



COMMUNITY BOARD 7/MANHATTAN
Minutes of April 3, 2013 Full Board Meeting

Community Board 7/Manhattan's Full Board met on Wednesday, April 3, 2013, at Red Oak Apartments, 135 West 106th Street, in the District. Chair Mark Diller called the meeting to order at 6:40 pm after the Secretary confirmed the existence of a quorum.

Minutes from previous full board meeting were **approved:** 20-0-6.

Chair's Report: Mark N. Diller

- Welcome to new members: We are delighted with the backgrounds and experience of our new board members. Congratulations to those board members who were re-appointed.
- NYCHA meeting is being held tonight and some of our members had obligations there. They will be joining us after the NYCHA meetings ends.
- Tomorrow is the launch of our pedestrian safety working group led by Ethel Sheffer, Dan Zweig and Andrew Albert. The group will be identifying areas from 94th Street north to 100th Street, Central Park to the river, that pedestrians and residents feel are not safe for walking or other street uses. Tomorrow's meeting involves interactive outreach with the community.
- The re-routing of the M60 bus was negotiated by the CB7 Transportation Committee. The new route will have larger bus stops for articulated buses. Thank you to Adrienne Taub at MTA and Margaret Forgione from DOT.
- Thanks to all committee chairs for submitting their sections of the annual report as required to the Borough President.
- The 59th St Rec center (now known as the Ederle Center) will not open as planned. The good news is because of the late opening, the lifeguard training program will not move to this facility this year. More hours of the Rec Center will now go to serving the community.
- A successful walkthrough of Riverside Park was held to review the site for new park improvements using funds secured by Council Member Gale Brewer during the Riverside Center ULURP.
- Schedule changes due to holiday observance conflicts: In May, Transportation will meet on the 3rd Tuesday, Land use on 5/22 and Steering on 5/29. The July Full board will be 2nd Tuesday (7/9).
- Our social media is up and running. Committee Chairs and the executive board are posting information for the public. Please "like" us on FaceBook and follow us on Twitter.

Community Session

- Julie Menin, candidate for BP, past president of CB1: Running on the issues Land Use reform, why are schools too crowded, there is a lack of open space and affordable housing. We need a comprehensive plan that will incorporate all facets of NYC living. The ULURP system needs to

be changed because it only gives us 60 days, which only leaves the community time to re-act. With earlier notice the community could plan. Visit her website at www.Julienmenin.com

- Jane Thompson, 732 WEA: The sliver building is only 2 inches from our building, all the trees are dying from the construction pollution. If this kills plants, what does it do to people? Please change the laws on sliver buildings. North wall of the building also blocks light in 100 windows. Water leakage problem is already evident in the new building - which is a safety issue. The Saturday after hours variances ruin our weekend quality of life.
- Cassandra Jackson, Participants for Journalistic Preservation Project: wants to profile long term residents. Those who have endured through the changes occurring on the Upper West Side over the past decades. Working for architectural and cultural preservation.
newyorkobscura@gmail.com
- Bob Wyman, Fair and Non-Discriminatory pricing for medical services: Time Mag recent article outlined how medical and drug fees are highly variable based on education, income and negotiating skills. Request the Health and Human Services committee call on our legislators to require one price for medical service. NYS should be a leader in the health care debate in our country. It is based on equal pay for equal work, not just the maximum one can soak out of someone who is sick or poor.
- Judith Bronfman, W76th and W77th Block Association Committees: we appreciate the sensitivity of the BCI Committee to our concerns about the history of the property and their attempt to protect our quality of life. Welcome to the new tenants, we look forward to working with them and expect that they will be an asset to the community.
- Joe Levy, Gray Matter: Retired men and women, professionals who assist non-profit organizations. We have materials at CB7. We have lawyers, accountants, architects, most of the professions and broad business skills. We are over-aged, under-utilized and unhappy. We want to keep busy and help your business. www.GraymattersNYC.org 212- 877-9891
- Peter Arndtsen, Columbus Amsterdam BID: welcome to Manhattan Valley, come here often! Several events coming up, see events calendar. Thousands of flower bulbs are coming up! Despite Sandy's attempts to stop us, we got our bulbs in. Please try the new restaurant, Ellington and all the other great ones in the neighborhood.
- Cathy Blah, resident in Lincoln Towers: The PS 199 Development issue is unfair, we have too much development. In the forty years I've lived here the area has changed and has become dense. The burden on our services is too much. It doesn't even serve more students.
- Renee Gong, Shen Yun Promotion: Chinese Culture, divinely inspired and 5000 years old. This traveling show will be at Lincoln Center from April 20-28.

Manhattan Borough President's Report- Rebecca Godlewicz

- Welcome to the new members of CB7.
- NYCHA In-fill meeting - NYCHA is holding a second round of meetings with the developments so that all comments can be accommodated. The electeds are requesting the proposal be vetted through ULURP. NYCHA has a public engagement plan, which is not as good as ULURP.
- Invitation to everyone to Startup City Conference at NY Law School.



Reports by Legislators:

Gale A. Brewer – City Council Member, 6th District

- Paid sick leave bill – agreement reached, adoption expected soon.
- The Parks Dept will fix the PS 166 playground this summer. The Belgian blocks and recessed play area was causing severe injuries. C-M Brewer and Borough President Stringer contributed \$600,000 to fund the repairs.
- Re the W95th St. Shelters, at the forum DHS claimed that the Borough President and City Council Members got notification of the public hearing on the contract. However, we discovered that the notices went to wrong addresses.
- During the Extell/Riverside Center ULURP, C-M Brewer with Speaker Quinn added another \$2.5 million for park on Riverside Park South. CB7 and C-M Brewer are working with RSPS and the Parks Department to design and implement improvements using these funds.
- Seniors will get a basket of fruits and veggies from greenmarkets for \$8.
- We receive many complaints about Saturday work on construction. This is a new problem.
- Broadway Mall has a rat problem; Fairway is sponsoring a meeting in April with all the merchants to make a plan to eradicate the rats.
- Seniors have received a letter if they have not re-signed up for SCRIE.
- Legislation: When a building has a leak the owner has to fix the roof or the City will do so and put a lien on the owner. Also, no food cart in a taxi stand.
- Many events; please check the calendar.

Daniel O'Donnell, Assembly Member, 69th Assembly District

- New committee assignment, the newly appointed chair of the corrections committee and off the ethics committee. NYS spends \$3bil a year on prisoners. Going on a tour of prisons.
- On education committee: State Education Department proposing that all children's info be sent into cyberspace and kept forever. The amount of information is voluminous and parents should be able to opt out.
- PS 191 and 199 might be ripped down and re-built into sky rises. The City owns the school properties. They will be transferred to a 3rd party committee who can then sell the schools. O'Donnell's Bill says school changes must go through ULURP so the community has a voice.
- O'Donnell reluctantly re-authorized mayoral control of schools. There were some mechanisms (CECs) that gave the community a voice. The components of Community Education Councils' oversight are applicable in the circumstance of changing ownership of schools.

Assembly Member Richard Gottfried, 75th Assembly District

- NYS has a constitutionally strong governor for the budget. Without the Governor's agreement there is little that can be changed, even by the majority. The increase in the minimum wage happened in a watered down fashion. For many years I've sponsored the bill for medical use of marijuana. I chair the committee from which the bill comes. The question is will it pass the Senate. We are hopeful this year.
- Re-introduced the single payer bill. This would cover every New Yorker.



Reports by Legislative Representatives:

Ben Schachter, Senator Adriano Espaillat's Office

- Budget was wrapped up last week. Senator Espaillat voted against every piece of the budget. He was disappointed in the final minimum wage bill, though he has been a long supporter of increasing the minimum wage, this bill did not go far enough. The Dream Act was not in the budget and should have been.
- Second annual Uptown Games at 168th St and Ft. Washington at the Armory. 500 kids attended.
- Project to develop the Palisades in NJ - This land was donated by Rockefeller to protect the land and the view. We are fighting the development.

Paul Sawyer, A-M Linda Rosenthal's Office

- A-M Rosenthal Worked hard on the budget and is not happy with the outcome.
- PS 191 and 199 potential redevelopment plans need to have robust community engagement before the project moves forward. It does not increase capacity and it forces relocation.
- The Speed Camera Bill is back in negotiation.
- A-M Rosenthal: Campaign finance reform is becoming more needed.
- The minimum wage bill passed, but is not what she wanted. Employers will get a tax credit for hiring teens, which is good, but The Office for People with Developmental Disabilities lost \$90,000 from the State and matching funds from the Federal Government. Speed cameras were supposed to be in the budget and were not. The two issues that affected only NYC were blocked by the suburban areas who wanted the same changes.
- NYCHA is making decisions without including the tenants in the planning.
- On the PCB issue in PS 87, no notification to parents for three months, which is against the law.
- We are getting many calls from mortgage companies, car payment companies, etc. Trying to fix this problem.

Matt Bitz, NYC Comptroller's Office

- Town Hall forums are underway on the NYCHA In-Fill issue. The Comptroller will hold his forum next week.
- The shelter on 96th Street is still not resolved. The Comptroller has not received the information he has requested.

Andres Pasmينو, State Senator Jose Serrano's Office

- Fighting for the Dream Act, it was not in the budget this year but he will fight on.
- He feels the minimum wage is overdue.
- Environment, Earth Hour is an international event requesting everyone turn lights off for one hour.

Cynthia Doty - district leader -



- At Children's Aid Society this Sunday will be a vote on participatory budgeting. Please come out and vote, millions of dollars in public funds will be determined. You don't need to be a registered voter or a citizen. There are important issues
- Mayoral Forum on May 10th. NYCHA In Fill meeting – the engagement plan they have is simply a head count.

Business Session

Land Use Committee

Richard Asche and Page Cowley, Co-Chairpersons

Joint with the Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

1. **36 West 93rd Street, aka 33 West 92nd Street, Columbia Grammar & Preparatory School** (Central Park West.) Presentation of application #300-12-BZ to the Board of Standards and Appeals by Columbia Grammar & Preparatory School for a variance to permit the enlargement of an existing five-story school building and involves:

- Building out an existing setback area at the West 92nd Street frontage at existing floors three and four;
- Building out an existing setback area at the West 93rd Street frontage at the existing fifth floor;
- Adding two new floors so that, upon completion, the building will consist of a sub-cellar, cellar, and seven floors above grade (95 feet in height, excluding bulkheads and mechanical spaces; 40,778 square feet in zoning floor area.)

Applicant's Comments:

Howard Weiss, counsel to Columbia Grammar.

- Much appreciation to the Land Use committee for the work they did. Though exception is taken to the finding for "A." This application is about meeting the programmatic needs of the school. It addresses the overcrowding in the upper school and creates a separate middle school.
- The first finding (the A finding) regards conditions peculiar to the property. A not-for-profit has a different standard. The committee has taken too narrow a view. The existing condition of the building on the property can be taken into consideration.
- The "C" finding is about the neighborhood needs. The committee has focused on the traffic issues which have no bearing on the application. This application will not grow the school population by more than ten students so the traffic will not change.

Susan Drew, Peter Samton, Architects

- Reviewed the proposed physical changes to the school. 1600 gross sf, will be added which results in an added classroom and cafeteria.
- Requesting a variance for violation of sky exposure plane and outdoor space. Now proposing a green roof.
- Now no windows will be blocked. The neighbors' view will change from a blank roof deck to a green roof and green wall (ivy).

Frank Felachocho, Sam Schwartz Engineering

- Addressing traffic congestion around the school. This proposal is not final, we are seeking input from the community.

Doug Adams, Sam Schwartz engineering

- Safety patrols are authorized to do more than crossing guards, they can direct traffic.

Public comments:



- Kitty Crupeck, Westside Partnership for Responsible Development: Adamantly opposed to the school's plan for construction and expansion. We appreciate the CB7 committees' work. General concerns: Self-inflicted problems, increases enrollment and then needs more space. We have no promise that this growth will ever stop. It has changed the residential nature of the neighborhood, increased air and noise pollution. The school has ignored a long history of complaints on the traffic problems. Only now have they produced a traffic study. The traffic study proposals don't make much sense, one idea seems to be to spread out the problem on to neighboring streets.
- John Mirsky: supports the rejection of the Columbia Prep proposal. The low skyline is an advantage of the upper west side, we have a reasonable expectation that it won't change.
- Stacey, Tracey, and Lauren, co-president of Parents' Association at Columbia Prep: I don't drive my child to school. We are trying to work with the administration to fix that problem. We desperately want the middle school to go through. We are one of the only schools that doesn't have middle school. Kids grow up too quickly and should not be exposed and mingled with the high school kids. Thank you for this consideration; we want to be good neighbors.
- Dorthea Levine, parent at Columbia Grammar: Columbia Grammar is a part of the community. I live in the community; we do a lot to support the community. We do community service projects. We are trying to address the traffic issue.
- David Rosenberg, Westside Partners for Responsible Development: We think this is irresponsible development. CB7 previously reviewed the same proposal except that it now has a generator added. You voted it down then. The "E" finding addresses the minimum variance needed. Columbia Grammar is adding 1600 sf for what they now claim will be only 10 more students. Their programmatic needs (which have changed several times) cannot be believed.
- Alison Murphy: Item "D," the programmatic need, is part of the school's self-inflicted hardship. They have outgrown their facility. They started with 400 students when they opened and are now at 1,300 students. They have outgrown the neighborhood.
- Holly Hughes: the traffic study was released only late today. Those conducting the study only did a physical check one day. This is not enough to understand how weather affects the traffic. The erosion of trust between the school and the community means that we have no assurance that a preliminary study will be finalized.

Board Comments:

- The amount of idling cars and SUVs by the school is astounding. Has there been any discussion with parents about using public transportation? The area has excellent service. Will the traffic study include that?
Response: yes, the meeting tomorrow will address this.
- This was a problem with the Museum of Natural History. Giving them the proper routes from any location solved the problem. We can do the same for Columbia Grammar.
- Please review the change in the plans. (It was done)
- Do the new architectural adjustments change the variance or fulfill the requirements A through E?
No.
- Did you conduct any driver intercept surveys?
No, it's a good idea.
- I went to the school this morning and this afternoon and it was a parking lot all the way down Central Park West. A couple of pullover spaces is not going to solve this.
- Idling is the problem, not driving. You need to coordinate car pools and move those cars along, no idling.
- The C finding is the most problematic. There are three parts to it. I don't believe it will alter the neighborhood. It won't impair the use of the adjacent properties. Will it be detrimental to the public welfare? We have to make an affirmative finding that it will not be detrimental. I don't



know that we can do that. Too much is unknown and without the ability to make this finding, we have to find against.

- The statement that Howard made that only adding ten students won't change the neighborhood. We don't know that. Perhaps it's terrible now, but we don't know if ten more will make it worse or better. There is incredible demand for schools in the City; I don't have the confidence that expansion won't occur in the future, ten students at a time.
- My co-worker lives in a brownstone on W93rd. She said we must stop it. Her children go to Calhoun, which has its own issues. We live on the UWS and pride ourselves on having a family neighborhood. It seems crazy not to support this because our neighborhood is growing.
- The school is underbuilt on its site. It's complicated because there are several buildings involved. We've heard that there are about 20 SUVs idling, which is only about 6% of the population. Turning down the variance doesn't change the traffic issue.
- This CB believes in supporting schools and has supported this school for 25 years. This school started on public urban development land. The City went through hoops to help this school start. Now the school asks for a variance because it's required to. All we can do is answer the findings and we can assess the trustworthiness and relationships. The traffic situation has been in effect for years. It was the school's decision to expand to 1,300 students. As far as we know, the effort of the school to deal with their traffic issues has been weak. The traffic report is weak. These are obvious solutions, why have they not been implemented before? There is a detrimental effect on the neighborhood. It has been cumulative. This is not a place for 1300 students to be squeezed into a couple of buildings. I applaud the architects to make the change to alleviate the detrimental effects experienced by the neighbors. A good thing to do late in the game. We asked you for more time to see if you implement the changes, but you don't want to put this off.
- As a member of the YEL committee I am struggling. A school is its own community. I'm happy to see a school grow, add more programming. I respect the parents' desire to have a separate middle school and respect the schools' right to make programmatic decisions. However the school has failed its neighbors. The issues seem to be solvable, but I haven't heard anything here tonight that tells me this will be solved. Why are we voting on this before we know what the traffic mitigation plans are? I don't believe the school is going to follow through, there's a cultural and leadership issue.

A: School was given the opportunity to withdraw the application, implement the traffic plans, and reapply – the offer was not accepted.

- The school has the right to build even higher than it is requesting on the northern building.
- Also as a member of the YEL committee I am also torn. I want to support this. We need more space. It is difficult for me to understand the additional detrimental effect. How can we support you when you haven't addressed the questions for years?
- I'm troubled by a policy of allowing more back yard infills. The 92nd Street façade is actually a rear yard for zoning purposes, and the precedent is troubling.
- Traffic issue belongs in issue "C." I can't believe that it has come to this, these are not unsolvable problems. If you can't solve it with the student population that you have now, how will you solve it with more students?
- The A finding deals with uniqueness of the lot. The school claims that it is unique because of the differing widths. They did not attempt to show causation, why does which make it more difficult to build? In order to make the A finding we need to find something unique about the lot, which we have not been able to do. Now the school claims that the programmatic needs trump the uniqueness issues. I agree with the school that we are not qualified to challenge that they need a middle school. We are not basing the A finding on if they've shown a need. On the C finding the attorney has said there is no risk of additional traffic because they are only adding 10 students. The committee asked for a written, binding commitment on that limit and the school refused. I commend the architects' attempt to address the internal windows issue.



After deliberation, the resolution that the Finding A has **not been met** was adopted.
VOTE: 22-8-3-2

After deliberation, the resolution that the Finding C has **not been met** was adopted.
VOTS: 25-6-6-2

After deliberation, the resolution that the Finding D **has been met** was adopted.
VOTE: 31-0-3-2

After deliberation, the resolution that the Finding E has **been met** was adopted.
VOTE: 34-1-1-2

Public Comment

Carmen Quinos, NYCHA – I am asking for a resolution to stop them now. This is not a clear process.

Health & Human Services Committee

Madge Rosenberg and Barbara Van Buren, Co-Chairpersons

2. **2724 Broadway** (West 104th-105th Streets.) Lease of commercial space at 2724 Broadway by the NYC

Economic Development Corporation to Brandy Melville, a women's clothing store.

- This is in the HHS Committee because Chair Mark Diller needed feedback from the Board before being called upon to vote on this matter at Borough Board. It was presented so late in the month that HHS was the only committee meeting possible and still meet EDC's timing. This is an area with many vacant stores. Other potential uses for the space were disruptive to the neighbors.
- EDC submitted testimony at committee that demonstrated that the rent was approximately 12% above the going market rate, that the tenant would preserve intact historical façade decorations, and that the wages paid to employees would be well above minimum wage.

After deliberation, the resolution to **approve** was adopted.
VOTE: 32-0-2-0

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

Joint with Parks & Environment Committee,

Klari Neuwelt and Elizabeth Starkey, Co-Chairpersons

3. **Central Park/Stranger's Gate** (West 106th Street and Central Park West.) Proposal to increase visibility at the Park entrance by swapping the bus stop to the north of Stranger's Gate with free street parking directly in front of the Gate, thus opening up views and sight-lines of the Stranger's Gate entrance to Central Park.

After deliberation, the resolution to **approve** was adopted.
VOTE: 33-0-0-0

4. **Sam Schwartz/Move-NY's plan** for funding the Metropolitan Region's transportation systems/roads/bridges. Key aspects include adjusting pricing to reduce the cost on Eastern Queens and other areas not well served by transit, and increase costs on access to the Central Business District.

After deliberation, the resolution to **approve** was adopted.
VOTE: 33-0-1-0



5. Pedestrian Safety Resolution - red light and one way enforcement.

After deliberation, the resolution to **approve** was adopted.

VOTE: 30-2-2-0

Preservation Committee

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

6. **205 Columbus Avenue, d/b/a/ Kate Spade** (West 69th – 70th Streets.) Application to the Landmarks Preservation Commission for modifications to the existing storefront.
7. **120 West 70th Street, PH** (Broadway – Columbus Avenue.) Application to the Landmarks Preservation Commission for modification of roof-top addition.
8. **100 West 78th Street** (Columbus Avenue.) Application # 13-6559 to the Landmarks Preservation Commission to install a pergola, and aluminum and glass railings at the roof.
9. **421 Amsterdam Avenue, dba Monaco** (West 80th Street.) Application #12-7550 to the Landmarks Preservation Commission to install storefront infill.
10. **90-94 Riverside Drive, aka 307-319 West 81st Street** (Riverside -West End Avenue.) Application #14-0570 to the Landmarks Preservation Commission to install glass corner at penthouse.
11. **165 West 86th Street, West-Park Presbyterian Church Parish House** (Amsterdam Avenue.) Application to the Landmarks Preservation Commission to remove two existing sign boxes on the West 86th Street façade, and to install new signage at the entry door, and an information box on existing mountings; and to install a canopy/awning at the entrance.
12. **325 West 86th Street** (Riverside Drive – West End Avenue.) Application # 13-5497 to the Landmarks Preservation Commission to replace windows.

Items 6 – 12 bundled

After deliberation, the resolutions to **approve** were adopted.

VOTE: 34-0-0-0

Joint with the Land Use Committee:

13. **NY State Assembly Bill A02194.** Residential green space tax abatement and abatement for removing impermeable surfaces from residential yards. Modest 1-time credit for replacing hardscape with permeable surfaces. Based on similar and successful models.

After deliberation, the resolution to **approve** was adopted.

VOTE: 34-0-0-0

Parks & Environment Committee

Klari Neuwelt and Elizabeth Starkey, Co-Chairs

14. NYC Department of Sanitation's proposed legislation to ban polystyrene restaurant containers and "peanuts" in NYC.
 - Concern over price increases to be addressed via costs passed on to consumers.
 - Polystyrene is a cost to the City to dispose of; alternatives are recyclable and can actually generate revenue for the City.

After deliberation, the resolution to **approve** was adopted.

VOTE: 29-2-0-0

Business & Consumer Issues Committee

Michele Parker and George Zeppenfeldt-Cestero, Co-Chairs

15. **466 Amsterdam Avenue** (West 82nd Street.) Application to the State Liquor Authority for a two-year liquor license by 466 Amaze Corp. d/b/a To Be Determined.



After deliberation, the resolution to **approve** was adopted.

VOTE: 29-0-1-0

16. **349 Amsterdam Avenue** (West 77th Street.) Application to the State Liquor Authority for a two-year liquor license by BT Restaurant Enterprises LLC, d/b/a To Be Determined.

Community Discussion

Of concern is the extension of the hours. Their kitchen closes at midnight, but the bar is open until 2am and 4am on weekends. There was only one notice (on their door) before the committee meeting. Tonight the notice on the door was still there, there was only one other on a bus stop.

Board Discussion

Committee discussed the community's issues with the restaurateur who agreed to the conditions listed in the resolution. We are satisfied that his intentions are as he described.

After deliberation, the resolution to **disapprove** unless the conditions and stipulations agreed to by the applicant were adopted and made part of the license was adopted.

VOTE: 31-0-1-0

17. **Unenclosed Café Renewal Applications:**

- **279 Amsterdam Avenue** (West 73rd Street.) Renewal application DCA# 1369548 to the Department of Consumer Affairs by Manna Amsterdam Avenue LLC, d/b/a Gina La Fornarina, for a two-year consent to operate an unenclosed sidewalk café with 20 tables and 45 seats.
- **2607 Broadway** (West 98th – 99th Street.) Renewal application DCA# 1345744 to the Department of Consumer Affairs by Workhorse Restaurant, Inc., d/b/a Regional, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats.

After deliberation, the resolution to **approve** was adopted.

VOTE: 30-0-0-0

Unenclosed Café Renewal and Petition to Modify Consent Application:

18. **2745 Broadway** (West 105th – 106th Street.) Renewal application and Petition of Modify Consent DCA# 1025180 to the Department of Consumer Affairs by Grillo, LTD, d/b/a Henry's, for a two-year consent to operate an unenclosed sidewalk café with 21 tables and 62 seats.

Community Discussion:

- Henry's is an asset to the neighborhood.

Board Discussion:

- At the corner by Henry's Restaurant was a bike valet. Would the committee look into the possibility of more restaurants doing this and consider the implications.
- Henry's is reducing the footprint of the café to reflect the portion actually used (excess never used and now being released).

After deliberation, the resolution to **approve** was adopted.

VOTE: 31-0-0-0

New Unenclosed Café Applications:



19. **251 West 72nd Street** (West End Avenue – Broadway.) New application DCA# 1455737 to the Department of Consumer Affairs by Yasaka, Inc., d/b/a Sushi Yasaka, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 20 seats.

20. **466 Amsterdam Avenue** (West 82nd – 83rd Street.) New application DCA#1458259 to the Department of Consumer Affairs by 466 Amaze Corp., d/b/a Amaze, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 18 seats.

21. **658 Amsterdam Avenue** (West 92nd Street.) New application DCA#1458528 to the Department of Consumer Affairs by 658-660 Amsterdam Corp., d/b/a Numero 28, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 18 seats.

22. **722 Amsterdam Avenue** (West 95th Street.) New application DCA#1458675 to the Department of Consumer Affairs by Opai Thai, Inc., d/b/a Opai Thai Restaurant, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 17 seats.

19-22 were bundled.

After deliberation, the resolutions to **approve** were adopted.

VOTE: 30-0-0-0

23. **936 Amsterdam Avenue** (West 106th Street.) New application DCA#1458660 to the Department of Consumer Affairs by 106 Amsterdam Rest. Corp, d/b/a The Ellington Inn, for a two-year consent to operate an unenclosed sidewalk café with 34 tables and 72 seats.

Community Discussion:

- Two years ago a restaurant opened at this site. It put a 4 ft grating around the cellar opening. The new owner had a hearing on the outdoor café, the restaurant subsequently enclosed the cellar opening. I don't know if they had permission for this ugly, big opening.
- Response: The Committee looks only at the application for the café, we don't have the issue of the cellar enclosure in front of us. The neighborhood BID supports the café. We don't know about the cellar cage and we don't have knowledge if it is legal.

A: CB7 and District Manager Penny Ryan will revisit these issues and address.

Board Discussion :

- This is not an area that has an exceptional need for more traffic and business. This is a wrap-around café which we usually don't approve. Please make it clear when we are presented with wrap-arounds.
- The Columbus Amsterdam BID and another citizen spoke in favor of the café.
- The original proposal for the café had 30% more tables. When faced with community push back, they cut back the tables.
- As a realtor I believe the grate was a building requirement because of the use of the basement.

After deliberation, the resolution to **approve** was adopted.

VOTE: 22-4-4-0

24. **173 West 78th Street** (Amsterdam Avenue.) New application DCA# 1455060 to the Department of Consumer Affairs by Sugar and Plumm (Upper West), LLC, d/b/a Sugar and Plum, for a two-year consent to operate an unenclosed sidewalk café with 20 tables and 40 seats.

Applicant failed to appear at committee.

After deliberation, the resolution to **disapprove** without prejudice was adopted.

VOTE: 30-0-0-0



25. **507 Columbus Avenue** (West 84th - 85th Streets.) New application DCA#1460063 to the Department of Consumer Affairs by 507 Columbus Ave, LLC, d/b/a Casa Pomona, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

After deliberation, the resolution to **approve** was adopted.
VOTE: 30-0-0-0

Steering Committee

Mark N. Diller, Chair

26. Request for a leave of absence (Elizabeth Starkey).

After deliberation, the resolution to **approve** was adopted.
VOTE: 30-0-0-0

New Business

Mel Wymore: There is an effort to reach out to all the community within NYCHA. There was word tonight that an RFP might be issued as soon as next month.

Motion made from the floor by Mel Wymore: Any RFP from NYCHA should not be issued until a public process is in place for actual input from the public.

Board Discussion

- The committee has been working on this; there is a process in place. We had a large, well attended meeting with more than 100 community residents attending.

This is not to disrespect the committee, but I think that we need to act quickly.

Motion to **lay on the table** was adopted.
VOTE: 20-3-4-0

Adjourned at 11:06 pm

Present: Mark N. Diller, Jay Adolf, Andrew Albert, Linda Alexander, Richard Asche, Isaac Booker, Brian Byrd, Elizabeth Caputo, Louis Cholden-Brown, Kenneth Coughlin, Page Cowley, Robert Espier, Miki Fiegel, Sheldon J. Fine, Paul Fischer, Marc Glazer, Phyllis E. Gunther, Madelyn Innocent, Brian Jenks, Genora Johnson, Lee Ping Kwan, Marisa Maack, Lillian Moore, Klari Neuwelt, Gabrielle Palitz, Michele Parker, Nick Prigo, Anne Raphael, Suzanne Robotti, Madge Rosenberg, Helen Rosenthal, Evan Rosing, Roberta Semer, Ethel Sheffer, Eric Shuffler, Jaye B. Smalley, Barbara Van Buren, Thomas Vitullo-Martin, Mel Wymore, Howard Yaruss, George Zeppenfeldt-Cestero and Dan Zweig. **On-Leave:** Elizabeth Starkey. **Absent:** Laura Atlas, DeNora Getachew, Matthew Holtzman, Meisha Hunter, Joanne Imohiosen, Blanche E. Lawton and Haydee Rosario.



**Transportation Committee Meeting Minutes
Andrew Albert and Dan Zweig, Co-Chairpersons
April 9, 2013**

1. American Museum of Natural History. Application by the Museum to the NYC Mayor's Office for a special events permit to close West 79th Street between Columbus and Amsterdam Avenues on the evening of July 11 for Manhattanhenge, the alignment of the setting sun with the Manhattan street grid.

Represented by Daisy Rodriguez, and Dominick Davis. Issues discussed included relocation of bus route between the hours of 7:00 PM – 9:00 PM, parked cars and neighborhood notifications.

COMMITTEE VOTES TO APPROVE

9-0-0-0 2-0-0-0

2. Request for a secondary street naming at the northwest corner of West End Avenue and 73rd Street in honor of Madeleine Polayes.

Presented by Batya Lewton.

COMMITTEE VOTES TO APPROVE provided the plaque can be funded within 6 months.

7-0-2-0 2-0-0-0

CB7 further votes to request that the Department of Transportation review all secondary street naming every 10 years commencing in 2014 and presenting said results to CB7 for evaluations.

COMMITTEE VOTES TO APPROVE 8-1-0-0 2-0-0-0

3. Requests for 2 spaces of "No Standing except trucks loading and unloading" 8:00 AM – 6:00 PM, Monday through Friday on the north side of West 67th St, Central Park West to Columbus Ave., in front of the ABC loading bay.

COMMITTEE VOTES TO APPROVE

9-0-0-0 2-0-0-0

4. **695 Amsterdam Avenue**, New Family Radio Dispatch, Inc. (West 94th- 95th Street.)

Application #B01527 to NYC Taxi and Limousine Commission by New Family Radio Dispatch, Inc. for renewal of their For Hire Base Station license.

COMMITTEE VOTES TO APPROVE

9-0-0-0 2-0-0-0

5. Bruce Vapnitsky, a resident brought up the issue of a vendor who has taken over a spot on West 68th St. between Amsterdam and Broadway 24 hours a day. He is able to do this because there is no meter parking on this block. He keeps a private vehicle on the spot when his food truck is not there. He is urging that meters be placed on the block

Present: Andrew Albert, Dan Zweig, Ken Coughlin, Mark Glazer, Lee P. Kwan, Lillian Moore, Anne Raphael, Suzanne Robotti and Roberta Semer. **Chair:** Mark N. Diller. **Board Member:** Howard Yaruss.



Business & Consumer Issues Committee Meeting Minutes
Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons
April 10, 2013

1. Presentation by the Federation of West Side Block and Neighborhood Associations on a proposal for commercial development on Columbus Avenue. Presented by Federation of West Side Association's Miriam Febus, Helen Lopez, Ron Hoffman and Gretchen Berger, along with Peter Bazeli, The Weitzman Group, who narrated.

Applications to the SLA for two-year liquor licenses:

2. **235 Columbus Avenue** (West 71st Street.) New York Restaurant Group, INC, d/b/a Jalapeno Restaurant. Elizabeth Caputo reviewed signage. David Ruggiero presented. Moving into former Lansky's space. Will be open within two-and-a-half months. Pauline Sklar, a neighbor spoke: she wants to find out if he paid the money to the city of NY. Mr. Ruggiero said he does pay and is visited by DCA and if the payments are not made, there are severe fines. Committee **Approves** Application: 9-0-0-0

3. **165 West 72nd Street** (Amsterdam Avenue.) LD & CJ Corp, d/b/a KUMO. Michele Parker reviewed signage. Presenting on behalf of the owner is Eric Li of Law Office of Z.10 PLLC., eric.li@ncny-law.com. Current expiration of lease is 12/31/13. Lease is contingent with approval of liquor license. Did not have list of signage postings, but will send before next Full Board Meeting. Committee **Approves** Application: 10-0-0-0; 1-0-0-0

4. **250 West 72nd Street** (Amsterdam Avenue.) Campbell Rest LTD, Emerald Inn. Presenting were owners Michael Campbell and Charles Campbell. They are moving to former Purple Fig space. Anne Raphael reviewed the signage postings. Elizabeth Caputo and Michele Parker saw the postings. Charles Campbell will send a list of the signage postings to the Board Office. Hours of Operation will be sent, as well, but said it would be 10 a.m. to 4 a.m. Committee **Approves** Application: 10-0-0-0; 2-0-0-0

5. **108 West 73rd Street** (Columbus Avenue.) Arte Café Corp, d/b/a Arte Café. Presenting Marco Ornatti, Manager Rosa Sanchez, Representative. Michele Parker reviewed signage postings and saw one. Ms. Sanchez submitted list of postings. Method of operation remains the same. Committee **Approves** Application, 10-0-0-0; 1-0-0-0.

6. **294 Columbus Avenue** (West 74th Street.) 294 Columbus Rest Corp, d/b/a Bocca Di Bacco. Rosa Sanchez presented on behalf of owner. Su Robotti said there was no signage and Ms. Sanchez said the current tenant, Footlights, kept on tearing down signs. Plans to open on September 1, 2013. Not planning a sidewalk café. Neighbor Brad Bugna said he was concerned about an establishment that serves liquor with food being opened near the school. Neighbor Pauline Sklar said that she knows the owners and that the owners are very community oriented and children-friendly. Committee **Approves** Application, 10-0-0-0; 2-0-0-0.

7. **844 Amsterdam Avenue** (West 101st Street.) Lesley Zamor To be Formed, d/b/a To be Determined. Paul Fisher reviewed the postings and said there was signage as far as Broadway. Rosa Sanchez represented the owner, Lesley Zamor. It will serve Haitian food. The restaurant has been established for eight years and now wants to expand its offerings with liquor. They are contemplating Caribbean music on Sundays at brunch. They will be open from 8 a.m. to 3 a.m. Because there is no name on the license, Committee cannot vote but will meet pre-Full Board to vote.

8. **239 West 105th Street** (Amsterdam Avenue.) J&K Restaurant Group Inc., d/b/a Pitaya. Paul Fisher reviewed signage. Marek Schwedt, consultant, Restaurant Solutions NYC, presented. marek@theRSNYC.com. Delivery is not planned, sidewalk café not planned, backyard space not planned. Open 7 days a week. Committee **Approves** Application: 10-0-0-0; 2-0-0-0

**Unenclosed Café Renewal Applications:**

9. **302 Columbus Avenue** (West 74th –75th Streets.) Renewal application DCA #1339241 to the Department of Consumer Affairs by Lenny's 74th Street, LLC, d/b/a Lenny's, for a two year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats. Joanne Imohiosen reviewed signage postings. Presenting Michael Kelley. **Approves** 10-0-0-0; 2-0-0-0

10. **384 Columbus Avenue** (West 78th -79th Street). Renewal application DCA# 1190075 to the Department of Consumer Affairs by 384 Columbus Avenue Associates, d/b/a Ocean Grill, for a two-year consent to operate an unenclosed sidewalk café with 20 tables and 53 seats. Joanne Imohiosen reviewed signage postings and said there were none. Committee **Disapproves Without Prejudice**, 10-0-0-0; 2-0-0-0.

11. **474-476 Columbus Avenue** (West 83rd Street.) Renewal application DCA# 1415817 to the Department of Consumer Affairs by Spring Natural Corp., d/b/a Spring Natural Kitchen, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats. Marc Glazer reviewed signage postings and said they were correct. Presenting Rus Schoenholt, owner. Committee **Approves** Application: 10-0-0-0; 2-0-0-0

Enclosed Café Renewal Application:

12. **2290 Broadway** (West 83rd Street.) Renewal application DCA# 1350796/ ULURP# N120345ECM to the Department of Consumer Affairs by Corned Beef Express, LLC, d/b/a Artie's Delicatessen, for a two-year consent to operate an enclosed sidewalk café with 12 tables and 54 seats. Linda Alexander reviewed signage and saw two signs. Presenting Barry Orenstein, Manager. Committee **Approves** Application, 10-0-0-0; 1-0-1-0

New Unenclosed Café Applications:

13. **2170-2178 Broadway** (West 77th Street.) New application DCA# 1458748 to the Department of Consumer Affairs by NY 2178 Broadway Operating, LLC, d/b/a On The Ave, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats. George Zeppenfeldt-Cestero reviewed signage. Martha Redo, Victor & Bernstein, PLLC, and Dimitrie Prelipceanu, architect, presenting. Hotel is removing two concrete planters and replacing with four tables for hotel guests. There will be an aisle way for wait staff. Pauline Sklar, neighbor, said she was against it. Committee **Approves** Application: 10-0-0-0; 1-1-0-0.

14. **173 West 78th Street** (Amsterdam Avenue.) New application DCA# 1455060 to the Department of Consumer Affairs by Sugar and Plumm (Upper West), LLC, d/b/a Sugar and Plum, for a two-year consent to operate an unenclosed sidewalk café with 20 tables and 40 seats. George Zeppenfeldt-Cestero reviewed the postings. George says he appreciates that the restaurant limited its sidewalk café footprint. Glynn Rudich, 173 West 78th Street, wanted to know what the plans looked like. Presenting for the Peter Fine, VP, presented on behalf of the owners. He said that the owners were trying to work within the guidelines of the CB7 sidewalk café criteria and there is no side street seating. The footprint is smaller than allowable. There are service doors separate from main entrance. Hours of Operation during weekdays 9 a.m. to 10 a.m. and on weekends until 11 p.m. Rebecca Seltzer, 173 West 78th St. wanted to know where the strollers would be served and lines for the restaurant. She also wanted to inform the applicant that garbage could cause a problem. Mr. Fine said the strollers would be inside the restaurant, as well as the queuing. Glynn Rudich, added she feels the street is less clean because of the restaurant. George Zeppenfeldt-Cestero reminded everyone that three neighborhood schools let out at the same time



causing additional pedestrian congestion. He recommended that the owners reduce their footprint. Su Robotti felt the restaurant had gone beyond their responsibilities and to ask them to reduce the footprint is unfair. Roger Puckett, resident 173 West 79th Street complained about the Sugar & Plumm exhaust vent and says it rattles and ECB says it has to be re-routed. The sound level is 58 when the maximum legal decibel level is 45.

Mr. Fine said the restaurant had baffled the vent on four sides and initially passed with ECB and is addressing it. Pauline Sklar added that the property owner needs to provide sound attenuation. Judith Calamandre, 173 West 79th Street submitted photographs of the massive vent. Eric Shuffler asked whether there are options the restaurant can take. Mr. Fine says the restaurant believes they are in compliance. Mr. Ruddich feels the venting system has to be re-routed. Janice Zukamp lives at 200 West 79th Street feels that it is not fair to have one restaurant have the right to affect the entire neighborhood. Marc Glazer said it's clear the restaurant is trying to succeed and will work to be compliant.

Present: George Zeppenfeldt-Cestero, Michelle Parker, Linda Alexander, Elizabeth Caputo, Paul Fisher, Marc Glazer, Joanne Imohiosen, Anne Raphael, Suzanne Robotti and Eric Shuffler. **Chair:** Mark N. Diller. **Board Member:** Brian Jenks.



Preservation Committee Meeting Minutes
Jay Adolf and Gabrielle Palitz, Co-Chairpersons
April 11, 2013

Before hearing the first application, Board Chair Mark Diller introduced Meisha Hunter as the newest member of the Preservation Committee.

Presentations:

132 West 81st Street (Amsterdam – Columbus Avenues): This is an application to LPC to alter the facade, demolish the existing rear extension, and construct rear yard and rooftop additions. Drew Lang, Lang Architects, 225 Broadway, was the presenter.

This is the only townhouse on the block with a large backyard. The owners want to demolish the current larger addition which extends into the backyard and is half the height of the townhouse; and replace it with a full height addition with a smaller extension into the yard. The new addition would still be smaller than the typical extensions on the block, and would increase the space for the backyard. The windows will be replaced or repaired to match the existing in size and color - on the upper floors will be maintained. The demolishing reduces footprint by 750 sq ft but the new addition will add 410 sq ft. The service door will be changed to a window to match the existing window. Everything is to be restored to the original design. There will be a new fence in the front with planting added per zoning code, the stair, bulkhead and roof terrace is not visible from any point. The existing service door of the ground floor entrance is to be replaced with a window in size and detail to match the existing window of the main entrance. Decorative iron railings will be installed to match the existing window and main entrance. Front areaway to be enclosed with a knee-wall to match the decorative stone of the building, and with a decorative iron fence above with detail to match elements of the wrought-iron guards on the ground floor doors and windows. The enclosed yard will include plantings and blue stone paving elements found in neighboring townhouses. The fenestration at the ground and main floors includes wide casement windows bordered by brick framing. Punched casement windows will be used in pairs on the second through fourth floors.

Public comment: Peter Cohen, 145 West 80th St, behind the project and to the side. Had a question as to when the demolition will begin. (2-4 months).

David Mann, 186 West 81st St, commented that this was a very narrow sidewalk they are proposing. He also asked how many feet it was from the tree guard and the wall. (4 feet).

Motion to approve was passed: Committee: 5-0-0-0, Non-committee: 1-0-0-0.

14-16 West 83rd Street (Central Park West): This is an application to LPC to combine two buildings, repair the front facade, replace windows, modify front areaways, and construct new rear yard addition and bulkhead. Rita Marks, architect from Oliver Cope Architects for the Lindebaum family, was the presenter.

The two buildings combined are distinct but similar in size and configuration. The owners reside in #14 and would combine the two into a one family residence. Restore the parlor floor doorway and window openings on 14 West 83rd are rectangular, the features on 16 West 83rd have a rounded top. The proposed renovation will retain these distinct features while maintain unifying details. The iron guards on the parlor floor door on #16 will be retained, but no corresponding ironwork will be installed on #14. Wrought-iron guards will be installed on the parlor floor windows at #16 to match those at #14. Severe water damage and damaged masonry will be repaired on #16 below the bowed windows on the second floor. A connection will be created between the front yard areaways through the opening under the steps up to the parlor floor/stoop of #16. Iron railings and a gate will be installed above the knee-wall at #16 to match the existing counterparts at #14.

The existing condition of the rear yard addition includes paired "L" bump-outs at #14 and 16, with the extension at No. 16 rising to the 2nd floors, and the extension on #14 rising to the third. The proposal would infill the extension at the third floor of #16 to match #14.

The rear extension at #14 also includes a ground-floor full width extension with a terrace above. The proposal would infill the corresponding portion of the rear yard at #16 to include a ground floor full-width extension to match, with a terrace above.

The infill of the ground floor "L" bump out on #16 would not extend deeper into the rear yard than the rear facade of its immediate neighbor to the west. As a result, the proposed full-width extension will not create a pocket or



cramped cul-de-sac effect at the garden level in the rear yard next door. Railings on the newly created terraces at #16 will match their counterparts on #14. Existing metal-framed bay windows at the second floor will be refurbished and retained on both buildings. The fenestration on the main portion of the combined extension at the second and third floors will retain punched double-hung windows with surrounding brick. Existing stone lintels above the punched windows will also be retained. The ground floor garden entrances are casement windows and doors, which repeat the stone lintels above and below. The proposed rooftop addition is limited to a stair bulkhead to permit access, and cannot be seen.

Public comment: Laurie Haines, 18 west 83rd Street, expressed her worry that the red box will extend beyond the perimeter.

Motion to approve was passed: Committee Vote: 4-0-1-0; Non-Committee Board Members: 1-0-1-0.

332 West 84th Street (West End Avenue - Riverside Drive). The project is to repair and restore portions of the front facade, create a full-width rear yard extension to replace the partial-width extension, excavate a portion of the cellar, and add a rooftop bulkhead. Juan Matiz, the architect, was the presenter.

The windows of the front facade will be replaced with wood double-hung windows in their existing openings. The existing transom windows will also be replaced with wood framed windows in their existing openings. The existing decorative iron grilles and railings will be repaired or restored to match. A new light fixture with precedent in the neighborhood will replace the existing fixture. The stucco applied to the west side of the front yard areaway will be removed, and rusticated stucco detailed to match or emulate the original. The rear yard work will extend the existing "L" bump-out extension to the permitted zoning depth, and infill the existing open space at that depth to a full-width extension. The extension would rise from the garden to the second floor, leaving the rear facade of the existing third floor at its current location. The full-width extension would create a pocket or cul-de-sac between the new edge of the extension and the "L" extension at the neighboring building. The proposed rooftop addition is not visible from the street. The proposed addition is set back approximately 16 feet from the front lot line, and about 12 feet from the front facade. The addition is approximately 31 feet in length, and would be the full width of the building. The surface would be stucco, with aluminum clad casement windows and doors at the front and rear facades.

Public comments: Jeff and Nicole Delore, 334 West 84th Street, asked how long the project will take to complete (10-12 months to complete). The exterior of the rear facade will be the noisiest and will take about 3 months. It will still affect our light and air quality.

Scott Engle, 334 West 84th Street, asked if there would be windows on the east side (none on the "L", east or west). This will diminish the light and air for neighbors. Any work to the parapet wall (yes, but only in area near bulkhead).

Rodman Plunk, 334 West 84th Street, The "L" addition will significantly impact their deck. Please reconsider the design so that the bump out lessens impact.

The motion to approve was passed: Committee Vote: 3-2-0-0; Non-Committee Board Members: 0-1-0-0.

152 West 88th Street (Amsterdam – Columbus Avenue): This is an application to LPC to excavate the rear yard for an underground spa and a small pool. Carlos Zikorski and Jason Gross were the presenters.

This project involves a Renaissance Revival style row house designed by Neville & Bagge and built in 1893. The proposed excavation would extend to within 5 feet of the rear lot line, and would extend virtually the entire width of the rear yard. The excavated space will be used as an underground swimming pool/spa.

The rear yard would be replaced by creating a roof over the excavated spa area, supported by steel columns installed at the side property lines with shoring infill. The rear yard donuts in the grouping of townhouses of which the applicant's building is a part is remarkably intact, characterized by many mature and older-growth trees providing a canopy and green effect to the rear yard experience.

The excavation is expected to threaten several old-growth trees, including a tree on the applicant's property that is either in or immediately adjacent to the footprint of the excavation, as well as two-three other trees near the rear and side lot lines of neighboring townhouses across the back yard and in adjacent properties.



The pool/spa is anticipated to require chlorine or other purification treatments, which will need to be vented to the air, and which would expose the adjacent rear yards to a constant odor inconsistent with townhouse donuts.

Neighbors of the landmark University Club have expressed similar concerns over its pool.

There is also a material concern for the sound and vibration that would be generated by the mechanical equipment needed for the pool/spa, which again would invade the rear yard donut.

Public comments: Nancy Newhouse, 154 West 88th Street, was strongly opposed to the project, and this sentiment was represented by several her neighbors. They are concerned about the ventilation and the noxious smells from the chlorine gas, the noise from the mechanical equipment; the effects the excavation on the ground water; the potential damage to neighboring buildings during the excavation. She also stated that this is a project that continues to expand in scope and the pool is the latest whim. In response, the presenter admitted that this was a last minute addition, that the owners were at a residence on the east side that had an indoor basement pool and decided they wanted to add one to their project. Ms. Newhouse submitted a written statement detailing their concerns.

A motion to disapprove the application was passed: Committee Vote: 5-0-0-0; Non-Committee Board Members: 2-0-0-0.

311 West 90th Street (Riverside Drive - West End Avenue). Application is to construct the rear and rooftop additions, replace windows, lower the areaway, and construct a stoop. Ben Fuqua, the architect, was the presenter. This is a Renaissance Revival style row house, designed by Thomas J. Sheridan and built in 1890-1891. The front stoop and stair to the parlor floor, removed in prior renovations, will be rebuilt. The new stair will include brownstone-clad rails so that no metal banister will be needed. The ivy covers the majority of the front facade, while attractive, is damaging to the integrity of the facade and will be removed. The existing metal railing enclosing the front yard areaway will be replaced with a brownstone clad knee wall. The existing fenestration on the parlor floor is three tall rectangular four-over-four double-hung windows. The project will recreate a parlor floor main entrance with a curved frame top, with a semi-circular transom window above paired tall French-style outer wood doors. The remaining two parlor floor windows will be removed and replaced with a double-width opening similar in size and configuration to the originals.

The project will not replace the rustication at the parlor floor. A new surface will match the appearance of separate blocks of the size typically used for row houses of this generation. Keystone details will be reintroduced above the main entrance and parlor floor window openings, but the decorative heads will not be emulated or introduced at this time.

Regarding the rear facade, the proposal would replace the existing "L" bump-out extension with a full-width extension that encloses the rear yard to the 30-foot zoning line. The full-width extension would replace the rear facade on the ground and parlor floors, and set back with a terrace at the second floor and another setback with a terrace at the third floor. The fenestration proposed for the rear facade consists of nearly floor-to-ceiling windows on the ground, parlor and second floors, arranged in groups of 6 columns with 6 wide rectangles in each column. The windows at each of these levels are surrounded by 1 foot of brick and painted wood spandrels that delineate the separate floors.

The third floor rear windows would be expanded, but retain the punched window surrounded by brick typical of rear yard top floors. The full-width extension would infill the rear yard between two existing "L" extensions. As a result, the proposed full-width extension will not create a pocket or cramped cul-de-sac effect at the garden level in the rear yard next door. The existing corbelling at the top edge of the rear facade will be preserved or recreated/restored.

The proposed rooftop addition is set back 6 feet from the front cornice, and 3 feet from the rear facade. Except for the chimney, the rooftop addition is not visible from the street. Fenestration in the front of the rooftop addition would include two casement windows and a pair of doors surrounded by stucco – a significant portion of which would be hidden by the front cornice. The rear facade of the rooftop addition would consist of brick to match the facade below, with a bank of four connected casement windows in reasonable proportion to the size of the rear facade. Motion to approve was passed: Committee Vote: 4-0-1-0; Non-Committee Board Members: 0-0-1-0.



**Parks and Environment Committee Meeting Minutes
Klari Neuwelt and Elizabeth Starkey, Co-Chairpersons
April 15, 2013**

Meeting Start: 7:09 pm

Item 1: Seven artists from the Art Students League presented their plans for works that will make up the new Models to Monuments public art exhibit in Riverside Park South. This year's theme is "The Function of the Public Square: Role and Responsibility of the Artist Relative to Riverside Park South." The artists are: Sherwin Banfield, John N. Eriane, Anna Kuchel Rabinowitz, Benat Iglesias Lopez, Yasumitsu Morito, Reina Kubota, and Anne Stanner.

Removal of the current artworks and installation of the new ones will begin towards the end of May, with an official opening on June 13. There also will be a get-together in the fall, with information on Riverside Park's Facebook page.

Item 2: Zhen Heinemann, Riverside Park's director of public programming, gave an overview of the park's Summer on the Hudson 2013 events. The theme of this year's Movies Under the Stars is "Song & Dance!" For details, see: http://www.nycgovparks.org/events/summer_on_the_hudson

Item 3: Christopher Nolan, landscape architect for the Central Park Conservancy, presented the Conservancy's plans for the restoration of Grand Army Plaza, as well as for the reconstruction and/or renovation of three Central Park playgrounds.

Grand Army Plaza: Nolan described the restoration of the north plaza, which is the first phase of a two-phase restoration of the entire plaza, north and south. This phase, which will begin in late spring or early summer, will involve the replacement of the plaza's Bradford Pear trees, which were all destroyed in an unseasonable snowstorm in October 2011. The trees will be replaced by a double row of London Plane trees. Deterioration to the plaza that has taken place since the last conservation in 1989 will also be addressed, and the restoration will be in a manner consistent with the historic design while providing wheelchair accessibility to the plaza interior. The centerpiece monument, *William Tecumseh Sherman* by Augustus Saint-Gaudens, will be conserved. Nolan said the work will cost an estimated \$2 million, all paid with private donations, and should be completed by the end of 2013.

Resolution to approve the final design. Vote:

Committee members: 4-0-0-0

Non-committee board members: 2-0-0-0

Playgrounds. The renovation and/or restoration of the three playgrounds are part of the Conservancy's effort to raise each of Central Park's playgrounds to the same standard of excellence at the same time, as outlined in its *Plan for Play* document. The overarching goals are to:

- Improve the relationship between the playgrounds and the Park
- Enhance the quality and variety of play experiences
- Maximize user accessibility
- Ensure compliance with current safety standards



- Preserve unique and successful aspects of existing designs
- Practice sustainable design and construction
- Design innovative solutions

Renovation of East 79th Street Playground, located just south of the Metropolitan Museum of Art. The objective of the renovation is to maximize usable space, increase the number of play activities, improve circulation, bring the playground into compliance with the Americans with Disabilities Act (ADA), and enhance playground users' connection to the landscape. An area for toddler swings will be carved out and the amount of impervious pavement will be reduced. Different fencing will be installed and an ADA-compliant travel way will be built around the perimeter. Play equipment will be made more appropriate for 3- to 5-year-olds, to improve the play experience for the youngest playground users. In answer to a question from a community member about when playgrounds like this one will need to be renovated again, Nolan said the hope is that all the playgrounds will last "a lot longer than 20 years." Project cost is \$1.2 million.

Resolution to approve the final design. Vote:

Committee members: 4-0-0-0

Non-committee board members: 3-0-0-0

Renovation of Adventure Playground, located near 67th Street and Central Park West. Nolan said the renovation of this playground, designed in its current form by Richard Dattner in 1966 to inspire a more interactive and creative play experience, will consist of "modest changes" that will preserve the original integrated play environment. Work will include making the water feature accessible, replacing pressure-treated lumber with wood treated with a non-arsenic-based preservative, improving the playground's connection to the landscape, reintroducing elements from the '66 design and modifying other elements to comply with current standards, modernizing the infrastructure, adding plantings, lowering the fence, removing a closed entrance and making entire playground ADA-accessible, reducing the height of play surfaces over 30 inches or adding guardrails where heights cannot be reduced, and installing new benches and a drinking fountain. Cost will be \$1.1 million and construction will begin in July and take six months, during which time the playground will be closed.

Resolution to approve the final design. Vote:

Committee members: 4-0-0-0

Non-committee board members: 3-0-0-0

Reconstruction of Wild West Playground, located at 93rd Street and Central Park West. Goals of this project are to upgrade the infrastructure, enhance play opportunities for a greater age range (play areas for 2- to 5-year-olds on the east side of the playground and 5- to 12-year-olds on the west side, divided by a central water feature for all ages), replace non-compliant lumber, relocate one entrance and remove another obsolete entrance, install a new fence to better blend with the landscape, modify the playground's footprint, and replace existing World's Fair benches with wood and concrete benches. All the playground's wood elements will be replaced. Budget is \$3 million.

Resolution to approve the preliminary design. Vote:

Committee members: 4-0-0-0

Non-committee board members: 2-0-0-0

Item 4. Update on committee discussions. Tavern on the Green’s projected opening is still scheduled for sometime in the fall. The Committee hopes to have another discussion with DPR and the concessionaire at a meeting later this spring.

Item 5. New business. Discussion of police ticketing cyclists who use the Hudson River Path after 1 a.m., when Riverside Park, through which the path passes, is officially closed. Board chair Mark Diller said that officials, including Riverside Park administrator John Herrold, had been notified, but that a resolution calling for an end to the ticketing would be premature until the board is able to gather more facts.

The Committee hopes to have a Council Member walk-through in Riverside Park within the next couple of weeks to emphasize the need for funding for certain projects that are on CB7’s list of capital budget priorities. Also, the Committee will try to work with the Riverside Park administration to get better signage and improved sight lines for pedestrians crossing the bike path in Riverside South Park in the immediate future, without having to wait for implementation of the “Brewer Money” project or the construction of Phase 5.

Present: Klari Neuwelt, Elizabeth Caputo, Ken Coughlin and Phyllis E. Gunther. **Chair:** Mark N. Diller. **Board Members:** Mel Wymore and Howard Yaruss. **On-Leave:** Elizabeth Starkey. **Absent:** Isaac Booker and Evan Rosing.

Meeting Minutes prepared by Brian Byrd

Present: Miki Fiegel, Brian Byrd, Meisha Hunter, Lee P. Kwan and Blanche E. Lawton. **Chair:** Mark N. Diller. **Absent:** Gabrielle Palitz, Jay Adolf and Thomas Vitullo-Martin.



1. Welcoming New Members

- Pot Luck – Elizabeth is coordinating the invitation and the dishes. Please let her know what food you would like to bring.
- Committee efforts – New members are encouraged to attend at least one meeting of all committees. Please welcome them to your meetings and share with the new members the goals and processes of your committee. Assignments will all be made by early July.
- Chair & Vice Chair efforts – new members will be invited along with the new members from last year to a meeting with the exec committee to discuss expectations and committee responsibilities.

2. Posting /public notice of meetings and hearings

Expectations – does one size fit all? It seems no. Different outreaches should reflect the potential impact on the community. Committees should standardize what public postings are appropriate and required. If we could gather the procedures for public notifications into one spot on the web site so that requirements for bars, cafes, preservation can be accessed by those who need it.

Consider ways that postings can be brought into the modern era perhaps with using mapping programs and social media.

3. District Needs Statement

Thematic use of goals from annual report – due by the end of July. We are committed to getting this done on time. Please put this on your May agendas. This is an opportunity to conduct an online survey to reach out to the public. Please consider what questions your committee would like to submit. The survey will be timed for June.

When developing the District Needs Statement, please review the goals from the annual report and budget priorities in order to be consistent.

4. Current Status of Evolving Issues

(A) NYCHA Infill – 8 NYCHA developments may have the park space that was built into the community taken over so that luxury high rises could be built. This will take away public space, land that was set aside deliberately for the people of the city. Three of the NYCHA facilities are in our district. The money made from the sale and use of these lands will go to the NYCHA capital budget. It is a 99-year ground lease of state-owned property so it avoids ULURP.

Part of the issue is parking. All three buildings will be built on parking lots. Therefore they will need to cover land that is open now to replace the 198 parking spots. The resident permit price has been tripled.

Core reasons for the resolution:

Community process – NYCHA has avoided any community input, the timeline for the RFP is too short. The open space and the density issues are problems. Philosophical issue, should one sell off public lands to pay off budget short falls.

When these buildings were built, they were allowed to build higher than zoning would allow in order to secure the open space. The perception vs. reality of trading height of building for open space is deceptive. The 40 – story buildings are only require 30 feet to property edge. That's the same distance as a 5-story brownstone donut – two 3-foot backyards.

Parking we need more parking in this community and we want less. Parking has been lost. Maybe by having a place for cars off street might give more space on the streets for other modes of transportations. Other development sites not in our area might lose community centers. NYCHA has a billion dollars in the bank. They use the money so badly that there is a lack of trust in working with NYCHA. When asked, NYCHA claims that the billion dollars is already allocated.



There is a concern that the community will be split. The entrance doors for the luxury high rises are designed to be on the edges and the buildings positioned away from the entrances for the NYCHA residences. The low cost stores that support the community might be replaced by stores selling to the higher income residents anticipated in the new buildings.

The relationship is adversarial because the handling of the presentation to the public. There are many benefits to the plan, however the residents of NYCHA feel cut out of the process and are concerned about their voices being heard.

The two resolutions that will be presented to full board will not be detailed. The first resolution will review the procedural process NYCHA has taken and claims they have not included the public. The second resolution recognizes the significant financial issues that NYCHA is facing. We are ready to work with NYCHA on creative concepts, but the proposed residences are not acceptable. Since the Committee has taken action and can represent as such if needed.

(B) ECF/DoE/SCA Potential Infill

The Chancellor had a town hall meeting for district 3 where it was asked on behalf of CB7 that input would be allowed before the RFP and the chancellor agreed to that. CB7 Beacon working group meeting is discussing what the next good use for the building. A temporary use might be to house the children in PS 191 during the construction process.

5. Pedestrian Safety Study – 94-100 Street

Ethel is leading with support from Andrew, Dan and Penny. The first meeting was held a week or so ago, to identify safety issues in the community.

6. Implementation of DoT's West Side Traffic Study Recommendations

One of the worst spots is 81st St and CPW. The conflicts are constant with pedestrians, school and tour busses, overflow parking. One piece is that bus drivers are now required to pull fully in to the bus stops. There are some possible solutions that we are looking at. The study is on the web site. Please let the committee know of any difficult street sections below West 86th Street.

7. New Business –

Do we want to do a resolution to support Gale Brewer's stand in support of Food City? It's a successfully unionized supermarket that the community supports. The supermarket wants a long term lease which LeFrack is refusing because of their long term plan on changing the plaza in front of the supermarket which is overly large. There was no consensus, so not vote.

Should we be promoting Urgent Care clinics as an alternative to ERs? We could disseminate the information to the community. HHS Committee is in support of the Urgent Care clinics and feels the community is very aware of them.

Present: Andrew Albert, Elizabeth Caputo, Louis Cholden-Brown, Mark Diller, Marisa Maack, Klari Neuwelt, Nick Prigo, Suzanne Robotti, Madge Rosenberg, Roberta Semer, Barbara Van Buren and Dan Zweig.

Board Member: Jay Adolf. **On-Leave:** Elizabeth Starkey. **Absent:** Richard Asche, Page Cowley, DeNora Getachew, Marc Glazer, Gabrielle Palitz, Michele Parker and George Zeppenfeldt-Cestero.

**Denise Liriano, Education Coordinator in the NY District Attorney's Office discussed their Youth and Education Initiatives.**

Legal Bound Program which deals with crime prevention strategies for schools and organizations. They go into schools and focus on whatever their issue - cyber bullying, hate crimes, or give workshops to better community involvement. Work with individual schools to tailor their presentation to area and age group.

Career Day events – need 2-3 wks notice for those presentations in schools

In House Tours - give classes tours of courthouse, ADA will talk about process and get to see a trial and arraignment.

Summer Internship for High School students – available for rising Juniors and Seniors. Must reside in Manhattan, 6 wk program and have 40 spots available each year.

Saturday Night Lights – Basketball program in high crime neighborhoods. Use school gyms and it is funded with asset forfeitures from cases. This program also does lots of follow up with the kids and recommends them for tutoring and other programs citywide.

Follow up discussion and resolution on Afterschool and Childcare budget cuts

No quorum at last meeting but a general consensus among committee members, after hearing the presentation from Campaign for Children, that a resolution may be appropriate to address Early Learn and OST budget cuts.

Discussion around the fact that Board doesn't like resolutions that respond to budget because that would consume work and other committees may feel that these cuts are being singled out over others.

Issue is not just the cuts but that the nature of these types of programs, as family support and child development, require consistency and stability for success.

Examples of local programs affected at LSNC and Bloomingdale

Agreed that resolution would focus on baselining funding

Resolution passed by Committee, 7-0-0 and non Committee, 2-0-0

Updates on ongoing issues

ECF proposal for possible development of PS 199 and/or PS 191

At last week's D3 town hall, Walcott stated clearly and repeated when pressed that there would be community input before RFP. Mark sent out letter next day to confirm in writing. Have not yet heard back.

Beacon school space

Committee has been set up, with good representation from all over the district, Mark Diller is Chair and it includes Steven Watkins and Deborah Yates- two members of the Education Committee of CB 10, Jaye Bea Smalley, Carlos Ruiz, Joe Fiordaliso, Christine Annechino, Marisa Maack, Rachel Laiserin, Principal Charles de Berry and Teresa Arboleda. There was a first planning meeting. Meetings will be open to public. A public hearing has been scheduled for May 16th and will take the place of the May YEL committee meeting. location tbd. Walk thru to be scheduled and next meeting will be set after that.

PS 166 yard construction

Meeting on Tuesday with Parks Dept and school to decide next steps. Yard renovation should take place over the summer

PS 87 yard construction

Inspection to take place this Friday 19th and should open for the next Monday. They will not wait for all benches to be placed before opening park for use.

District Needs

The office will supply past year's DNS; should match with Goals and budget priorities. Each sub committee responsible for their section. Sub committees should come to June meeting with DNS section complete for review.

Adjourned 8:30pm

Present: Marisa Maack, Isaac Booker, Paul Fisher, DeNora Getachew, Blanche Lawton, Helen Rosenthal and Eric Shuffler. **Absent:** Brian Byrd and Haydee Rosario.

**Health & Human Services Committee Meeting Minutes
Madge Rosenberg and Barbara Van Buren, Co-Chairpersons
April 23, 2013 7:00 PM**



FAIR, REASONABLE & NON-DISCRIMINATORY PRICING OF MEDICAL SERVICES AND PRODUCTS FOR NY STATE (FRAND)

Bob Wyman discussed need for FRAND. Providers of medical services and products charge Medicare, Medicaid and large insurers less for the same services than they charge smaller insurers or the uninsured. Who pays matters much more than what is being paid for. Pricing is not transparent. Negotiated charges discriminates against smaller insurers who are forced to pay some of the cost of serving the customers of the larger insurers. To be profitable smaller insurers make payment to customers more difficult or insufficient.

The average markup for medical services in NYS is 136.1%. over the costs. In Maryland, where the state sets uniform rates, the markup is 24.5% over costs.

The NYS Health Department has already authorized a transparent payer data base, but it is not yet done.

HOW CAN WE PRESS FOR THE COMPLETION AND AVAILABILITY OF THE DATA BASE?

- Let's follow up with state legislators. Funcho Owolabi, (owolabif@assembly.state.ny.us) Linda Rosenthal's Legislative Director was present for the discussion. He should encourage Assembly Member Rosenthal to pursue publication of the data base.
- We should contact Dick Gotfried to see why the state is not providing payer data base.

COMMITTEE GOALS FOR 2013

- EVAN ROSING will follow the problem with radon. Fucho Owolabi will brief Evan on Assembly Member Rosenthal's findings about Radon from Fracking. Bob Wyman says that particulate matter is an additional hazard of Fracking to be investigated.
- PHYLLIS GUNTHER will look at services and needs of the isolated elderly through layering services on top of Meals on Wheels and extending the US Post Office's Carrier Alert Program. We should continue to explore the Supers' Union outreach initiative.
 - Shelly mentions the Dorot Friendly Visit program.
- SHELLY FINE will continue to work with the disability community in their efforts to access commercial services, such as restaurants and taxis, as well as reviewing accessibility of Access-a-Ride. We should not forget the lawyers from Florida suing buildings for cash rather than Commission on Equal Rights efforts to cure problems for the disabled.
- ROBERT ESPIER will research the services available to youth aging out of foster care and, if possible, check on how many are in homeless shelters. He will continue his stymied surveillance of upcoming legislation from City Council that concerns our community.
- BARBARA VAN BUREN will keep in touch with and encourage Aging in Place Communities such as Bloomingdale's. She will also monitor changes in health care in the community, FRAND, and movement toward a single payer system.
- MADGE ROSENBERG will work with the Youth Committee on increased availability of playground space and programs for exercise and sports for children. She will keep up with promoting availability of the BP's Senior Guide and local cultural guides through CB7's website and social media.

THE COMMITTEE will continue to monitor Department of Homeless Services actions and the effort to reduce homeless through the development of permanent affordable housing.



Present: Barbara Van Buren, Madge Rosenberg, Robert Espier, Miki Fiegel, Sheldon J. Fine, Phyllis E. Gunther, and Evan Rosing. **Chair:** Mark N. Diller. **Absent:** Laura Atlas and Haydee Rosario.