the recycling of plastic bags, Intro 104 establishes a recycling program for electronic equipment.
- **Calvin Solomon** – Manhattan DA’s office, Reported on efforts to address school safety and some problems residents had with some students from Brandeis HS being rowdy on 85th between Amsterdam and Columbus Avenue.
- **Jerry Chawson** – Senator Tom Duane’s office, Senator organized meeting at PS 199 to address the problem of school overcrowding, and with Assemblywoman Rosenthal, organized a protest the eviction of a resident of Shalom Simon’s building on West 72nd Street.
- **Lolita Jackson** – Mayor’s Community Assistance Unit, Green Carts initiative to help promote healthy eating habits above 96th Street through the sale of fresh produce, noting that the new carts will have a unique design, the license will cost \$75 per year, and the person will be licensed.
- **David Weinberg** – Assemblymember Linda Rosenthal’s office, announced efforts to address problems with landlords evicting tenants, efforts to stop the overcrowding at PS 199. Mr. Solomon of the DA’s special prosecution unit was working on bringing these landlords to justice.
- **Michael Kaplan** – Assemblymember Dick Gottfried’s office– Assemblyman concerned about the AIA text amendments; March 6 and 7th, 3-7pm DHCR Day.
- **Micah Lasher** – Congressman Nadler’s office, noted efforts to enforce the address problems with the Fair Credit Reporting Act that have led to class action lawsuits against Zabars, Avis and a number of other community business that could potentially put them out of business. Solicited community advice for appropriation requests.
- **Shane Seeger** – Assemblyman Daniel O’Donnell’s office, working on helping the Stern residents.
- **Christina Harvey** – Senator Eric Schneiderman’s office, announced the Senator’s citywide tenants meeting on Feb. 6, 2008; helping the Museum of Jewish Heritage with a new exhibit about the Sheshua.

Reports by Legislators

- **Councilmember Melissa Mark-Viverito** – Concerned about the AIA text amendments and working with the other Councilmembers to oppose the proposed changes; thanked the advocacy of CB7 to help the Stern Residents; working on the blasting legislation, which has passed the City Council, and tenant anti-harassment bill. Announced she will be hosting a forum on the effect of development on the schools and the school budget. Pledged to look into how the community space in the new building on 110th and Amsterdam will be used. She also noted that the deed of the Kaufman building will be forwarded to the General Counsel of the City Council.
- **Councilmember Gale Brewer** – Goddard, LSWNC, JASA senior programs are getting good enhancements for the arts; helped obtain funding for Project FIND for exercise equipment. Concerned about funding for after-school programs, anti-harassment programs. Anti-harassment legislation hearing

on February 7th; working on ending illegal hotels; hosted and sponsored bed bug info sessions. MLK library funding should be in current budget, but will check to be sure. Ms. Rosenthal asked for her education staff member to attend the next CB7 Youth and Education Committee.

Business Session

Business & Consumer Issues Committee, George Zeppenfeldt-Cestero, Chairperson

1. The resolution to **approve** the Manhattan Borough President’s resolution on the establishment of a Civic Channel TV (CCTV) was adopted: 31-0-1-1.

- **Sascha Puritz**, Director of Intergovernmental Affairs, Manhattan Borough President’s Office, explained the proposed establishment of a Civic Channel TV (CCTV). Borough President Stringer has proposed a civic channel to air CB meetings and urged everyone to support a resolution to encourage the creation of such a channel. Civil channel will cost \$1.5 million annually. A hearing will be held in Manhattan on the renewal of the Time Warner 10-year contract. Close of public comments is March 31, 2008.

- **Woody Henderson** – Producer for MNN, urged CB7 to approve the resolution creating the civic channel, urged Time Warner to provide MNN info about viewer ship numbers and data.

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

2. **568 Amsterdam Avenue** (West 87th -88th Street.) The resolution to **disapprove without prejudice** the new application DCA# 1273996 to the Department of Consumer Affairs by Mermaid 88, LLC, d/b/a Mermaid Inn, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats was adopted: 28-0-1-1.

3. **442 Amsterdam Avenue** (West 81st Street.) The resolution to **approve** the renewal application DCA# 0953744 to the Department of Consumer Affairs by 442 Amsterdam Restaurant Corp., d/b/a Gin Mill, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 14 seats was adopted: 29-1-0-1.

4. **474 Columbus Avenue** (West 83rd Street.) The resolution to **approve** the renewal application DCA# 1199934 to the Department of Consumer Affairs by Ark 474, Corp., d/b/a Columbus Bakery, for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats was adopted: 25-2-2-2.

5. **2340 Broadway** (West 85th Street.) The resolution to **approve** the renewal application DCA# 1000314 to the Department of Consumer Affairs by Broadway Desserts, LTD., d/b/a French Roast, for a two-year consent to operate an unenclosed sidewalk café with 21 tables and 48 seats was adopted: 26-3-1-1.

6. **584 Columbus Avenue** (West 88th Street.) The resolution to **approve** the renewal application DCA# 0851262 to the Department of Consumer Affairs by New Bella Luna, Inc., d/b/a Bella Luna Restaurant, for a two-year consent to operate an unenclosed sidewalk café with 13 tables and 25 seats was adopted: 29-1-0-1.

7. **2450 Broadway** (West 90th - 91st Street.) The resolution to **approve** the renewal application DCA# 0940252 to the Department of Consumer Affairs by Carmines Broadway Feast, Inc., d/b/a Carmine’s, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 22 seats was adopted: 29-1-0-1.

8. **732 Amsterdam Avenue** (West 96th Street.) The resolution to **approve** the 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 was adopted: 29-1-0-1.

9. **2665 Broadway** (West 101st Street.) The resolution to **approve** the renewal application DCA# 1189644 to the Department of Consumer Affairs by Kieffer & Norell, LLC, d/b/a Picnic, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 23 seats was adopted: 29-1-0-1.

Parks & Preservation Committee

Klari Neuwelt and Lenore Norman, Co-Chairpersons

10. **Riverside Park.** The resolution to **approve** the Department of Parks & Recreation's plans for the restoration of the West 88th Street entry stairs was adopted: 31-0-0-0.

11. **101 West 81st Street, Apt 717** (Columbus Avenue.) The resolution to **approve** the application #08-3598 to the Landmarks Preservation Commission for a penthouse addition was adopted: 30-0-1-0.

12. **159 West 82nd Street** (Columbus-Amsterdam Avenue.) The resolution to **approve** the application to the Landmarks Preservation Commission for restoration of lower half of the façade was adopted: 30-1-0-0.

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

**Transportation Committee Meeting Minutes
Andrew Albert and Dan Zweig, Co-Chairpersons
February 12, 2008**

Meeting called to order at 7:03pm.

1. Unenclosed Café Renewal - 61 Columbus Ave. (W62nd St) – Rosa Mexicano – 14 tables, 28 seats – Dan Hickey – Partner – stated that there were no changes in café configuration – Resolution to approve: Committee – 6-1-0-0, Non-Committee 2-0-0-0, Public 1-0-1-0
2. New Unenclosed Café – 568 Amsterdam Ave. (W87-88 St) – Mermaid Inn – 10 tables, 20 seats – Dan Abrams represented the café – configuration was acceptable to committee – Resolution to approve: Committee – 5-1-0-0, Non-Committee 2-0-0-0, Public 1-0-1-0
3. New Unenclosed Café – 960 Amsterdam Ave. (W107 St) – Thai Market – 12 tables, 25 seats – Lisa Wang represented the café – configuration was acceptable to committee – Resolution to approve: Committee – 6-0-0-0, Non-Committee 2-0-0-0, Public 1-0-1-0
4. Unenclosed Café Renewal - 2723 Broadway (W104-105 St) – Café Du Soleil – 18 tables, 36 seats – Alain Chevreux, owner, represented the cafe – stated that there were no changes in café configuration – a removable barrier was to be newly included at the perimeter fo the café - Complaints were raised by building residents regarding noise, especially early morning from tables being moved beginning at 6am. as well as general noise from the café – The owner agreed to be as quiet as possible in moving tables and not to bring out tables prior to 8am each day. To help with noise abatement, the owner also agreed to have the café awning down and in place at all times that the café is open, being set up, or begin disassembled each day with the exception of difficult weather conditions. Subject to these commitments, the committee voted on a resolution to approve:
Committee – 5-1-0-0, Non-Committee 2-0-1-0, Public 1-0-0-0
5. New Enclosed Café – 200 Columbus Ave. (W69 St) – Magnolia Bakery – 15 tables, 39 seats – Robert Callaghan represented the café – using existing enclosed structure fomr prior cafe – Problem presented - narrow sidewalk, even without tables in café, there is a queuing problem that spills out onto the sidewalk – Magnolia agreed to go back to formulate and attempt to implement a queuing plan that would help the problem. – This plan will be presented to the committee at a caucus before the March Full Board Meeting.
6. PlaNYC presentation by Dani Simon – the current congestion pricing plan was presented – northern border now at 60th St. – Comments by Joseph Schiff resident of 81st St – not in favor of plan – does not expect it to be successful; will just be another ‘tax’ on the public – stated that trucks are the problem – nighttime delivery wherever feasible would solve the traffic problem more effectively. Questions were also raised about how teacher parking and residential parking would be affected and accommodated. Understanding there are details to be worked out before a formal vote would be appropriate, a straw poll was conducted to get a sense of the committee’s likelihood to approve the congestion pricing plan.
Committee – 8-0-0-0, Non-Committee 2-0-0-0, Public 1-0-0-0
7. Secondary Street Renaming – from NE corner of W95th St and Columbus Ave - side of 95th St toward CPW – Robert Woolis Way.

Resolution to approve: Committee – 7-0-0-0, Non-Committee 3-0-0-0, Public 4-0-0-0

Secondary Street Renaming – from SW corner of W94th St and Columbus Ave - side of 94th St toward Amsterdam Ave – James Garst Way.

Resolution to approve: Committee – 7-0-0-0, Non-Committee 3-0-0-0, Public 4-0-0-0

Secondary Street Renaming – from SE corner of W94th St and Columbus Ave - side of 94th St toward CPW – Doris Rosenblum Way.

Resolution to approve: Committee – 7-0-0-0, Non-Committee 3-0-0-0, Public 4-0-0-0

8. Presentation of plan for JCC to place bollards on Columbus Ave and W76 sidewalks – Hillel Hyman represented the JCC. – Generally favorable to the plan, the committee had some question how some street trees could be accommodated into the plan to provide shade. There was a resolution to approve the plan: Resolution to approve: Committee – 7-0-0-0, Non-Committee 2-0-1-0, Public 0-0-1-0

9. 808 Columbus Ave – Application by Stellar Management to permit the use of vaults for retail and parking use. There was considerable discussion both for and against approving the uses stated in the application. Resolution to approve the vault uses:

Committee – 5-2-0-0, Non-Committee 0-1-1-0, Public 0-0-1-0

The meeting was adjourned at approximately 10:30pm.

Present: Andrew Albert, Dan Zweig, Ulma Jones, Blanche E. Lawton, Anne Raphael and Oscar Rios.
Board Members: Johnette Murray, Jeff Siegel, Tom Vitullo-Martin and Melanie Wymore.

Absent: Bobbie Katzander and Barbara Keleman.

Business & Consumer Issues Committee Minutes
George Zeppenfeldt-Cestero and Michele Parker, Co-Chairpersons
February 13, 2008

The committee discussed their 2007 accomplishments, which included review of new and renewal applications to the New York State Liquor Authority and resolutions of community concerns related to these applications. They also discussed the committee's goals for 2008 which will include a combined forum with the BCI Committee and the Commercial Space Development Working Group task force to discuss ways of working together to improve the communication between businesses and the community. The committee would also continue the dialogue with bars and the community, attendance at a board of directors meeting of street fairs applicants and a forum on small group health insurance for individuals, small businesses owners and those that are self-employed.

The next Business & Consumer Issues Committee meeting will be held on Wednesday, March 12, 2008 at 7:00PM. For location please visit www.cb7.org.

Present: George Zeppenfeldt-Cestero, Rosa Gonzalez, Ulma Jones, Michele Parker, Anna Raphael, Madge Rosenberg

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Parks & Preservation Committee Minutes
Klari Neuwelt and Lenore Norman, Co-Chairpersons
February 14, 2008

The meeting was called to order at 7:05 p.m.

70 West 71st Street: Represented by Paul Gregory and Chris Berry of Fiendfold and Gregory, architects.

Application for year-yard expansion of one-story of approximately 2300 square feet. Window treatment to be replaced in wood. Plan has been viewed by Landmarks Preservation Commission.

Motion approved: 5-0-0-0.

390 West End Avenue (The Arthrop.) Maurice Mann, Jon Nerbiner, and James Capalino presented the two-part application.

Part I: Exterior renovation of building:

- a) Replication of Broadway guardhouse at the West End Avenue entrance to provide more ready access to garage. Broadway entrance to be maintained.
- b) Replacing 30 light fixtures, replicating the original designs of gas-light fixtures. Ambient lighting under four canopies. Garden and shrubs will be lighted. Lighting will not intrude into apartments.
- c) Existing bench in proximity of 79th Street bus stop to be removed and granite veneer to be restored.
- d) Five exterior doors to be replaced. The wooden door frames to be retained, as will hardware and the original design. Original color (dark mahogany) will be replicated. All doors to be ADA compliant.

Anthony Smith, 35 year old resident of the building and representative of the Tenant's Association, raised the question of the width of the driveway that narrows to a point of three feet. After much discussion, it was agreed that the design of the driveway would be reviewed to meet the needs of pedestrian and vehicular traffic.

Part II: Window replacement plans.

The applicant gave assurance that environment issues were addressed with consideration to fuel consumption/ conservation and windows proposed.

- a) Fuel consumption is estimated to decrease by 15% per year from 215k gallons to 30k.
- b) Master plan presented by Skyline Windows indicated replacing windows, double-hung from 2nd floor, in specially designed aluminum frames, cutting the expense of wooden frames both for replacement and long-term upkeep.
- c) Casement frames and corner windows where there are balconies will be replaced in wood.

The Committee raised a number of concerns about the window replacement plans. There were discrepancies between the architectural plans and the oral presentation which the applicant said would be addressed.

Also, there was a request for photos to demonstrate the mechanism of the arched windows. There was also a request/suggestion that the financial implications of aluminum vs. wood replacement be revisited.

The applicant reported that wood replacements would be 4-5 times more expensive than aluminum and further replacements would result in a MCI pass-along to residents.

The tenant representative asked how interior windows sills would be handled and was informed that all windows will be looked into. The applicant also responded to a question on lead paint that it would be handled.

Motion Part I approved: 4-0-0-0 by Committee; 2-0-0-0 by Non-Committee

Motion Part II disapproved: 3-1-0-0 by Committee; 1-1-0-0 by Non-Committee

In disapproving Part II the committee expressed a need to see more details but thought the overall concept was reasonable. More clarification is needed on inserting square windows into arched frames and also the presentation on the vertical mullions.

175-177 West 89th Street (former Claremont Riding Stables.) Represented by Sherida Paulsen, architect, and George Fontas.

Application to modify 5th floor/penthouse previously approved by Landmarks Preservation Commission but not implemented. Penthouse destroyed by fire. Plan includes:

- a) Adding bulkhead and extending stairs bulkhead visible from street.
- b) Replacing front and back windows and doors in wood. Windows double hung. Metal railings at roof.
- c) Materials will be back and west wall in red brick; front wall buff bricks; east wall and stair bulkhead in stucco.

Motion approved 3-0-0-0 by Committee; 1-1-0-0 by Non-Committee

In approving the committee stipulated the bulkhead be in metal.

65 Central Park West. Represented by Tod Aufiero – Architect.

Application to replace aluminum windows and doors at penthouse E-F-G with divided steel windows to achieve visual uniformity.

Motion approved 3-0-0-0 by Committee; 2-0-0-0 by Non-Committee

480 Amsterdam Avenue, dba Soldier McGee. Represented by Anthony Morelli, architect, and Michael Ferbon, owner. Application is to replace store-front signage and window/door treatment.

- a) Replace existing sign with fabric treatment. Name cut-out and back lit. Lighting will not affect tenants above. Move sign up about 8” to expose more of stone backdrop.
- b) Front windows and doors of clear glass with mahogany-colored paneling.

Motion approved 3-0-0-0 by Committee; 2-0-0-0 by Non-Committee

316 West 75th Street. There being no representation, the application was disapproved without prejudice.

Meeting adjourned at 10:30 p.m.

Present: Lenore Norman, Blanche E. Lawton, Gabrielle Palitz and Jeffrey Siegel. **Board Members:** Helen Rosenthal, Anne Raphael, Page Cowley and Tom Vitullo-Martin. **Absent:** Klari Neuwelt, Miki Fiegel and Phyllis E. Gunther.

Board Development Committee Minutes

Co-Chairs: Barbara Adler & Bob Herrmann

February 27 at 8:30 AM at the Board office (250 West 87th Street)

Present: Barbara Adler, Linda Alexander, Helen Rosenthal, Bob Herrmann

Absent: Jeff Bank

New Business: Researching the feasibility of a 501 (c) (3) for CB7

- Robert Herrmann in touch with CB1 District Manager who said they raise funds without a 501 (c) (3). Questions of appearance of conflict arising from a donor who might someday come before the board were discussed.
- Briefly discussed the idea of a CB7 cookbook with recipes either by celebrities or prominent restaurateurs. To be continued.
- Helen said the Borough Board is going to be discussing the 501 (c) (3) issue, so we will await their assessment before proceeding.

Full Board Business Social:

- Board Development Committee will organize a “Potluck Dinner” for board members, which will be held an hour prior to the **May 6** meeting. It was determined that the second month would be more effective for new members. Linda Alexander and Barbara Adler will put together a flyer for the April meeting to sign up culinary participants.
- New member gathering will be held **June 25** at either Barbara Adler’s or Robert Herrmann’s home. Suggestions for the agenda include official introductions to the various committees by chairs and a short presentation by someone on a topic relevant to service on the community board.

New Members:

- Barbara Adler to work with CB7 Chairperson Helen Rosenthal on a one-page board protocol guideline.
- Linda Alexander to work with CB7 Chairperson Helen Rosenthal on a “Welcome Letter.”
- Mentors: Following meeting this week BP Stringer, CB7 Chairperson Helen Rosenthal will submit list of new members to Board Development committee and board members will be contacted as prospective mentors.

CB7 Website:

- CB7 Chairperson Helen Rosenthal received positive feedback on her premiere question of the day blog.
- Jeff Bank will report to Board Development Committee next month on Google tools.

Next meeting scheduled for Friday, March 28, 2008 at 8:15 a.m.

Green Committee Meeting Minutes

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Green Committee
Elizabeth Starkey and Melanie Wymore, Co-Chairpersons
February 25, 2008

1. Open Space Project -- Evan Mason, Landmark West!

Evan presented LW! proposal to quantify the benefits of backyard plantings on the Upper West Side. She indicated that backyards, the "doughnut" centers of brownstone blocks on the UWS, comprise approximately 115 acres, equivalent to 14% of Central Park. The study would involve the scientific observation of backyards of 4 city blocks to measure the impact of vegetation on air temperature, storm run-off (permeability), and air pollution. Evan requested the support of the Green Committee. The committee voted to write a letter of support for the study (5-0-0-0, 1-0-0-0).

2. CB7 Carbon Footprint -- Paul Reale, Upper West Side

Paul, a LEED certified environmental activist, proposed that the Green Committee encourage a community-wide effort to reduce carbon emissions from the Upper West Side. The first step would be to establish a baseline of carbon emissions in terms of electricity consumption, fuel oil consumption, waste output, and transportation. The next step would be to publish results, define carbon reduction strategies, and build community awareness. The committee was amenable to beginning the process of establishing a baseline and would investigate the possibility of adding a "carbon calculator" to the CB7 website. The committee agreed to report back next month on the results of their efforts to establish CB7 baselines.

3. Infrastructure -- Olive Freud, Sierra Club

Olive asked the support of the Green Committee to build public awareness about needed improvements to the New York City infrastructure. As a first step, Olive asked that CB7 help organize a presentation by the City Council Infrastructure Task Force led by Council Members Gorodnick and James. The committee suggested that Olive work with the CB7 Chair and the Council Members representing the Upper West Side.

4. Mission/Chart of Work for Green Committee -- Elizabeth Starky, Melanie Wymore

Melanie proposed that the Green Committee organize its work and future meetings around 4 themes:

A. Education and Awareness:

- a.. Develop a deeper understanding of environmental and sustainability issues by initiating research, arranging lectures and public meetings, publishing useful resources on CB7 website;
- b.. Encourage the public and board members to reduce their personal carbon footprint by offering "green tips" and policy discussions at monthly full board meetings ;
- c.. Foster a thorough understanding of PlaNYC 2030 and develop concrete ways in which residents of the Upper West Side can strive to meet its goals.

B. Advocacy and Policy

- a.. Develop policy positions that incorporate sustainability into the Community Board's positions on land use, transportation, sanitation, infrastructure, consumer affairs, parks and preservation, and education;
- b.. Interact with representatives from NYC and NYS agencies and elected officials to broaden support for sustainability initiatives.

C. Liaison and Support of Sustainability Efforts

- a.. Learn about and develop links with other organizations and institutions that research and implement sustainable solutions;
- b.. Create a network of contacts and resources available to the public and Board members.

D. Carbon Reduction in CB7 District

- a.. Work to establish and publish on the CB7 website a baseline of carbon emissions from the Upper West Side in terms of electricity usage, fuel oil consumption, solid waste disposal, and transportation usage;
- b.. Develop strategies and tools to engage the public in a community-wide effort to track and reduce overall emissions and match the goals established in PlaNYC.

5. Action Items:

April Tip of the Month -- Plastic Bottles -- Phyllis Gunther
Research on oil consumption -- Melanie Wymore, Paul Reale
Develop proposed mission/charter of work -- Melanie Wymore
Write letter in support of LW! Open Space Study -- Elizabeth Starkey
Read Land Use section of PlaNYC -- All

6. March Agenda Items

Clean Energy Bill -- Eric Schneiderman
Columbus Avenue Green Initiative -- Barbara Adler
PlaNYC Review of Land Use Section -- All
Mission Review and Update -- All

The next meeting of the Green Committee will be on March 24, 7 pm, 250 W. 87th Street.

Attendees: Melanie Wymore, Elizabeth Starkey, Co-Chairpersons; committee members: Hope Cohen, Phyllis Gunther; board members: CB7 Chair Helen Rosenthal, Barbara Adler; members of the public: Evan Mason, Landmark West!; Melissa Sands, JHH; Kaytrue Ting, Office of Assembly Member Linda Rosenthal; Olive Freud, Sierra Club; Paul Reale.

Housing Committee Meeting Minutes
Victor Gonzalez and Charles Simon, Co-Chairpersons
February 11, 2008

The meeting began at 7:15 P.M.

Victor A. Gonzalez-Co-Chair, opened the meeting by introducing an unexpected guest Robert Knapp, the director of NYCHA's Manhattan Borough Office. Mr. Knapp immediately began expressing his admiration for the job done by our intended speakers Mr. Conrad Vasquez, the director of the Centralized Call Center (CCC) and The Emergency Service Department (ESD) as well as Carlos Cordova, who works for Mr. Vasquez. He then continued by explaining what exactly the CCC and ESD do on a daily basis and how the work is distributed both at the borough and the development level.

The key issue was the breakdown by departments such as carpentry, maintenance, electrical, plasterers, etc. and then there is a breakdown of what is considered an emergency and what can wait. This response was prompted by a question that Charles Simon, Co-Chair asked Mr. Vasquez. In addition, Housing Committee member Jaye Murray asked if what NYCHA considers an emergency coincides with what the resident considers an emergency. This sparked a lengthy discussion that ended in a somewhat satisfactory conclusion.

At that point, Mr. Gonzalez asked Mr. Vasquez how are they measuring their success or not as to how both these departments are doing. The response was that there are two methods in which they measure their work. One is the "First Call Resolution Unit", which simply means that the problem is solved with that one call. Their records show that they are at 85% and have room for improvement. The second is the "Quality Assurance Unit" that calls the resident back after the job is done and asks what did the resident think of the work done and its completion. How they are doing in this section was not quite answered but we would assume that they are approximately at the same level.

Another question brought up by another Housing Committee member, Sharon Parker-Frazier, was "How is the budget deficit affecting the safety of the residents?" This was answered in this fashion, they are working on new ways in which to address this issue and are coming with a plan as to how it will be implemented. Once the initial presentation was done then a Q and A ensued. Two residents from Wise Towers, Zoraida Bonilla and Esther Gross came very prepared with information written and presented it to Mr. Knapp who will follow up with Mr. Gonzalez from the board.

In addition, Ms. Rosalba Rodriguez from Council Member Gale A. Brewer's office mentioned a garbage issue at 589 Amsterdam Avenue (NYCHA facility), and Charles Simon asked her to contact the police, NYCHA as well as the other residents in order to address the issue. She will get all of this together and get back to the board. Finally, The Chair of CB7, Helen Rosenthal suggested that Mr. Gonzalez draft a letter as to how residents can follow up on work tickets and the like with NYCHA, so that it can be posted in NYCHA's news letter and on the board's web site, so that all the resident can be informed as to how the process works. We also asked Mr. Knapp, Mr. Vasquez and Mr. Cordova to follow up with Mr. Gonzalez as to the progress of the work to be done pertaining to the complaints.

The meeting concluded at 8:55 P.M.

COMMUNITY BOARD 7 Manhattan

Present: Victor Antonio Gonzalez, Charles Simon, Sonia Garcia, Rosa Gonzalez, Jaye Murray and Sharon Parker-Frazier. **Board Chairperson:** Helen Rosenthal. **On Leave:** Chaumtoli Huq. **Absent:** Melanie Radley and D. Maria Watson.

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**Riverside South Working Group
Organizing Meeting
Helen Rosenthal and Ethel Sheffer, Co-Chairpersons
February 7, 2008, 7:00 – 9:00 P.M.
250 West 87th Street**

Ethel Sheffer reviewed the history and zoning of the L, M, and N parcels of Riverside South.
(See attached outline.)

Brian Cook explained that the expected ULURP application would change the large-scale development and then cascade down to underlying zoning.

Ms. Sheffer reviewed project progress (see B on attached handout). Affordable housing and park are constructed in phased conjunction with overall building construction (market units, retail space).

Ms. Sheffer cited an advertisement in the February 3, 2008 *New York Times* Real Estate Section touting Riverside South's "suburban" qualities as emblematic of MCB7's concerns about future of Riverside South.

Micah Lasher discussed the possible relocation of the highway underground. Project construction is occurring with room left for a "box" to contain three lanes of highway in each direction. The developer would be responsible constructing the northbound box and its three lanes and the public responsible for the southbound box and its three lanes. The existing highway's useful life ends in 2017.

Ms. Sheffer reported that the developer is no longer funding the Riverside South Planning Corporation (RSPC). Paul Elston has replaced Michael Bradley at RSPC, which charges that the developer is not adhering fully either to design guidelines or to sustainability and environmental requirements. There is much legal back and forth. Elston is also pushing for environmental reuse of the 59th Street Con Ed building, relocating the steam plant (underground?).

Andrew Albert identified transportation issues to pursue:

- Riverside Boulevard build-out
- new bus routes
- bus layovers
- MetroNorth station
- ferry at 69th Street.

Discussion of future of "affordable" housing on L, M, and N.

Discussion of "big box" retail. The MCB7 group assembled was opposed to any such auto-intensive use.

Klari Neuwelt raised the issue of the design guidelines. MCB7 should take this opportunity to adjust the guidelines.

Ms. Sheffer and Sheldon Fine urged that MCB7 state our priorities to the developer and City Planning as pre-certification input to influence shape of the ULURP. Helen Rosenthal recommended that participants report back to their respective committees and bring back input from those discussions.

Penny Ryan recommended that the working group pursue three parallel tracks:

1. other MCB7 committees
2. City Planning
3. Extell (developer).

Ms. Rosenthal suggested that Parks, Green, and Transportation committees need to identify priorities (and perform the research necessary to do so) in February. (On the other hand, a school and affordable housing are clear MCB7 priorities that do not require further research.) Ms. Sheffer wants to assemble the full priorities and concerns by the end of February. Mr. Fine suggested a public information meeting and letter (identifying issues and concerns) to City Planning in March.

Goals: Next meeting of working group, early March
Draft letter to City Planning, March 15

PRESENT (CB7): Helen Rosenthal, Ethel Sheffer, Andrew Albert, Hope Cohen, Sheldon Fine, Phyllis Gunther, Klari Neuwelt, Luis Reyes, Elizabeth Starkey; Penny Ryan
PRESENT (electeds): Brian Cook, Sari Bernstein (MBPO); Gale Brewer (City Council); Linda Rosenthal, David Weinberg (NYS Assembly); (Duane, NYS Senate); Micah Lasher (Nadler, U.S. House of Representatives)

Attachment.
2/7/08

(E.S.Draft)

Selected Background Information on Riverside South Development

A. Restrictive Declaration, 1993

1. Floor Area Limitations

Sec. 2.02: Not more than 7,899,951 sf, consisting of

- a maximum of 6,099,951 sf of residential
- 336,400sf of community facility
- 163,400sf of Use Group 6b (local retail and service)
- 137,800sf of local retail Use Group 8A theatres and Use Group 9A studios
- Not more than 5,700 dwelling units
- A maximum of 1,800,000 sf composed of Use Group A Studio use and Use Group 10C large retail use on Parcels L/M/N (61st-59th Streets)

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- L/M/N breakdown of 1,690,000 sf of studio, 33,300sf of retail use, 19,400sf of professional office space, 54,700 sf of community facility space, 572,172sf of residential use, 743 below grade parking spaces for an approximate total available floor area on these three parcels of 2.4 million sf

2. Parking Garages

Sec. 2.05 Maximum of 3.500 parking spaces in development, to be used primarily by owners and residents, (except for parking on L/M/N) and if such parking not needed by occupants, they may be rented out.

3. Underlying Zoning for the Development

- In general, the zoning for the entire development is C4-7 or R-10 equivalent (have to check if it is 10A equivalent)
- The underlying zoning for the L/M/N parcels is C2-5
- The underlying zoning permits a total of 8.3 million sf for the entire Riverside South development, with the ability to shift and distribute FAR throughout the development

4. Park and Open Space Phasing

- (to be discussed and summarized)

5. Affordable Housing Obligations

Sec. 7.01, minimum of 12% of total residential units or 684 units, and up to at least 20% which may be lower, moderate or middle Income

B. Current Project Overview (see current Extell chart and summary)

- Completed or in construction-approximately 5million sf FAR or approximately 6 million sf gross building area
- 3,578 market units
- 395 affordable units
- 75,268 sf retail area
- 2,076 parking spaces

C. Proposed Extell Development for Parcels L/M/N (ULURP)

- 2.75-3.3 million sf
- Residential, hotel, commercial, retail uses
- Approximately 2,100-2,500 residential uses
- Below grade big box store (not counted in FAR) of approximately 300,000sf

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- Five towers ranging from 623 feet high to a low of 400+ feet, do not adhere to Design Guidelines
- Possible school of approximately 97,000sf
- 750 as-of-right parking spaces and will request approximately 1,500 spaces
- Open space, plaza, approximately 28% of site, “Privately Owned Public Space”
- Affordable Housing , to be determined

D. Highway Planning and Construction of “Box”

- Fill and “Box” northbound land is developer’s responsibility and is being built (64th-65th Streets and north)
- Southbound lane is public responsibility
- Current issues regarding the building of northbound lanes, part of the southbound lanes and relation of construction of the box” and obligatory completion of park phases

E. Community Board Seven Resolution 1992

- Density should not exceed 6.9 million sf with 5.5 million sf residential
- Disapproved superblock and studio use
- 20% affordable housing
- Need for active and passive uses in 21.5 acre park (would like to see more green and open space)
- Assurances of accessible and usable park even with elevated highway
- Variety of requests on community facilities, some of which have been implemented and others not

Current Community Concerns and Priorities (for discussion)

- Density, Total FAR , Mix of Uses as asserted in 1992
- Extell uses, increase in density, FAR for southern parcels
- Riverside South development in context of increased development in the last 15 years; CB7 revised criteria? Community needs? , Request for increased FAR that would be more than that provide even by Underlying zoning
- Proposed L/M/N development provides for higher buildings than in built Riverside South, and increased and different distribution of density, etc. , CB7 priorities and concerns
- Big Box Use
- Priorities for open space for southern parcels and linkage to waterfront park to the north
- Transportation and traffic priorities and concerns
- Building of “Box” and phasing of obligated park and long term plans and funding for removal of elevated highway
- Mix of housing to provide affordable. middle income housing
- Sustainability, environmental concerns and priorities
- Review and assessment of built Riverside South buildings and facilities—retail, design guidelines and built character, neighborhood character, accessibility, integration into built fabric and West Side?
- Extell’s goals for southern parcels as “midtown-like” destination, regional shopping?
- Need for community facilities, school, other?
- Pre-Certification CB7 positions

District Service Cabinet
Penny Ryan, District Manager
Wednesday, February 27, 2008
9:30 – 11:00 AM

1. Welcome to Paul Brown, new superintendent of DSNY Manhattan #7 West. There is a problem on W. 96th Street where school wall is partially deteriorating, causing ground to fall into the street. DOT and Parks will inspect.

2. Follow up

• **Goddard's report on progress in housing the homeless. Rules re homeless on steps of religious institutions.**

– Still working on coordination with NYPD and Goddard.
– NYPD can move homeless from the steps of a religious institution with a letter from the organization; for an arrest, NYPD needs a complaint from the organization, an affidavit, and the area must be enclosed (confined space). NYPD will continue to enforce as they have been doing.

• Illegal vendors and numbers gambling on Amsterdam between West 103rd-105th Streets. NYPD has been enforcing illegal vending. DCA & CAU working together on a District sweep.

• DOT: Enforcement of newsrack regulations – need to revisit? DOT will follow up.

• Parks and DSNY: Pick-up of parks garbage working well.

• DOHMH: Rats are back on West 77th-78th Columbus-Amsterdam, and West 106th Street, CPW-Amsterdam. DOHMH will inspect. Walk-thru will be scheduled with DOHMH.

• Delivery bike accidents and enforcement. Can Transportation Alternatives help? NYPD is enforcing aggressively, 207 YTD criminal summonses issued. Last year began confiscating. Ongoing problem. Four accidents for the year. Education program still in effect. BIDs can help in educating restaurants. 20th Pct already working with Transportation Alternatives.

• DCC: Information on renovation of DOHMH facility on West 100th Street. DOHMH will follow up.

• 20 and 24 Precincts: Car break-ins. Some increase, 31 YTD. Arrest in January.

• 24 Precinct accident reports on Broadway and West 96th Street for study of traffic signalization. 52 accidents in 2007; 19 in 2008. Need summary reports.

• NYPD camera program - 24th Pct will have 5 locations within Douglass Houses by June 2008, part of the August program. Will not be overt. CPW in CB7 is already covered by the August program. Amsterdam Houses will also have a camera program with a grant from Fordham University.

• Green cart legislation: Produce carts above 96th Street, there are no regulations. Must comply with DOHMH code for vending. 24th Pct will also enforce.

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

• **NYPD 20th Pct.**

– Overall crime is down 6% for the past year. Down 2% for last month.

– Need trees on west side of Broadway, 72nd to 73rd Street. (CAU & Parks Dept. to follow up.) No update, looking into planters.

• **NYPD 24th Pct.**

– Overall crime is down, number one Precinct in crime reduction in the City.

• **NYPD Transit District 3:** Overall crime was down 12% for the year.

- **NYPD PSA 6:** Three felony assaults for the month. Narcotics arrests are down, but in and around Douglass it is more difficult.
- **FDNY:** Fires stable. Northbound on Manhattan Ave at 106th Street – arrow signal needs to be changed. 24th Pct will request change.
- **DOB:** 311 complaints are down.
- **Parks:** Littering at Verdi Square has increased because of vendor. AM newspaper is the major contributor; they leave unattended newspapers which are blown into the square. DSNY may be able to enforce.
 - Fredrick Douglass on schedule for Spring/Summer schedule.
- **DSNY:** Baskets are going to be much cleaner.
- **DCA:** Finished income tax preparer inspections. DCA noticed an increase in deceptive trade practice with rapid refund. Tax preparers were not admitting to clients that they were actually receiving a loan.
- **Commission on Human Rights:** Civil rights public series. Thursday April 3, 2008 at the Schaumburg Center at 515 Malcolm X Boulevard.
- **DA's Office:** Gun forum with Chief Diaz, Monday April 21, 2008, 7:00 p.m. – 9:00 p.m.
- **DEP:** Complaint numbers steady over last month. DEP 311 complaints can be tracked on nyc.gov. Follow up: How does noise mitigation apply to utility companies?

New issues

- **230 West 78th Street** – Urban Residential – delivery trucks blocking street, contractor closing street. DOB to inspect noise mitigation and NYPD enforcement.
- **Park West Village** – Gotham and Tishman Construction Companies– construction on both sides of Columbus Avenue between 97th and 100th Streets. Traffic congestion and danger to children going to local schools. NYPD will enforce.
- **West 96th Street IRT Station** – MTA – traffic congestion in Broadway intersection. Staging is being reconfigured.
- **CM Brewer** is sponsoring monthly housing advocacy at Goddard Riverside.
- **Con Ed:** At W 77th St near AMNH, there will be transformer repair work.
- **NYPL:** Things are quiet at Bloomingdale Branch. Some problems at Riverside Branch with kids. NYPD will follow up.

Present: Penny Ryan, District Manger, John Martinez, Asst. District Manager, D.I. Spadaro, PO Clark Tiger, Lt. Carbone, 20th Pct; DI Kathy O'Reilly, 24th Pct; P.O. Hampton, NYPD TD3; Capt. Elisa Cokkinos, NYPD PSA6; PO R. Gonzalez, PBMN; Chief Robert Holzmaier, FDNY; Leah Donaldson, DOB; Paul Everson, Richard Carbo, Chet Heald, Parks; Susan Singer, NYPL; Supt. Paul Brown, Danielle Greenwood, DSNY; Joselinne Minaya, DA's Office; David Lipsky, DEP; Mike Cengo, DOHMH; Solly Corrado, DCA; Carlos Infante, HRA; Paula Sanders, John McCormick, CCHR; Delores Adams, ConEd; Peter Arndtsen, Columbus-Amsterdam BID; Richard Juliano, Rebecca Gerber, LS BID; Rosalba Rodriguez, CM Gale Brewer's office.