

**Full Board Meeting  
Eric M. Nelson, Chairman  
June 6, 2000**

Eric Nelson, Chairman convened the meeting.

Penny Ryan presented the District Manager's Report.

Appreciation to C. Virginia Fields and Council Members all 50 seats have been filled. 50 of 50 Board Members attended the meeting. 100% Attendance!

**Election Committee:**

Dan Zweig described the election process and ballot procedures. Next, each candidate had his/her opportunity to speak for up to 3 minutes. The following candidates spoke:

*Candidates for Co-Secretaries:* Dan Cohen, Sheldon Fine

*Candidates for Vice Chair:* Jean Green-Dorsey, Bob Herrmann, Melanie Wymore, Melanie Radley

*Candidates for Chair:* Marc Landis, Eric Nelson

Next, Mr. Zweig entertained questions from the Board. However, no questions were forthcoming.

Councilmember Phillip Reed spoke about the following:

- Passage of the City Budget (\$37 Billion dollar expense)
- Restored cuts to the library, cultural and youth of \$107 million
- Additional \$62 Million dollars for enhancement including:
  - \$6 Million for after school program
  - \$12 Million to services for the aged including 7 day a week meals mental health programs for youth
  - \$7 Million for cultural programs
  - \$10 Million to extend library services
  - \$1 Million alternative to incarceration
  - \$ 1 Million for HIV Prevention Program.

**Public Session:**

Bob Meger- Census 2000 Local religious institutions have been used for information purposes.

Alene Maroni- New York Public Library St. Agnes Branch .

Brad Usher- State Senator Tom Duane's Office. For the first time the Hate Crime Bill has been brought to the floor of the State Senate for a vote.

Anna Hunter- State Senator Eric Schneiderman's Office. Town Hall Meeting on June 20<sup>th</sup> in opposition to the Proposed "Shooting Gallery" in Times Square.

Barbara Adler- Columbus Avenue BID. The BID has produced a full color map of and guide to Columbus Avenue. Copies were distributed to Board Members. The BID has hired the DOE Fund to provide sanitation services.

Steven Barnett- Project Return Foundation wants to provide education about addiction services.

Kevin Green- Episcopal Social Services and Children Service is recruiting foster and adoptive parents.

Alison Pearlman- complained about using an addition of 35,000 square feet.

Alan Flacks- spoke on Starbucks limited access to and cleanliness of its lavatories. Also, Manhattan Diner is clean and operating.

Rowena Daley- West Side YMCA/Park Laurel Project is at its 28<sup>th</sup> floor. The Y will be coming before the Transportation Committee on June 13<sup>th</sup>. 200 older adults attended an open house for exercise. They are conducting several camp programs for this summer.

Therese Revesz- Friends of the Verdi Square Green Market. Asked the Board to reconsider its resolution to challenge CAU.

Susana Freedman- Assemblymember Scott Stringer's Office announced the Scott Stringer will conducted a rally at the 72nd Street IRT Station. After 7 years, Scott helped pass a bill entitling incarcerated woman, victims of domestic violence to join the Workfare Program.

Cathyglynn McCarthy- New York Blood Center Hispanic Blood Donor Weekend will take place July 1<sup>st</sup>.

Marvin Sochet- announcement. Max Mannes passed away yesterday. Memorial services will be planned and announced.

Phyllis Gunther- She did a survey of West Side restaurants and found a lack of Black and minority waiters in the restaurants.

Dough Griebel- spoke about opportunity for employment at his restaurants.

Susan Gurney- Spoke about 455 Central Park West- Towers Nursing Home. Since the Board is being asked to approve a variance (which is similar to the 1993 variance). Mrs. Gurney questioned whether the conditions surrounding the location have changed significantly since 1993.

Noah Pfefferblit- Borough President C. Virginia Fields has invited Board Members to a Saturday afternoon luncheon. Noah announced that Wednesday 5PM, Borough President will host her annual celebration of the Gay/Lesbian/Bisexual and Transgender Communities.

### **Business Session:**

Bob Herrmann presented the background information on 101 West End Avenue and funds for improvements at the 59th Street Recreation Center. He introduced Parks Department's Manhattan Borough Commissioner Adrian Benape, who provided an historic perspective on and current proposal for the Rec Center. He expressed the down side of having a largely unused outside pool (60 day per year use) and presented a recommendation for a full-sized gymnasium with year-round, day-long use.

Next Joshua Laird provided a supplemental history of the plans for development of this site and improvements that have been made within the last two years. Believing there was a consensus for a gymnasium annex, plans began. However since \$2.67 million was not enough to finance the project, alternatives are being considered in case funds do not become available.

### **Public Speakers:**

Mary Rosado- Friends of the West 59<sup>th</sup> Street Rec Center. Ms. Rosado has led a crusade for outdoor pool reconstruction. She has worked on this project for several years. Ms. Rosado and her organization are still advocating for a pool and the improvements to the original building.

George Price- Mr. Price is advocating for the reconstruction of the pool and countered other proposals for facilities, which he said already exist in the area.

Elizabeth Sheppard- Tenant Amsterdam Houses. Ms. Sheppard has been a resident since childhood and strongly expressed the need for the pool.

Patricia Ryan- Amsterdam Addition. Ms. Ryan urged Board Members to support the reconstruction of the pool for youth and seniors.

### **Board discussion:**

Peter Bailey- urged support for the resolution.

Phyllis Gunther- strongly urged the reconstruction of the pool to meet community needs.

Melaine Wymore- urged a vision for the coming years in considering the development of this site.

Hope Cohen- presented her perspective on the meetings that have taken place and the options under consideration.

Elizabeth Starkey- questioned the dollar figure and how the scope of work could be achieved given this figure.

Gail Brewer- questioned whether the pool could be used as an ice skating rink.

Richard Ashe- urged that future discussions such as this be made with extensive community input.

Ethel Sheffer- criticized the process. She also expressed optimism for a real public commitment of money and urged the passing of this resolution and the cooperation of groups during the coming year.

Resolution #1: 101 West End Avenue

Richard Ashe proposed a substitute resolution designated Alternative Resolution #1:

Resolution passed 28-14-4-0

Resolution #2: 455 Central Park West

Friendly amendment by E. Starkey change "allow for" to "encourage"

Resolution passed 22-15-4-1

Resolution #3: 18 West 89<sup>th</sup> Street, The Dwight School

Resolution passed 40-1-1-1

Resolution #4: 254 West 72<sup>nd</sup> Street, Sugar Bar amended from a 5-year to a 1-year renewal via friendly amendment by Hope Cohen.  
Resolution passed 37-4-1-0

Resolution #5: 2452 Broadway, Mary Ann's Mexican Restaurant  
Resolution passed 39-1-0-0

Resolution #6: 366 Columbus Avenue, Spazzia  
Resolution passed 30-7-2-0

Resolution #7: 451 Amsterdam Avenue, Burritoville  
Resolution passed 34-1-3-0

Resolution #8: 460 Amsterdam Avenue, Famous Original Ray's Pizza  
Resolution passed 36-5-1-0

Resolution on 59<sup>th</sup> Street Recreation Center process referred to Steering (15-10-2-0)

Resolution #9: Department of HPD's RFP Re: Block 1846 Lot 9,11 on West 109<sup>th</sup> Street, and Lot 56 (aka 352 Cathedral Parkway) on West 110<sup>th</sup> Street and 350 West 110<sup>th</sup> Street.  
There was extensive discussion by the public and Board Members. A friendly amendment to remove the phrase "some portion...middle income" accepted.  
Resolution passed 22-2-4-2

Resolution #10-16: Resolutions passed 28-0-0-0

Resolutions #17 and #18 were laid over.

Motion to adjourn: passed unanimously.

*Present:* Eric M. Nelson, Chairman, Barbara Adler, Andrew Albert, Richard Asche, Annette Averette, Peter Bailey, Beth Berns, Gale Brewer, Dan Cohen, Hope Cohen, Beverly Feingold, Sheldon Fine, Georgette Gittens, Guillermo Gonzalez, Jean Green-Dorsey, Douglas Griebel, Phyllis Gunther, David Harris, Robert Herrmann, Lawrence Horowitz, John D. Howell, Joyce S. Johnson, Ulma Jones, Betty Katz, Barbara Keleman, Marc Landis, Jan Levy, Klari Neuwelt, Lenore Norman, Lydia Padilla, Sharon Parker-Frazier, George Price, Melanie Radley, Oscar Rios, Barry Rosenberg, Hector Santana Jr., Ethel Sheffer, Elizabeth Starkey, Patricia Stevens, Evelyn Tamarin, Barbara Van Buren, Thomas Vitullo-Martin, D. Maria Watson, Angela Wiggins, Melanie Wymore, Jeffrey Zahn, George Zeppenfeldt-Cestero, Robert Zuckerman, Daniel Zweig.

**Transportation Committee**  
**Andrew Albert and Dan Zweig, Co-Chairs**  
**June 13, 2000**

The first part of the meeting was jointly held with the Parks Committee (See Parks Committee Minutes.)

**Joint with Landmarks Committee.**

**52 West 85th Street stoop.** Eric Lee appeared, representing Kathleen Comerford & Raymond Cubero. They are restoring the stoop, which had been removed. The new stoop will be in line with the existing stoops on the block. The joint committee observed the renderings, and approved the new stoop.

Be it resolved that CB#7 approves the design for a new stoop for 52 W. 85th Street.

Vote: 9-0-0-0 (joint committees)  
4-0-0-0 (non-comm. board members)  
2-0-0-0 (public members)

**Lighted Signs on TA stations in historic districts.**

The joint committee discussed asking the MTA to not allow lighted signs at station entrances in CB 7's historic districts. The discussion included asking for a ban on lighted signs at **all** stations in the CB 7 district, but some members felt that such a request was not practical. The joint committee adopted the following resolution:

Be it resolved that CB#7 requests the MTA disapprove the use of illuminated signs over stations in historic districts within the CB#7 area. (59th St.-110th St, CPW to Riverside. Drive)

Vote: 4-0-0-0 (joint committee)  
3-0-1-0 (non-comm. board members)  
3-1-1-1 (public members)

A discussion on newsboxes and what should be done about them was tabled.

**Loading Zone - West Side YMCA**

Gene Holland - Director of facilities for the YMCA appeared before the committee. He explained that there is much unloading of guests on both 63rd & 64th Streets. In fact, the ADA accessible entrance will be on 64th Street. After hours, a buzzer will alert security that a person would like entry on the 64th Street side. The committee felt that parking should be restored to the community after 7 PM on 64th Street, so the following resolution was adopted:

Be it resolved that CB#7 approves the West Side YMCA's request for a 24 hour loading zone on West 63rd Street, and an 8AM-7PM loading zone for the West 64th Street side of the YMCA.

Vote: 4-0-0-0 (committee)  
3-0-1-0 (non-comm. board members)  
3-1-1-1 (public members)

**78th & Broadway Newsstand**

The applicant, Mr. Zaheer, appeared before the committee. He presented pictures that showed the appearance of the proposed newsstand - a far cry from the average tin box the committee has

seen many times. He said the stand would operate from approximately 6 A.M. to 10:00 PM. Some committee members spoke in favor of the newsstand, and some opposed it. The owner of La Caridad, a restaurant on the SW corner of 78th & Broadway, in front of which the newsstand would operate, also spoke against the proposal. The possibility of another location was raised with the applicant, specifically 96th & Broadway, where a newsstand has sat vacant for years. He declined to apply for that location. The following resolution was voted, and did not pass the committee. It was decided, however, to bring it to the full board.

Be it resolved that CB#7 approves the application for a newsstand at the SW corner of 78th Street & Broadway.

Vote: 2-2-1-0 (committee)

3-2-0-0 (non-comm. board members)

1-1-0-0 (public members)

### **West 66th Street Loading Zone**

Traffic is horrific on West 66th Street between Broadway & Amsterdam Avenue, and the Phillips Club has requested a loading zone so that guests can embark & disembark without backing up traffic. The presence of the new Balducci's adds another dimension to this block's traffic problems. Some area residents spoke in favor of a parking ban on this block, at least during certain hours. The committee decided to tour the block & ascertain which course of action to follow. This will happen shortly. Additionally, board members who are residents of the area will accompany the committee. The issue of what the garage space in the Phillips Club is being used for was also raised, since no garage is present.

### **American Museum of Natural History Traffic and Transportation Plan Update**

Lisa Gugenheim, of the Museum, gave an update on the much-debated transportation plan that has been implemented for several months now. There are problems with the off-site parking area for school buses (no one is using it), and problems on 81st Street with M79 buses blocking the driveway from the Rose Center. The placement of the eastbound bus stop at CPW will be looked at, and a possible "no right turn" onto 81st Street will also be examined. Additionally, the cycle of the light at 81st & Columbus Avenue will be examined, as it appears to be much too short for the left-turn onto Columbus Avenue.

### **New Business**

Max Eisen again requested a list of monthly parkers at the Mayfair Garage on West 72nd Street.

**Transportation Committee Members Present:** Andrew Albert, Joyce S. Johnson, Marc Landis, Oscar Rios, Barbara Van Buren. **Transportation Committee Members Absent:** Dan Zweig, Barbara Keleman, Elizabeth Starkey, Bob Zuckerman. **Parks Committee Members Present:** Bob Herrman, Dan Cohen, Phyllis Gunther, Betty Katz, Patricia Stevens, D. Maria Watson. **Parks Committee Members Absent:** Barbara Adler, Annette Averette, Georgette Gittens, John D. Howell, Jeffrey Zahn. **Board Members Present:** Steve Carbo, Hope Cohen, Jan Levy, Klari Neuwelt, Lenore Norman.

**Steering Committee**  
**Eric M. Nelson, Chairman**  
**June 28, 2000**

Eric Nelson convened the meeting at 7:40 PM. He announced that Melanie Radley will be responsible for the website development within the Communication Committee and Bob Herrmann will chair the Membership Committee.

**1. Report on website and communications - Melanie Radley, Chair, Communications Committee.**

Dan Zweig presented a report on website development. As of now Community Board 7 does not have a website. Gale Brewer was pursuing a connection through the Public Advocates Office as well as a source of funding for our own website. We are hoping to start up in the fall. We are also attempting to leverage other funds from various sources including the DOIIT. Sheldon Fine suggested that the Communications Committee explore the cost levels for various levels of service before we pursue funding sources. Melanie Wymore recommended that a needs survey be done pro-bono.

**2. Discussion of new member orientation - Bob Herrmann, Chair, Membership Committee**

Barbara Van Buren reported. The committee will be reviewing the mentor program. An August orientation meeting for new members is being planned. Committees would present their activities and recruit new members. Mr. Fine suggested a "committee fair" format rather than a meeting.

**3. Report on Economic Development Task Force - Bob Zuckerman.**

Mr. Zuckerman will report at the July Steering Committee meeting.

**4. Discussion of committee minutes and reports, adoption of minutes, and taping of full board meetings.**

Mr. Nelson asked the co-chairs to prepare brief written committee reports for the full board meetings. These could be excerpted from the committees' minutes. Some members said they preferred two-minute verbal reports. The distribution of minutes in advance of the full board was discussed. It would be possible to distribute full board minutes, but probably not committee minutes. Several co-chairs asked for assistance with getting committee members to take minutes. Various views were expressed on the approval of minutes. Mr. Nelson suggested that the Board adopt minutes at the beginning of all meetings. There was a consensus that the full board minutes will be adopted at the beginning of the business session of the full board meetings, beginning in July. Mr. Nelson asked the co-secretaries to help with this. Taping of full board meetings was also discussed. Opinions varied on the value and problems related to taping. No decision was made.

**5. Updates:**

- Amendment of the Restrictive Declaration for 101 West End Avenue.

The Department of City Planning has incorporated Community Board 7's recommendation to extend the decision on the Open Space Plan until August 2001. Peter Bailey, Melanie Radley and Dan Cohen agreed to create a 59<sup>th</sup> Street Rec Center Task Force, which will be composed of Land Use, Youth, and Parks Committee members, as well as Amsterdam Houses, Friends of the 59th Street Rec Center, and Center users.

- Community meeting on the Lincoln Square Bow-Tie Parks and Streetscape Design.

Barbara Adler reported that the Community Advisory Committee, convened by Councilmember Ronnie Eldridge and conducted by the Parks Foundation, interviewed firms and selected the Beyer, Blinder and Bell. Preliminary schematics will be presented at a community meeting of the Parks Committee. First favored date is Monday, July 24<sup>th</sup>. Councilmember Ronnie Eldridge has provided funding for the design. Ms Adler will give a report at the July 5 full board meeting.

- HPD's RFP for 109<sup>th</sup> and 110<sup>th</sup> Streets.

Thomas Vitullo-Martin reported that HPD had expressed interest but not commitment to the Board's input and had issued the RFP. He suggested a task force of the Land Use and Housing Committees. Mr. Vitullo-Martin and Larry Horowitz will discuss how to proceed. Mr. Vitullo-Martin and George Zeppenfeldt-Cestero mentioned a local community organization that may respond to the RFP asked to speak at the July Health Committee. Consensus developed to ask them to return as part of the city's public review process.

#### **6. Review of July 5 full Board Agenda.**

Community participation is anticipated on resolutions concerning the installation of World's Fair benches around Theodore Roosevelt Park and the installation of a newsstand at Broadway and 78th Street.

#### **7. New business.**

Mr. Nelson announced that Barbara Van Buren will co-chair the Health, Human Services and Environment Committee.

D. Maria Watson and Ethel Sheffer reported on a meeting held by Columbia University regarding the Broadway/110<sup>th</sup> Street development. Majority of the attendees was from north of 110<sup>th</sup> Street. Columbia University plans to develop a residential building for faculty with commercial space and a school. Mr. Nelson will ask Columbia University to make a presentation to the Land Use Committee.

There being no further business, the meeting was adjourned.

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**Present:** Eric M. Nelson, Barbara Adler, Andrew Albert, Peter Bailey, Gale Brewer, Sheldon Fine, Larry Horowitz, Marc Landis, Lenore Norman, Barry Rosenberg, Ethel Sheffer, Thomas-Vitullo Martin, Melanie Wymore, George Zeppenfeldt-Cestero, Dan Zweig.

**Absent:** Richard Asche, Beth Berns, Beverly Feingold, Robert Herrmann, Joyce Johnson, Melanie Radley, Hector Santana, Jr. **Board Members Present:** Dan Cohen, Jan Levy, Barbara Van Buren, D. Maria Watson.

**Parks, Libraries and Cultural Affairs Committee**  
**Co-Chairs: Barbara Adler and Bob Herrmann**  
**June 13, 2000**

Present: Bob Herrmann, Dan Cohen, Phyllis Gunther, John D. Howell, Patricia Stevens.

1. Presentation by Department of Parks and Recreation on the Installation of Bollard-Shaped Lights in P.S. 166 Playground, West 89th Street, Central Park West - Columbus Avenue. A Department of Parks representative in charge of the construction of the playground presented a proposal to place 3 ½ foot high lighted bollards instead of the lampposts (approximately 14 feet high) proposed in the architectural plans. This proposal is designed to limit the light into nearby apartment buildings. Alternatively, there was proposed the possibility of modifying the lampposts by blackening the back side of each lamppost. The Parks Department representative indicated that maintenance of the bollards would be a Parks Department responsibility. Members of the public raised questions as to why there would be any lighting in the playground since it was their understanding that the original design did not call for lighting. The Parks Department representative indicated that all designs for the playground which he had seen showed some form of lighting.

Motion to approve the installation of the bollards was made and seconded. The Committee voted 6-0-0. Board members present voted 3-0-1-0 and public members voted 1-0-0-0.

2. Presentation by the Department of Parks and Recreation on the Installation of World's Fair Benches on the Perimeter of Theodore Roosevelt Park. Bob Redmond from the Department of Parks stated that a donor had offered to pay for new benches which the Parks Department would use to install (a) on 81st Street between Central Park West and Columbus Avenue and along the East Side of Columbus Avenue between 79th and 81st Street to replace existing benches and (b) on 77th Street between Central Park West and Columbus Avenue and on the East Side of Columbus Avenue between 77th and 79th Street (which do not have any benches at this time). The Parks Department would be responsible for installation and maintenance. A number of representatives from West 77th Street between Central Park West and Columbus Avenue spoke in opposition to the installation of the benches expressing concern regarding possible noise, litter, health and maintenance issues. Numerous letters in opposition to the proposal were submitted to the Committee.

A motion to approve (a) installation of new benches on 81st Street between Central Park and Columbus Avenue and on Columbus Avenue between 79th and 81st Street to replace existing benches and (b) installation of six new benches on 77th Street between Central Park West and Columbus Avenue (three near Central Park West and three near Columbus Avenue) for a trial period of one year was made and seconded. The Committees voted 7-2-0-0. Board members present voted 3-1-0-0 and public members voted 7-2-0-0.

**Landmarks Committee**  
**Lenore Norman and Barry Rosenberg, Co-Chairs**  
**June 15, 2000**

The meeting CB 7 Landmarks Committee was called to order and the following agenda items were reviewed.

A submission by the American Museum of Natural History and The New York Times Foundation was made to ask for support of a proposed installation of a Time Capsule created Santiago Calatrava at the new entrance to the museum on the corner of West 79th Street and Columbus Ave. The submission was approved with a request that the museum give serious consideration for some simple but non-intrusive seating in the area defined as the space for the capsule. There also was some discussion of the lighting around the capsule and the museum was asked to review the lighting once the capsule is installed. The vote was 4-0-0-0.

17 West 67 Street represented by Ted Henning submitted a modified master plan for through-the-wall air condition units. The plan calls for 4 locations in the facade to have slightly off plan locations to allow air conditioner installation to occur in these spots so as not rip out decorative brick work. The applicant was asked to prepare a master plan for the entire building. The plan was approved 3-0, with one present but not voting.

320 West 76th Street. The applicant requested approval for window changes and a terrace enclosure that could be seen from street level at Riverside Drive and 76th Street. Views were discussed. It was resolved to approve the plan with the provision that similar spaces in this building that might petition for similar approval on basis of precedent be advised that each submission must stand on its own and if the appearance of the building were adversely altered such change would not be entitled to approval by notion of a precedent. The architect was asked to return with the design of the lighting fixtures that will be visible though the transparent glass of the enclosure.

48-50 West 74 Street. A petition by the school and owner of the building for approval for installation of a lift to comply with ADA requirements. The lift was concealed behind currently installed iron work; however, the school's landing at the top of the stair case served by the lift was to be foreshortened by the build up of one step and new landing - a clever solution to the notion of retaining architectural detail. A resolution to approve was adopted: 4-0-0-0.

336 Central Park West . A plan for through-the-wall air conditioning units was approved. Concern was expressed that the resultant plan submitted allowed the carving up of under window brick details that gave much definition to the building's facade. However, no other alternative presented itself and LPC had indicated its approval. Approval was granted: 4-0-0-0.

159 West 71st Street. Roof top addition was disapproved 4-0-0-0 on the basis that roof top designed made no attempt to incorporate any of the building facade details and as such was not appropriate. The consultant will appear prior the 7/5 full board meeting to present a new design for the windows, as requested.

*Submitted by*  
*Barry Rosenberg*

Present: Lenore Norman, Barry Rosenberg, Dan Cohen and Jan Levy.

**LAND USE COMMITTEE**  
**CO-CHAIRS: RICHARD ASCHE AND LARRY HOROWITZ**  
**June 21, 2000**

**1. 462 Amsterdam Avenue**

Owner Avi Najar presented the application for a new unenclosed sidewalk café. The plans showed a café of 9 feet, 11 inches in depth, situated on a concrete ramp/platform that was planned to provide permanent accessibility to the restaurant for the disabled. The restaurant is just about to open, but Mr. Najar has other restaurants operating in New York City. The Committee was strongly opposed to the ramp/platform, and voted down a proposed resolution to approve a café situated on a removeable wooden ramp/platform.

The Committee adopted the following resolution:

*WHEREAS the applicant has agreed to reduce the depth of the sidewalk café in question to 9 feet, and has agreed to submit to Community Board 7/Manhattan plans revised to document this reduction and stamped by the NYC Department of Consumer Affairs; and*

*WHEREAS the applicant has agreed to eliminate the ramp/platform entirely from his plans, and has agreed to submit to Community Board 7/Manhattan plans revised to document this change and stamped by the NYC Department of Consumer Affairs; and*

*WHEREAS the applicant has agreed to reduce the length of the concrete ramp that currently extends perpendicularly to the front door from 9 feet, 11 inches to 9 feet, and has agreed to submit to Community Board 7/Manhattan plans revised to document this change and stamped by the NYC Department of Consumer Affairs;*

*THEREFORE BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the new application DCA# 1034982 to the Department of Transportation by Café Salsa Entertainment, Inc., d/b/a Azucar at 462 Amsterdam Avenue (82<sup>nd</sup> - 83<sup>rd</sup> Streets) for a one-year consent to operate an unenclosed sidewalk cafe with 9 tables and 18 seats, and **disapproves any ramp/platform** (i.e. whether temporary or permanent) proposed to be associated with the cafe.*

Committee Member vote: 7-0-0-0.

**2. 1841 Broadway**

The applicant did not appear.

The Committee adopted the following resolution:

*WHEREAS, despite repeated assurances to Community Board 7/Manhattan as well as the requirements of New York City law concerning waiter service, the applicant does not currently have waiter service in the sidewalk cafe; and*

*WHEREAS, despite repeated assurances to Community Board 7/Manhattan concerning the exclusive use of non-disposable dishware and silverware, the applicant currently uses disposable dishware and silverware in the sidewalk café; and*

*WHEREAS, the sidewalk café is located at a very congested corner, now made more congested by the demolition of the New York Coliseum and the subsequent construction of Columbus Centre; and*  
*WHEREAS, the legs of the sidewalk café's railing pose a tripping hazard;*

*BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the renewal application DCA# 980147 to the Department of Transportation by the Starbucks Corp., d/b/a Starbucks at 1841 Broadway (West 60<sup>th</sup>-61<sup>st</sup> Streets) for a five-year consent to operate an unenclosed sidewalk cafe with 8 tables and 16 seats.*

Committee Member vote: 7-0-0-0. Board Member vote: 1-0-0-0. Public Member vote: 1-0-0-0.

## 2. 201-225 West 86<sup>th</sup> Street

Gary Tarnoff, attorney for Belnord Realty Association L.P. (i.e. owners of the Belnord, 201-225 West 86<sup>th</sup> Street), presented the application for a special permit to waive use restrictions for cellar and ground-floor space in the Belnord. The Belnord owners are restoring and rehabilitating the landmark Belnord in accordance with Section 74-711 of the Zoning Resolution. To make the commercial space viable, the Belnord owners are proposing a change from a variety of use groups for the property to a uniform Use Group 10 designation. They are currently investigating the possibility of renting the commercial space – which will be assembled from a variety of building support spaces and reconfigured into a single two-level space – to an electronics store or dry-goods retailer. The Environmental Impact Statement (EIS) that accompanies their application assumes that an electronics store or dry-goods retailer will be the commercial tenant.

The Committee adopted the following resolution:

*WHEREAS, the applicant is restoring the landmark Belnord apartment building in accordance with Section 74-711 of the Zoning Resolution; and*

*WHEREAS, the applicant proposes to assemble diverse building support spaces into a single two-level commercial space, which space demands relief from the varied use-group designations of its component parts; and*

*WHEREAS, the applicant has prepared an Environmental Impact Statement (EIS) that assumes the tenant of such commercial space would be a retailer of either electronics or dry goods;*

*BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application #C990055ZSM to the Department of City Planning by Belnord Realty Associates, L.P. for a special permit to waive use restrictions in conjunction with the development of 30,598 ft.<sup>2</sup> of space on the cellar level and 4,881 ft.<sup>2</sup> on the ground floor of 201-225 West 86<sup>th</sup> Street, to allow as a tenant of the newly configured commercial space a Use Group 10 use that has been thoroughly analyzed in an EIS (i.e. a retailer of either electronics or dry goods); and*

*BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan **requires** that any other use to be proposed at any time in the future by the applicant be similarly analyzed in a new EIS at that time and presented to Community Board 7/Manhattan for approval.*

Committee Member vote: 8-0-0-0. Board Member vote: 1-0-0-1. Public Member vote: 1-0-0-0.

## 4. 248 West 80<sup>th</sup> Street

Fred Becker, attorney for New York Sports Club, presented the application for enlargement of an existing physical-culture facility. Mr. Becker reported that in response to earlier complaints by neighbors about noise and vibration, New York Sports Club had installed baffling and experimental platforms under treadmills to reduce vibration. He emphasized that the platforms are an experiment and that New York Sports Club will continue to monitor their effectiveness.

The Committee adopted the following resolution:

*WHEREAS, the applicant has been working in good faith with its neighbors to resolve issues of noise and vibration; and*

*WHEREAS, the applicant has agreed to continue to monitor the noise and vibration arising from its equipment*

*BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application BSA# 163-99-BZ to the Board of Standards and Appeals by New York Sports Club to amend its physical-culture special permit to enlarge the existing facility, including occupation of the second floor of the building on the lot that faces Broadway. Committee Member vote: 8-0-0-0. Public Member vote: 0-1-0-0.*

## 5. 5 West 92<sup>nd</sup> Street

Columbia Grammar & Preparatory School has applied for zoning variances for height, setback, and rear-yard equivalents to allow for construction of a cellar and five-story addition. In January 2000, Community Board 7/Manhattan recommended disapproval of these applications for a variety of reasons including the negative impact the proposed building would have on its neighbors, especially on seven apartments in 7 West 92<sup>nd</sup> Street with lot-line windows. Since the time of that disapproval, the NYC Department of City Planning (DCP) has required the applicant to modify the plans, imposing a requirement for a three-foot setback starting at a height of 36 feet. To meet this requirement, the school has reconfigured space, eliminating teacher preparation rooms and reducing the size of some classrooms. Previously, the school had insisted that there was nothing in its proposed program that could be modified. DCP's setback requirement relieves the impact on four apartments in 7 West 92<sup>nd</sup> Street, but leaves three others in the dark.

The Committee adopted the following resolution:

*WHEREAS, the encroachment onto the rear yard by the applicant's proposed new building would have negative impacts on many of its neighbors; and*

*WHEREAS, the applicant has stubbornly ignored the concerns of its neighbors throughout the process of application for variances needed to construct a new building; and*

*WHEREAS, the applicant has stubbornly insisted that the program for its proposed building cannot be modified in any way to accommodate the needs of its neighbors – until recently forced to modify the program to meet setback requirements imposed on the proposed building by New York City Department of City Planning (DCP); and*

*WHEREAS, the applicant has stubbornly refused to consider alternative architectural solutions that would have fewer negative impacts on its neighbors;*

*BE IT RESOLVED THAT Community Board 7/Manhattan **continues to disapprove** application BSA#30-99-BZ to the Board of Standards & Appeals by Columbus Grammar & Preparatory School for a variance for rear-yard equivalents, for all the reasons given in our report and resolution of 4 January 2000; and*

*BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan **applauds** the New York City Department of City Planning (DCP) for imposing requirements on the Columbia Grammar & Preparatory School, which requirements relieve the impact of the proposal on some of the school's neighbors at 7 West 92<sup>nd</sup> Street, **and urges** DCP to press this recalcitrant applicant for further changes.*

Committee Member vote: 8-0-0-0.

There being no further business, the meeting was adjourned.

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**Land Use Committee Members Present:** Larry Horowitz, Beth Berns, Hope Cohen, Betty Katz, Lenore Norman, Melanie Radley, Ethel Sheffer, D. Maria Watson. **Land Use Committee Members Absent:** Richard Asche, Joyce Johnson. **Board Members Present:** Jan Levy.

**HEALTH, HUMAN SERVICES, AND ENVIRONMENT COMMITTEE**  
**Barbara Van Buren and George Zeppenfeldt, Co-Chairs**  
**June 29, 2000**

The meeting was opened by Co-Chair, Barbara Van Buren. George Zeppenfeldt Cestero, the other Co-Chair, was unable to attend due to an emergency.

Conforming to a decision of the Steering Committee, the presentation of Amsterdam House, originally scheduled, was postponed.

1) A presentation was made by Brad Korn, Director of Community Affairs at St. Luke's/Roosevelt Hospital Center ("STL/R"), on the cutbacks being made at the hospital. Following the passage of the Balanced Budget Act in Congress, reimbursement for Medicaid and Medicare populations was severely reduced. Managed care has also reduced the amount hospitals receive for patient care. Seventy percent of STL/R patients receive Medicaid or Medicare. In-hospital pharmaceutical costs have risen drastically, while reimbursement is much lower.

The hospital currently is operating at a \$12,000,000 deficit, and has had to lay off 298 of its approximately 8000 employees, both union and non-union. They are attempting to minimize the effect on direct patient care, and are doing such things as eliminating underutilized beds, arranging for lab tests to be done outside the hospital, etc.

The Hospital is aggressively pursuing government changes in reimbursement rates, both on the State and Federal level. STL/R has organized a national coalition of High Need Hospitals, which is lobbying Congress.

It was felt that there should be a presentation by the hospital to the community so that people could express their questions and concerns. This should be done, if possible, at a Board meeting, where there are likely to be more people than at a specially called public meeting. We will see if this can be done at one of the first meetings in the fall. If there is need for more time for discussion, there can be a follow-up at the next Committee meeting.

2) The request for Committee participation on the Metropolitan Hospital Community Advisory Board, and the Regent Family Shelter Community Advisory Board was raised, and lacking the ability of the members present to take part, it was agreed to raise this matter with the larger Board. Steve Carbo has expressed interest in the Manhattan Borough President's Solid Waste Advisory Board.

3) Those present were asked for recommendations for future activities by the Committee. Suggestions included:

- A. Follow-up on the St Luke's/Roosevelt cut-backs
- B. Exploration of conditions in the SROs in the community. Complaints have been received at the Board from the community concerning the lack of services in the commercial SROs, and the overcrowding, (people having to sleep in shifts) in some of them. Some social agencies have expressed concerns, as have a number of City agencies. The Committee could bring together the concerned groups, to get a more complete picture of what is happening, and to examine whether recommendations should be made to the Board.
- C. A review of the air quality in the community, and whether strong recommendations for action should be made. The advice of environmental groups, such as West Harlem Environmental

Action would be obtained. Some of this activity might be in conjunction with the Transportation Committee.

- D. A review of special services available for senior citizens, such as the State's EPIC insurance for medications, and funding available for services in naturally occurring retirement communities, (NORCs).
- E. A review of agencies providing services in the community
- F. An inventory of human service needs in the community. This is an area that those preparing the District Needs Statement would be very interested in.

It was agreed that all of these suggestions could be acted on. Jean Green Dorsey volunteered to create a flyer outlining these issues, and inviting Board Members to join the Committee in its activity.

Meeting was adjourned.

*Submitted by  
Barbara Van Buren*

Present: Barbara Van Buren, Barbara Kellerman. Board Members: Steve Carbo, Jean Green Dorsey.  
Guests: Brad Korn, St Luke's/Roosevelt Medical Center and Laurie Friedman, Dorot