

## **May 2005 Minutes**

### **Full Board Meeting Hope Cohen, Chairperson**

**May 3, 2005 7:00 PM**

The meeting was called to order at 7:25pm. Minutes from previous full board meeting were approved: 20-1-3.

#### **Chair's Report, Hope Cohen**

- **Announced that Janet Alvarez and Michael Roberts are no longer Board members.**
- **Introduced new Board members: Page Cowley and Lance Dashefsky.**
- **Received word from Manhattan Borough President that two new appointments will be made by next month.**

#### **Reports by Elected Officials**

**City Councilmember Phillip Reed discussed measures being taken to prevent identity theft. He discussed new legislation to prevent truancy happening at cyber cafes. He lamented recent budget cuts to important social programs, especially those for youth. He discussed his priority to complete rehabilitation of parks in his district. He explained proposed legislation to appropriately and fairly manage the licensing of street vendors (See item 8 of Business Session).**

**City Councilmember Gale Brewer announced that proposed 311 legislation has passed the Technology in Government Committee and will proceed to City Council for deliberation. She discussed proposed legislation to mandate listing of actual movie start times rather than times that accommodate previews and advertisements. She discussed new process to address building inspections and violations. She supports the Board's resolution on Solid Waste Management Plan (See item 26 of Business Session). She reported on hearings with not-for-profit service providers supported by city funds. She announced the first Braille proclamation in the City for The Lighthouse. She reported a list of 2500 non-profit organizations located in or serving her district will be published soon.**

#### **Manhattan Borough President's Report**

**John Mullins, of the Borough President's Office, confirmed that two new members will be appointed to the Board by June.**

#### **Public Speakers**

**Yoav Haron, of Artimus Construction Inc., announced marketing of Cathedral Gardens condos at Manhattan Avenue and West 110th Street.**

**Richard Barr, of Center School PTA, stated that the Henry Hudson Parkway off-ramp at West 72nd does not adversely affect traffic on West End Avenue between West 76th and 72nd Streets. He proposed that Freedom Place be returned to a two-way street.**

**Jeff House, of Park River Independent Democrats, expressed his opposition to restrictions on gatherings in Central Park.**

**Danielle Podlucky, of State Senator Duane's Office, announced a meeting to discuss Medicare changes on May 27th.**

Christina Harvey, of State Senator Schneiderman's Office, discussed unfair renting of defunct rail yards. She announced a press conference for mothers of people unfairly imprisoned by Rockefeller Drug Laws. She announced the new website: [www.ericshneiderman.com](http://www.ericshneiderman.com).

Alan Flacks complained that CB7's telephone number at the American Bible Society is not listed.

#### Business Session

#### Strategy & Budget Committee Report, Helen Rosenthal, Chairperson

The District Needs Statement will be complete in draft form by June 1. Budget priorities will be discussed during the next few months.

#### Parks & Preservation Committee, Lenore Norman, Chairperson

1. Riverside Park South. The resolution to approve the design for the West 69th Street Floatbridge was adopted: 28-0-2-0.

2. 104 West 71st Street, d/b/a A.T. Salon (Columbus-Amsterdam Avenue.) The resolution to approve the application to the Landmarks Preservation Commission to install an awning was adopted: 29-0-1-0.

3. 115 Central Park West (West 71st-72nd Street.) The resolution to approve the application to the Landmarks Preservation Commission to modify the Master Plan to include first floor windows and air conditioners was adopted: 27-0-1-0.

4. 175 West 73rd Street (Columbus-Amsterdam Avenue.) The resolution to approve the application to the Landmarks Preservation Commission for window replacement on the 15th floor was adopted: 32-0-0-0.

5. 22 Riverside Drive (West 74th Street.) The resolution to disapprove the application to the Landmarks Preservation Commission for window replacement, replacement of balconette at 15th floor and an installation of thru-wall air conditioning units was adopted: 28-0-3-0.

6. 128 West 87th Street (Columbus-Amsterdam Avenue.) The resolution to approve the application to the Landmarks Preservation Commission to construct a 2-floor addition on an existing rear yard addition was adopted: 29-0-2-0.

7. 5 West 95th Street (Central Park West-Columbus Avenue.) Since the committee did not adopt a resolution at its April meeting, the chairperson proposed a resolution to disapprove. The resolution to disapprove the application #054138 to the Landmarks Preservation Commission to construct a rooftop addition was adopted: 19-11-1-0.

Gregg Rothstein, architect, stated that the proposed penthouse would be minimally visible from any nearby street.

#### Transportation Committee Joint with Commerce Committee, George Zeppenfeldt-Cestero, Chairperson

8. The resolution to not support Intro 621, which would change the Administrative Code with regard to street vendors, was adopted: 25-3-2-1. The chairpersons agreed to a friendly amendment that consolidates the first two whereas clauses.

Transportation Committee, Andrew Albert, Chairperson

9. The resolution to approve the request by American Red Cross in Greater New York to name temporarily for one year West 66th Street between Amsterdam Avenue and West End Avenue in honor of their 100th year of service in New York City was adopted: 21-7-4-0.

New Unenclosed Sidewalk Cafés:

10. 61 Columbus Avenue (West 62nd Street.) The resolution to approve the new application DCA#1190070 to the Department of Consumer Affairs by West 62 Operating, LLC d/b/a Rosa Mexicana, for a two-year consent to operate an unenclosed sidewalk café with 14 tables and 28 seats was adopted: 28-0-1-1.

11. 355 Amsterdam Avenue (West 77th Street.) The resolution to disapprove the new application DCA#1190269 to the Department of Consumer Affairs by Harco, Inc., d/b/a Harrison's Tavern, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 32 seats because the applicant did not submit drawings showing the removal of the wrap-around on West 77th Street was adopted without prejudice: 26-0-3-0.

12. 511 Amsterdam Avenue (West 84th-85th Street.) The resolution to approve the new application DCA#1190694 to the Department of Consumer Affairs by Hale Hospitality, LLC, d/b/a The Neptune Room, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 23 seats was adopted: 25-3-0-0.

13. 2665 Broadway (West 101st-102nd Street.) The resolution to approve the new 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 16 tables and 32 seats was adopted:

26-2-2-0.

Ulma Jones asked about legality of entrance enclosure.

Alan Flacks stated he does not like current Department of Consumer Affairs' café regulations.

Unenclosed Sidewalk Cafés Renewals:

The votes on #14 and #s 16-24 were bundled and adopted: 28-0-1-0.

14. 1900 Broadway (West 63rd-64th Street.) The resolution to approve the renewal application DCA#1134053 to the Department of Consumer Affairs by Sushi A Go Go, Inc., d/b/a Sushi A Go Go, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 24 seats was adopted: 28-0-1-0.

15. 100 West 67th Street (Columbus Avenue-Broadway.) The resolution to approve the renewal application DCA#0955781 to the Department of Consumer Affairs by The Honest Food Company, LLC d/b/a Nick & Toni's Café, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats was adopted, on the condition that the applicant move the umbrellas so pedestrians can pass by: 24-5-0-0. Mr. Albert and committee members will check the condition.

Judy Ross spoke about umbrellas that obstruct sidewalk and could injure pedestrians.

16. 2173-75 Broadway (West 77th Street.) The resolution to approve the renewal application DCA#0955758 to the Department of Consumer Affairs by Kiman Coffee Shop, Inc. d/b/a Big Nick's Burger Joint & Pizza, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 24 seats was adopted: 28-0-1-0.

17. 285 Columbus Avenue (West 73rd Street.) The resolution to approve the renewal application DCA#1190722 to the Department of Consumer Affairs by Tenzan New York Corp. d/b/a Tenzan Café, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 20 seats was adopted: 28-0-1-0.

18. 380A Columbus Avenue (West 78th Street.) The resolution to approve the renewal application DCA#0933173 to the Department of Consumer Affairs by West 78 Restaurant Corp. d/b/a The Evelyn, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 15 seats was adopted: 28-0-1-0.

19. 384 Columbus Avenue (West 78th Street.) The resolution to approve the petition to the Department of Consumer Affairs by 384 Columbus Avenue Associates, LLC d/b/a Ocean Grill, to modify consent DCA#1190072 for a two-year consent to operate an unenclosed sidewalk café with 20 tables and 53 seats and instead of 16 tables and 35 seats was adopted: 28-0-1-0.

20. 424 Amsterdam Avenue (West 80th-81st Street.) The resolution to approve the renewal application DCA#1075283 to the Department of Consumer Affairs by Café Con Leche, Inc. d/b/a Café Con Leche, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 18 seats was adopted: 28-0-1-0.

21. 522 Columbus Avenue (West 85th-86th Street.) The resolution to approve the renewal application DCA#0895505 to the Department of Consumer Affairs by Barjer Corp., d/b/a Firehouse, for a two-year consent to operate an unenclosed sidewalk café with 11 tables and 29 seats was adopted: 28-0-1-0.

22. 654 Amsterdam Avenue (West 92nd Street.) The resolution to approve the renewal application DCA#1131538 to the Department of Consumer Affairs by Yak Inc., d/b/a Pizzabolla, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 12 seats was adopted: 28-0-1-0.

23. 2737 Broadway (West 105th Street.) The resolution to approve the renewal application DCA#1109932 to the Department of Consumer Affairs by The Westside of Broadway Restaurant Group, Inc., d/b/a Carne, for a two-year consent to operate an unenclosed sidewalk café with 15 tables and 30 seats was adopted: 28-0-1-0.

24. 2799 Broadway (West 108th Street.) The resolution to approve the renewal application DCA#1102405 to the Department of Consumer Affairs by S & P 66, Inc., d/b/a Lime Leaf, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 32 seats was adopted: 28-0-1-0.

**Enclosed Sidewalk Café Renewal:**

25. 2020 Broadway (West 69th Street.) The resolution to approve the renewal application DCA#0769760/ULURP# N050354 to the Department of Consumers by First West 69th Street Realty Corp., d/b/a Westside Restaurant, for a two-year consent to operate an enclosed sidewalk café with 17 tables and 34 seats was adopted: 24-3-1-0.

MCB7's Solid Waste Management Plan Task Force, Charles Simon, Chairperson

**Joint with MCB4's Waterfront Committee, Pam Frederick**

**and John Doswell, Co-Chairpersons, Kristin Dionne, Member**

**26. The resolution on the proposed Solid Waste Management Plan and the use of Pier 99 at West 59th Street as a marine transfer station for Manhattan's commercial garbage was adopted: 27-0-0-0.**

**Sheldon Fine and Steve Strauss, members of CB7's SWMP Task Force, gave background of the resolution.**

**Present: Hope Cohen, Barbara Adler, Andrew Albert, Annette Averette, Page Cowley, Lance Dashefsky, Sheldon Fine, Georgette Gittens, Guillermo Gonzalez, Victor Gonzalez, Douglas Griebel, Phyllis Gunther, Marlene Guy, David Harris, John Howell, Ulma Jones, Barbara Katzander, Klari Neuwelt, Sharon Parker-Frazier, Melanie Radley, Luis Reyes, Madge Rosenberg, Helen Rosenthal, Ethel Sheffer, Elizabeth Starkey, Patricia Stevens, Steve Strauss, Barbara Van Buren, Melanie Wymore, George Zeppenfeldt-Cestero, Dan Zweig**

**Absent: Linda Alexander, Richard Asche, Robert Herrmann, Lawrence Horowitz, Joyce Johnson, Barbara Keleman, Eric Nelson, Chris Policano, Freddie Richardson, Oscar Rios, Charles Simon, Sean Small, Thomas Vitullo-Martin, D. Maria Watson**

**On Leave: Betty Katz**

**Respectfully submitted by Melanie Wymore and Bobbie Katzander**

**Steering Committee**

**Hope Cohen, Chairperson**

**May 31, 2005 7PM**

**Hope Cohen called the meeting to order at 7:10 PM. Board now has 50 members. Elections Committee, chaired by Dan Zweig, will announce September nominations for Board officers for 2005-2006 at the July 5th full board meeting.**

**Manhattan Borough Board report.**

**Sheldon Fine reported. Discussion included:**

- Uniformed Fire Fighters report on closing of fire houses for training and medical exams, and the potential dangers these pose to the community. It is a primarily a budgetary issue of overtime. FDNY will attend June meeting.**
- Communications-based train control, with one person operating a subway train.**

**Mr. Fine will attend the June 16th meeting.**

**Roundtable.**

**George Zeppenfeldt-Cestero – Commerce Committee**

- Will hold a forum on impact of chain stores in CD7 on July 13.**

- NYU's Capstone project with CB7 on small business health care insurance will begin in September.
- Will do a paragraph for DNS and coordinate forum and Capstone with Board office.

#### Lenore Norman - Parks & Preservation Committee

- Will present resolution to disapprove 314 West 92nd Street rooftop addition at June full board meeting. Haven't been any incursions in this historic district.
- For June committee meeting: Maritime Cafe at Pier I at West 70th Street and discussion of position on limiting use of the Great Lawn.
- Re development of St. John property, will contact MCB9.
- Attended meeting of Borough Historians.

#### Helen Rosenthal – Strategy & Budget Committee

- Distributed updated DNS copies; asked chairs to review.
- Reviewing questions for budget consultations.
- Strategy side, NYCHA tenant association presidents invited to present issues to committee.
- Doing outreach to CD7 block associations.
- Reviewed letter of support for Peace Games to come into Region 10.

#### Andrew Albert – Transportation Committee

- Darna, Columbus and 89th Street, to present revised café plans and address exhaust problem.
- Looking at number of issues related to cafés. CB7's Guidelines done after DCA regulations were changed. Committee can review and make recommendations to full board.
- In June, MTA NYCT will present plans for West 96th Street IRT station.

#### Barbara Van Buren – Health & Human Services

- Reported needs in DNS have been addressed by the Administration, including raises for DFTA workers and HRA requirement to give people with AIDS housing referrals.
- Lantern Group taking over the Marion Hotel. Concerns about building plans being only schematic without dimensions. Want to know if adequate space to provide promised services.

#### Marlene Guy – Community Development

- Continuing work on DNS in June.

#### Membership Committee.

Larry Horowitz has Board volunteers for the baseball team. Need electeds' team and field.

Team building event follow-up.

Committee thanked Barbara Adler, Linda Alexander, Larry Horowitz, Helen Rosenthal and Hope Cohen for organizing the successful event.

- Questionnaire for the public will be distributed at September full board meeting.
- Smaller group to review team building report and recommend specific actions to be implemented at the June Steering Committee meeting. Barbara Van Buren will chair the group composed of Sheldon Fine, Marlene Guy, Lenore Norman, and Dan Zweig.
- Hope Cohen will announce this next step at the June full board meeting.

Old Business.

- Ms. Cohen restated the requirement that applicants appearing before Board committees should use PowerPoint so everyone can see the presentation. Barbara Adler suggested asking for handouts of presentations. Larry Horowitz noted that content of presentations is most important. Need facts, dimensions, etc.
- Office will follow-up on status of Scenic Byways Project.

Present: Hope Cohen, Barbara Adler, Andrew Albert, Sheldon Fine, Marlene Guy, Larry Horowitz, Lenore Norman, Helen Rosenthal, Barbara Van Buren, George Zeppenfeldt-Cestero. Board Members Victor Gonzalez and Dan Zweig. District Manager Penny Ryan.

Absent: Richard Asche, Bobbie Katzander, Melanie Wymore.

Transportation Committee

Andrew Albert, Chairperson

May 10, 2005

1. 75 West End Avenue (West 63rd Street.) Request to the Department of Transportation by the River School at 75 West End Avenue for a drop-off/pickup zone.

Richard Kresch of the River School attended. The problem is that parents must escort their toddlers in and out of the school for safety reasons. NYPD often tickets their unattended cars in the current "No Parking" zone. After consulting with the NYC DOT Borough Commissioner Margaret Forgione, the Committee decided the school could print signs that would be displayed in the windshields of cars that were picking up/dropping off children. Commissioner Forgione didn't think that changing the regulations was a good idea, especially with all the trucks that apparently use the cul-de-sac west off of West End Avenue. The Committee will pursue an agreement with NYPD and DOT not to ticket cars that have official school signs in their windshields.

2. 237 Columbus Avenue (West 71st Street.) New Application DCA#1193176 to the Department of Consumer Affairs by 71 Wine Bar Café Operating, Corp., d/b/a Bin 71, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.

Michael Levick, architect, appeared, as well as Lawrence Bondulich, one of the owners. Bin 71 has 25 seats inside, all around a bar, and is requesting 20 seats and 10 tables on Columbus Avenue. Their menu consists of 60% food, 40% wine, according to the owner. One letter of complaint was received. After a lengthy discussion of whether Bin 71 was indeed a restaurant or a bar, the Committee passed a resolution of approval. Vote: 4-0-1-0. Follow up: the Committee will visit the site to ascertain whether to reconsider the application. Subsequently, the Committee had concerns about the café and asked the owner to defer his DCA hearing for one month, which he did. The café will be on the June 14th Transportation agenda.

3. 600 Columbus Avenue (West 89th-90th Street.) New application DCA#1195259 to the Department of Consumer Affairs by AYY Restaurant Corp., d/b/a Darna, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 59 seats.

Michael Levick, architect, appeared for Darna. The proposed cafe is a wrap-around with 59 seats. The Committee made it clear that they would not approve a wrap-around. Mr. Levick agreed to re-draw the plans and present them prior to the June 7 full board meeting. He was advised of a strong smoke smell emanating from the ventilator above the restaurant on Columbus Avenue, and said he would look into it.

4. 1900 Broadway (West 63rd-64th Street.) Renewal application DCA#0895613 to the Department of Consumer Affairs by Coastal at Lincoln Inc., d/b/a Josephina, for a two-year consent to operate an unenclosed sidewalk café with 17 tables and 35 seats.

Elaine Reyes - administrative director, and Melvin Agur, manager, appeared. The Committee voted to renew the café. Vote: 7-0-0-0.

5. 201 Columbus Avenue (West 69th Street.) Renewal application DCA#0907282 to the Department of Consumer Affairs by World on Columbus Inc., d/b/a World Café, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 24 seats.

Ruth Ann Bender, General Manager, appeared for World Cafe. Maureen Taylor, who lives above the cafe, spoke of loud music during very late hours several times a year. After much discussion, Ms. Bender agreed to bring a letter stating that there will not be music after 11PM weekdays, and midnight on weekends. Upon receiving this letter, the Committee will vote on the cafe renewal, prior to the full board meeting. Subsequently, the applicant informed the board office that they lost their lease and will close.

6. 507 Columbus Avenue (West 84th-85th Street.) Renewal application DCA#1101407 to the Department of Consumer Affairs by Wazoo, LLC, d/b/a Jean Luc Restaurant, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 19 seats.

Jean-Luc, the owner, appeared. The Committee voted to renew the cafe. Vote: 7-0-0-0.

7. 642 Amsterdam Avenue (West 91st Street.) Renewal application DCA#1130054 to the Department of Consumer Affairs by Miyako Sushi Corp.,

d/b/a Miyako Sushi, for a two-year consent to operate an unenclosed sidewalk café with 11 tables and 22 seats.

James Wong, consultant, appeared. The Committee voted to renew the cafe.  
Vote: 7-0-0-0.

8. 668 Amsterdam Avenue (West 92nd Street.) Renewal application DCA#1139454 to the Department of Consumer Affairs by Tallas Restaurant Group, LLC d/b/a Talia's Steakhouse, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 30 seats.

Ephrain Nagal, the owner, appeared . The Committee voted to renew the café.  
Vote: 7-0-0-0. Public: 1-0-0-0.

9. 364 West 110th Street (Columbus Avenue.) Renewal application DCA#1039389 to the Department of Consumer Affairs by Spoonbread, Inc., d/b/a Spoonbread Too, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

Norma Jean Darden, the owner, appeared. The Committee voted to renew the cafe. Vote: 7-0-0-0. Public: 1-0-0-0.

10. 2724 Broadway (West 104th Street.) Renewal application DCA#1132659 to the Department of Consumer Affairs by Hot Bread of 104th Street, Inc., d/b/a Hot & Crusty, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 30 seats.

No one appeared for Hot & Crusty. The Committee voted to renew the cafe.  
Vote: 7-0-0-0.

Public: 1-0-0-0.

11. 2596 Broadway (West 98th Street.) Renewal application ULURP#N050107/DCA#0803246 to the Department of Consumer Affairs by Wah Nan Restaurant Corp., d/b/a Hunan Balcony, for a two-year consent to operate an enclosed sidewalk café with 10 tables and 20 seats.

No one appeared for Hunan Balcony. The Committee voted to renew the cafe.  
Vote: 6-1-0-0.

Public: 1-0-0-0.

Applicants for the following did not attend. The Committee voted to renew the cafes: 7-0-0-0.

12. 249-51 Columbus Avenue (West 71st-72nd Street.) Renewal application DCA#1103658 to the Department of Consumer Affairs by CMR Corp., d/b/a Café Ronda, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 19 seats.

13. 261 Columbus Avenue (West 72nd-73rd Street.) Renewal application DCA#1111397 to the Department of Consumer Affairs by PGGGS Gourmet Inc., d/b/a Columbus Gourmet, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 16 seats.

14. 393 Amsterdam Avenue (West 79th Street.) Renewal application DCA#1114632 to the Department of Consumer Affairs by Bulgarski & Bulgarski

Realty Corp., d/b/a Bagel & Company, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 19 seats.

15. 429 Amsterdam Avenue (West 80th-81st Street.) Renewal application DCA#0955642 to the Department of Consumer Affairs by Amorluz Corp., d/b/a Luzia's Restaurant, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.

16. 2298 Broadway (West 83rd Street.) Renewal application DCA#1082469 to the Department of Consumer Affairs by Chung Cheung Corp., d/b/a Neo, for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 35 seats.

17. 513 Columbus Avenue (West 85th-86th Street.) Renewal/Assignment of Consent application DCA#1167746 to the Department of Consumer Affairs by RLS Inc. of NY, d/b/a Señor Swanky's, for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 38 seats.

18. 241 West 72nd Street (Broadway-West End Avenue.) Request to the Department of Transportation by the Council Senior Center at 241 West 72nd Street for a drop-off and pick-up zone.

Patricia Weiss, advisor, appeared. There was a long discussion of the advisability of granting a drop-off zone. Issues of traffic and how wonderful the program is were discussed. A resolution to approve the request of a 2-car-length drop-off zone was adopted.

WHEREAS, the Council Senior Center is an important resource for seniors from all over the West Side, and

WHEREAS, the tight parking on the block makes it impossible to drop off seniors who are not ambulatory, or who have disabilities and cannot get their walkers between the parked cars,

Therefore be it resolved that CB#7 approves the request to the Department of Transportation to install a 2-car-length drop-off zone on the north side of West 72nd Street in front of #241, for use between the hours of 8:30 A.M. and 6:00 P.M. Sunday through Friday.

Vote: 6-0-1-0. Public: 1-0-0-0.

19. 324-326 West 108th Street, Trinity House (West End Avenue-Riverside Drive.) Request to the Department of Transportation by St. Luke's/Roosevelt Hospital at 324-326 West 108th Street for a drop-off and pick-up zone.

The applicant did not attend. DOT installed signs. The agency will have a representative at the June 14th Committee meeting.

Joint with Parks & Preservation Committee, Lenore Norman, Chairperson

20. Intro 515 - to amend the administrative code of the City of New York in relation to street numbers.

After discussing the legislation and the Parks & Preservation Committee's letter, the Committee proposed that the language be amended to read: "Legislation should REQUIRE Borough Presidents to consult with LPC.....etc. The Committee approves the concept of having street numbers on all buildings.

New Business:

A discussion of whether representatives of cafes must be present in order to have their requests considered took place. It was agreed that, at a future date, possibly the beginning of the next cafe season (or September), a notice should go to all applicants stating that if no one is present to represent the cafe and answer questions, the cafe will not be approved.

A further discussion took place concerning smoking in outdoor cafes, and whether we should consider making them all non-smoking, as many complaints of smoke have been received from residents who live above the cafes. A joint public hearing with the Health & Human Services Committee will be considered, as well as other incentives to promote smoke-free cafes.

Present: Andrew Albert, Sheldon Fine, Bobbie Katzander, Barbara Keleman, Charles Simon, Dan Zweig. Absent: Oscar Rios, Eric Nelson

#### **Parks and Preservation Committee**

**Lenore Norman, Chairperson**

**May 12, 2005**

**Joint with Transportation Committee, Andrew Albert, Chairperson**

**1. Verdi Square. Presentation by Department of Parks and Recreation on request for proposals for the operation and maintenance of a newsstand, including food service and a few tables and chairs, at Verdi Square (West 72nd Street and Amsterdam Avenue.)**

**Slater Gray, Supervisor-Concession Development-Department of Parks.**

**RFP for a café was successful but water supply was a problem. Current newsstand (which operates on a month-to-month lease) will serve coffee, tea, Danish, etc. Concessionaires supply trash cans and are responsible to keep area, within 50' of stand, clean. There will be 2 or 3 tables and concessionaire is responsible for removing, and storing, tables and chairs every night.**

**Presentation was informational—no vote was taken.**

**2. 314 West 92nd Street (West End Avenue-Riverside Drive.) Application to the Landmarks Preservation Commission rooftop addition.**

**Jeff Friedman, owner and architect. Application for a rooftop addition and patio enclosure**

**The original plan was altered to lower the addition from 14 ½ feet to 13 ½ feet. Materials are 50% brick, 25% white panel, and 25% glass.**

**Ethel Sheffer: the doughnut is historic and unchanged and should be left alone.**

**Grant Tolson (194 RSD) introduced Francois Bollack, Architectural Historian. Ms. Pollack noted that the mockup doesn't show the impact of the AC units. Also noted that the doughnut is rare and unchanged. She does not support any addition or change.**

**A discussion of air vents, existing and planned, followed. The new mock up has been up for 1 ½ days. 3 members had visited the site. The rooftop and patio extension are clearly visible from 91st Street, through a wide alley.**

The committee voted to disapprove the plan. Committee: 3-1-0-0. Board: 2-0-0-0. Public: 1-0-0-0.

**3. 101 West 81st Street (Columbus-Amsterdam.) Application to the Landmarks Preservation Commission for a rooftop addition.**

**Robert Anthony, Architect.**

There are several existing rooftop additions on this building. This one will be a 310-square foot bedroom and bath with deck. The mockup is not visible from the park but is slightly visible from Amsterdam Avenue. The part that is visible will be done in brick to blend in with surroundings.

The committee voted to approve but with the suggestion that a master plan for rooftop additions be created.

Committee: 4-0-0-0. Board: 1-0-0-0. Public: 1-0-0-0.

**4. 107-111 West 82nd Street. Application to the Landmarks Preservation Commission for façade coating.**

**Chris Gaspar, Coop Board.** Application is to legalize painting of basement and first floor exterior.

Painting, which was done in 1997-98, prior to designation, is custom-made and designed to look like brownstone with a grain. LPC has not suggested a remedy—just requires legalization.

Taking no exception, the committee voted to approve.

Committee: 4-0-0-0. Board: 1-0-0-0. Public: 1-0-0-0.

**5. 322 West 75th Street (West End Avenue-Riverside Drive.) Application to the Landmarks Preservation Commission for window finish.**

**John Montalto, Architect.**

Building was renovated and a rooftop addition was added in the past. LPC never addressed the new windows which are framed in stained mahogany, rather than painted. This is a modernization of the building; painted wood window frames are historically correct. LPC wants the frames painted, most likely in black.

The committee agrees with painting the window frames and voted to disapprove remedy to legalize the wooden frames.

Committee: 4-0-0-0. Board: 1-0-0-0 Public: 1-0-0-0

**6. 325 West End Avenue (West 75th Street.) Application to the Landmarks Preservation Commission to rooftop addition.**

**Edward Mills, Arch.** Application is for additions to be added on an existing penthouse. Plan is to construct mechanical and stair bulkheads, a black steel guardrail, a pergola, and deck on the roof of a penthouse. Only the trellis/pergola and guardrail are slightly visible from 74th Street. The previous deck has been demolished because of roof repairs.

Because of very limited visibility and appropriate materials the committee voted to approve the plan as presented.

Committee: 3-0-1-0. Board: 1-0-0-0. Public: 0-0-1-0.

175 West 73rd Street (Columbus-Amsterdam Avenue.) Application #054397 to the Landmarks Preservation Commission for window replacement.

The applicant did not attend.

8. Riverside Park. Presentation by the Department of Parks & Recreation on the installation of "traveling rings" at Hudson Beach at West 105th Street.

There currently are rings for adults on the premises. This addition of seven more for pre-teens makes it a family activity. The rings are installed over 13-foot sand area, 90" above the ground. There is a donor who will also maintain them. For more information, look up "swing-a-ring".com.

The Committee voted to approve: 4-0-0-0. Board Member: 1-0-0-0. Public Member: 1-0-0-0.

9. Riverside Park South. Presentation by Maritime Café on new outdoor café and restrooms at Pier I at West 70th Street.

Due to the lateness of the meeting, the café operators were not able to give their full presentation. They will return to the Committee in June.

10. New business. Information by Department of Parks & Recreation on proposal to construct paths along the "desire lines" between Riverside Drive and the service road from West 97th-104th Streets.

This will be held over for the June Committee meeting.

Present: Lenore Norman, Patricia Stevens (minutes), Phyllis Gunther, Klari Neuwelt; Transportation Committee: Andrew Albert; Board Members: Page Cowley, Ethel Sheffer.

Strategy and Budget Committee

Helen Rosenthal, Chairperson

May 26, 2005

#### 1. Review of DNS for FY 2007

The Committee reviewed the updates of the DNS thus far and agreed that while much work has been completed, there is additional work to be done by the July 5th full board meeting when we would like to distribute a final draft. The DNS is due to the City by August 5.

Sections that are in the process of being updated: Health and Human Services; Safety and Quality of Life; Community Development; Business and Commerce; and Transportation. Sections still to be updated are: Housing; Parks; and Planning and Land Use.

The Committee members agreed to review their sections of the DNS and "debold" anything that is not related to a budget priority...and make sure that all budget priorities are in bold.

## **2. Dates for FY 2007 Budget Consultation meetings.**

Committee members marked their calendars for the Sept/Oct budget consultations. The Sept 9 and 16 meetings are held at the NYC OMB, 8th floor. Sept 9 is ACS, HRA, and DHS; Sept 16 is DFTA, FDNY and DOB; Sept 29 is for all the line agencies and is held at La Guardia HS. All committee members will try to attend.

## **3. Peace Games.**

Helen Rosenthal will meet with the staff of the peace games to develop a letter of support.

## **4. Strategy issue: NYCHA**

Of the three affordable housing issues (NYCHA, Mitchell Lama, and rent stabilized apts.) NYCHA is the one we will pursue (Mitchell Lama is handled by the Land Use Committee). We will invite representatives of each of the NYCHA developments to our meetings to discuss their issues (Wise Towers, Amsterdam Houses and Addition, and Frederick Douglass Houses).

We will coordinate with the City Council members who are working with the NYCHA developments as well.

## **5. Strategy Issue: Reach out to Block Associations**

Bob Herrmann will develop a questionnaire to send to the Block Associations to determine their needs and interest in working with CB7. He will ask: number of members; top issues of concern; when they meet; 501c.3 status. The goal is to send the questionnaire out in September. Bob will e-mail a draft of the questionnaire to the committee.

Helen Rosenthal will reach out to the West Side Federation of Block Associations.

We hope to both attend some Block Association meetings and invite them to join us at one of our fall/winter meetings to discuss their issues.

Present: Helen Rosenthal, Bob Herrmann, Sean Small, Elizabeth Starkey.  
Absent: David Harris and Melanie Wymore.

Health and Human Services Committee

Barbara Van Buren, Chairperson

Minutes Combined for 4/19 and 5/17/05

Meetings chaired by Barbara Van Buren.

Both meetings focused on District Needs for the coming year, and these minutes reflect issues raised and some of the material learned in the interim period.

Last year's Statement was reviewed to determine what changes needed to be made.

Health Care

Since last year, Metropolitan Hospital opened a Child Health Clinic in the former DOHMH space on West 100th St. We are asking the hospital to provide information on the scope of services and utilization patterns to assess if it is meeting the needs we were concerned about, access to health care for those without health care coverage, either due to finances or to ineligibility to receive Medicaid. We are also concerned that school health care curriculums have large gaps. We will be asking the Board of Ed for copies of their Health Curriculum

### Senior Services

Last year we were concerned that DFTA had not increased contract funding for senior centers in five years, while expecting agencies to maintain the same level of services. The Mayor has just announced a 13% increase in their budgets, which will enable them to function on a more adequate level, allowing staff raises and a more realistic budget considering expense increases.. However the centers are still concerned about DFTA's emphasis on meals, rather than funding other programs, such as case management services, which more of the participants are seeking as they grow older and more in need of help in planning for their life.

Last year we had been concerned about the Bronx pilot project for Meals on Wheels, which was to deliver frozen foods once a week rather than hot meals on a daily basis, which also provided the opportunity to determine if the seniors had other needs. The project was delayed in starting, and had just begun when we asked for their evaluation of the program. We will need the latest information for the District Needs statement.

There is continuing concern about those seniors who are not connected to programs, and who do not know how to receive the help they need. Centers believe they are doing a good job with those who come to them, but there is no real outreach program in the community. Funded NORCs (Naturally Occurring Retirement Communities) address some of this need, but are limited in whom they may serve. Their catchment area is specific buildings, while people across the street may be in desperate need of someone reaching out. This is coming to be more and more recognized in the Senior community, and DFTA is exploring new models for NORCs which would address a community rather than a building. At the present time they are looking at areas comprised of individual homes and small apartment buildings for this new model. We will be exploring with them whether it can be considered for more built- up areas, such as the West Side, to provide supports to sustain self sufficiency as our community grows older.

Observing that the Amsterdam Houses NORC, which is serviced by Lincoln Square Neighborhood House, has been particularly successful, it is felt additional NORCs , where there are existing settlement houses which can provide services, should be encouraged in other NYCHA complexes.

### Homelessness

The homeless people in our streets seem to be increasing. We will be seeking the data from DHS survey to confirm this. We also need to be monitoring the Mayor's plan to eliminate homelessness within five years. Lack of appropriate housing increases the problems of those in the community suffering from mental illness, medical problems such as AIDS, physical handicaps, and increasing difficulty in maintaining safe housing, either due to age or financial situations.. Hard data are needed to assess specific needs.

The last paragraph in last year's section on homelessness was thought to be inappropriate, and should not be included this year.

## **Persons Livingwith HIV/AIDS**

The City Council has just passed legislation requiring prompt referrals to permanent housing for those individuals placed in SROs on an emergency basis, ( which often stretches out into years). We will be monitoring how HASA carries out this mandate.

## **Undocumented Immigrants**

We need to be more proactive in this area.

We recognized that there are areas we do not cover, and have not been receiving information about, - mental health, substance abuse use, etc. We do not have the knowledge that would help us know if these are problems in the community. Better linkages need to be developed with agencies serving those populations

It was agreed that we would ask someone from one of the areas we are concerned about to our next meeting, to bring us up-to-date on what is happening.

Attendance: 4/19 Joyce Johnson, Barbara Van Buren

5/17 Annette Averette, Barbara Keleman, Freddie Richardson, Barbara Van Buren

Public members were present at both meetings.

## **Land Use Committee**

Richard Asche, Chairperson

May 18, 200

Joint with Health & Human Services Committee, Barbara Van Buren, Chairperson

1. 2612 Broadway, Marion Hotel (West 98th-99th Street.) Presentation by the Lantern Group on the conversion of the Marion Hotel, a commercial single room occupancy hotel, into 136 units of permanent supportive housing for homeless and low-income adults.

In preparation for a resolution on the acquisition, beginning in September, from the current operator, who provides emergency housing and services to people with AIDS, and for the ultimate purchase and conversion of the Marion Hotel to permanent housing for people with special needs and the working poor, the Lantern Group made an extensive presentation. Eric Gulberry, director of the Lantern Group, the architect, Cindy Harden and Harriett Cohen, director of services described the current state of the Marion and their plans to convert the hotel to a single room, permanent occupancy facility with a 24/7 complement of supported living services.

## **Background**

Mr. Gulberry gave a brief summary of the Lantern Group's capabilities and experience. Originally, they primarily concentrated on new construction to provide affordable housing for the working poor. Their new thrust is the preservation of SRO's on a gut-rehab basis giving priority to previous residents.

**This facility will be the largest number of units the group has operated, although a supported housing facility in the Bronx administered by them serves a larger population.**

**The Lantern Group will acquire the master lease from the current operator of the Marion, which has 142 units and 2 commercial spaces. 120 units are operated under a MOU from HRA for emergency placements; 34 units are reserved for transients. There are 17 units per floor, which will be preserved under the Lantern's Plan.**

**The Lantern Group will rename the facility Hunter's Moon Residence and reduce the number of units to 135 single occupancy rooms and incorporate the commercial spaces into ground floor program units. Approximately 35 units will be reserved for low-income workers. Both permanent residents and independently functioning special needs population will remain. Services will be coordinated around existing tenants and all renovations will occur without relocating them.**

**The Lantern Group identified 6 financing sources for service subsidies, program, and acquisition and renovation. They anticipate a \$60 per day reimbursement rate from HRA.**

### **Architectural Adaptations**

**The building will be made more ADA accessible; the façade will be restored; rooms will be enlarged, although the current configuration of 17 per floor will remain. Each room will be equipped with a sink, microwave and refrigerator, although residents will continue to share bathrooms. There are and will be three bathrooms per floor. A new, larger elevator will be built, risers and stacks will be updated, dining facilities and other program spaces will be built into the first floor and security will be moved to the entrance of the building.**

**HPD will provide construction financing and supervise the construction phase. HPD pointed out that the Lantern Group is ranked number one by the City as an SRO service provider. HRA has oversight over the services provided by the operator. The HUD loan for the acquisition is predicated on the number of units provided.**

### **Services**

**24/7 services will be overseen by a resident coordinator and will include sobriety and substance abuse treatment, meds management, occupational therapy, and 2 meals a day. Referral will be individuals who have already been in transitional housing and can benefit from the services offered. Preference will be given to community people. There will be a community advisory board and tenant committees.**

**HPD representative pointed out that the project is richly funded with a guaranteed ten-year Federal subsidy of \$635 per unit per month and there will be an annual reimbursement of \$13,500 per unit per year on qualified units. Lantern Group anticipates that rents will actually be lower for permanent residents and equal to shelter allowances for the population with special needs. As part of the 30-year mortgage, HPD provides construction management and contract oversight and during the life of the mortgage and assures the provider is in compliance with service agreements.**

### **Discussion**

The community and committees expressed concerns about notification of the evening's meeting to the community, the loss of two commercial spaces, the architectural feasibility of the plan, the short- and long-term fiscal viability, provision of quality services and the rights of permanent residents. It was noted there is a large immigrant population in residence and there has been a serious loitering problem that will need to be corrected. Concern about the ability of the Lantern Group to operate a facility of this magnitude was also expressed.

#### **Resolution**

As part of a resolution to approve, the Lantern Group will submit a letter of agreement to the board which will include:

- Agreement to appear before the Board annually to present a report on the operation of the facility, and answer questions
- Provide the Board with comparable operating expenditures for similar facilities
- Provide the Board with a projected cash flow analysis for both the construction and operating phase
- Provide architectural to-scale schematic for the program spaces on the ground floor and a model floor with 17 rooms and timely updates as final plans are approved
- Provide documentation that providing permanent housing for people with AIDS that incorporates shared bathrooms will not invalidate contractual arrangements with HPD.

Richard Asche and Barbara Van Buren agreed to draft the resolution and Helen Rosenthal and Page Cowley will review the financials and architectural schematics to determine if the resolution should be one of full support or have qualifications.

Subsequently the committees decided to continue the discussion at the June 21 Health & Human Services Committee meeting. The Lantern Group agreed to attend.

2. 139 West 89th Street (Columbus-Amsterdam Avenue.) Submission to the City Council by the Department of Housing Preservation and Development, under the Tenant Interim Lease Program (TIL), to sell 133 West 89th Street to the 133 West 89th Street Housing Development Fund, providing 15 cooperative units for sale to the current tenants.

As the tenants are in agreement, and with the recommendation of HPD, the Committee voted to approve the sale: 6-0-0-0.

Present: Land Use: Richard Asche, Page Cowley, Melanie Radley, Steve Strauss, Tom Vitullo-Martin, D. Maria Watson. Health & Human Services Committee: Barbara Van Buren and Joyce Johnson. Board Members: Hope Cohen, Sheldon Fine, Helen Rosenthal. Absent: Ethel Sheffer.

District Service Cabinet

Penny Ryan, District Manager

May 2005

## **NYC Agency Status Reports**

**DOS:** The Supt. briefly discussed the new DOS Operation NICE report. **Broadway / West 72-74 Streets and West 89th Street / Riverside Drive** enforcement continues. Ms. Ryan requested more enforcement throughout the district.

**FDNY:** The Chief reported that fires were up for the month. He said there was a major three alarm fire in an SRO on West End Avenue.

### **NYPD**

**20th Pct.** reported that Grand Larceny (GL) was down for the first time since last year. Community Affairs attributed the decline to their outreach to gyms, coffee houses, and NYPD stake-outs. The precinct recently summonsed and removed illegally parked scooters with a flatbed truck. Precinct issued warning flyers to scooter owners prior to towing.

**24th Pct.** reported that they had a homicide last week. They have a suspect, but not in custody. GL continues to go up. The precinct is still targeting coffee houses for theft awareness.

- Ms. Ryan requested that the 24th Precinct's Traffic Unit attend CB7's Transportation Committee meeting on June 14, 7 PM, at ABS. The MTA will present the new design of the 96th Street IRT station renovation. The new design moves stairs to the center island.

**DA's Office –** An investigation at Douglass Houses resulted in a significant drug arrest. Those arrested were charged with murder, conspiracy to sell, and possession of narcotics.

**DOHMA –** The department is focusing on the West Nile virus, smoking prevention, as well as, a new trans-fats initiative. Ms. Ryan requested information about DOH's role in an HRA facility. The SRO is mixing hazardous human waste with regular garbage.

The City Council will vote on the Solid Waste Management Plan that will reactivate the West 59th Street marine transfer station. Also, the Council approved the 311 Information bill, however the bill does not require 311 to give complaint location information to community boards. Ms. Ryan requested that complaints continue to come through CB7 offices for follow-up as well as to 311.

### **New Conditions:**

- Auto break-ins along the park side of Riverside Drive, 91st to 97th Street have stopped due to a 24th Pct. stake-out and police outreach.
- Meeting scheduled with the owners of three SROs in District 7, and the 24th Precinct & Dept of Homeless Services.
- West 89th Street, Riverside Drive-WEA: DOS enforcement continues; 24th Pct and DOS to clip and discard abandoned bicycles.
- Coach buses parking in bus stops on CPW and on West 72nd Street. 20th Pct to enforce parking regulations.

- NYPD Traffic giving tickets to cars on West 70th Street, WEA-FP, after DSNY broom goes through. Follow up with NYPD Traffic enforcement. 20th Precinct and CB7 to follow up.

- Marion Hotel will operate as permanent housing for low-income homeless and special needs adults.

**Follow-up from March 2005 meeting:**

- HPD - Kent: HPD found multiple instances of overcrowded conditions throughout the building. To date there are 62 violations: 14 Class A; 47 Class B; 1 Class C.

- NYPD - Updates on bars and clubs and noise control:

- Fez at Time Café, 2330 Broadway (85th Street): The 24th precinct and 311 have received no complaints since January.

- Ding Dong, Columbus and 104th Street. 24th Pct to investigate what is going on in basement of club. 24th Pct. will report 311 calls and will visit location.

- Suite, Mona, Roadhouse, Lions Head, SIP on Amsterdam Avenue, between 108th - 110th Streets - club owners have met with the 24th Precinct Council and are very cooperative.

- Club Star – Owner has requested police patrol at closing to avoid further incidents in the area.

- Bin 71 Wine Bar Cafe, 237 Columbus Avenue, 71st-72nd Street. Residents reported drinking on sidewalk and noise. Ms. Ryan requested that police patrol in front of the bar.

- DOHMH – The following locations are targeted for baiting by DOH Pest Control: West 89th & 90th Streets from Riverside Drive-WEA; West 101st St. and Manhattan Ave; Columbus Ave at West 100th & 103rd Streets inside Douglass Houses grounds; 201 W. 90th Street; 200 W. 93rd Street.

- Delivery bikes on sidewalks – the 20th Pct issued 71 C summonses this month, and total 564 C summonses this year. Ms. Ryan requested data on who are the biggest violators. CB7 is waiting for bike racks installations on W. 72nd Street and on Amsterdam Avenue from 97th to 100th Streets.

- Graffiti. The 20th precinct reported six arrests for the month and 112 for the year. The jump in arrests is due to the new anti-graffiti initiative. The 24th Precinct said they are investigating tags that may be gang related. Both precincts are keeping a photographic file of tags.

- Vendors – the 20th precinct issued 51 C summonses this year and had three arrests this month. Ms. Ryan requested that the 20th Pct. schedule weekend enforcement on Columbus & W. 72nd Street.

**List of current construction sites in District 7:**

- Milling (day) and resurfacing (night) at 64th, 65th, and 66th Streets and southbound Broadway and Columbus Avenues at night total 4 days. In CB7 for 2 ½ weeks starting 5/13/05.

- Electrical work scheduled late May on WEA, 59th to 63rd Streets – ConEd.

- **DEP water tunnel work on West 60th Street and Amsterdam Avenue – West 60th to become one-way eastbound.**
- **Steven Gaynor School – West 90th Street, Amsterdam-Columbus Avenue, closed, except for local traffic, for water connection on 5/28 and 6/4,11, and 18, 8 AM-6PM.**
- **Frederick Douglass Circle reconstruction.**
- **Mayflower site, CPW-Broadway, 61st -62nd Streets – excavation.**
- **West 60th, Amsterdam-WEA, Touro College – construction.**
- **33 WEA, 61st Street – excavation.**
- **West 59th and 61st Streets, Amsterdam-West End Avenue – demolition.**
- **63rd -64th Street, Riverside South – construction**
- **66th Street, Riverside South - construction**
- **Broadway and 93rd Street – excavation**
- **99th -100th Street, east and west sides of Broadway – demolition**