

**Full Board Meeting
Lawrence Horowitz, Chair
September 2, 2003**

Chair Larry Horowitz called the meeting to order.

Chair's Report

Announced that great progress was made regarding Community Board 7's office renovations. During renovations the staff will relocate for approximately six months. David Harris provided a brief report on the School at Columbia University.

Nominations of Officers for 2003-2004

Dan Zweig, Chair of the Elections Committee, conducted the nominations. The following were nominated and seconded.

Chair: Hope Cohen

Vice Chairs: Sheldon Fine
David Harris
Helen Rosenthal
George Zeppendfelt-Cestero

Secretary: Bobbie Katzander
Melanie Wymore

(Subsequent to the meeting, Helen Rosenthal withdrew her name.)

Legislators' Reports

Assemblyman Daniel O'Donnell announced his office is now offering a legal clinic.

Assemblyman Scott Stringer announced on October 1st Green Building Expo at the Historical Society, 5-8PM.

Councilmember Gale Brewer announced West Siders has dibs on jobs AOL Time Warner.

Thanked the 59th Street Rec Center Task Force. A business survey will be conducted in the West 72nd Street area regarding their needs especially pertaining to technology.

Public Session

Brad Sussman, Manhattan Borough President's Office, announced the public hearing regarding the new smoking laws on September 16th at Pace University, 1 Pace Plaza at 10:30AM, September 11th Memorial Service at Wagner Park (Battery Park) and art opening in the Borough President's office.

Ron Kapon, 20th Precinct Council, announced crime is down but grand larceny is up 16%.

Liz Pisanshik, Park West Village Neighborhood Group, invited all to the history exhibit at the Bloomingdale Library.

Sharon Parsons, Lotus Garden, thanked Community Board 7 and elected officials for their assistance with the Marion Hotel.

Hector Santana spoke on concerns at Amsterdam Houses regarding large amounts of garbage stored outside. A task force was recommended to handle this issue. Task Force volunteers were Hector Santana, Helen Rosenthal, Ethel Sheffer, Sheldon Fine, Melanie Wymore, Richard Asche, Elizabeth Starkey, Barbara Adler, Peter Bailey.

Business Session

Resolutions adopted by the Steering Committee on July 23, 2003, and subject to ratification by the full Board.

59th Street Recreation Center Task Force

Melanie Wymore, Co-Chair with Pamela Frederick of MCB4

1. Resolution to approve the submission by the Department of Parks and Recreation to the Department of City Planning on the scope of work for Phase 1 of the reconstruction of the 59th Street Recreation Center was adopted: 34-0-0-0.

Transportation Committee

Co-Chairs: Andrew Albert and Dan Zweig

2. Resolution to approve the renewal application #B01768 to NYC Taxi and Limousine Commission by New Superior Radio Group Corp. at 921 Columbus Avenue for a For Hire Base Station license was adopted: 34-0-0-0.

Parks Committee

Co-Chairs: Barbara Adler and Bob Herrmann

3. Resolution to approve Central Park Conservancy design for the reconstruction of the pedestrian streetlights on Central Park South between Grand Army Plaza and Columbus Circle was sent to the Landmarks Committee.

4. Resolution to approve NYC Department of Parks and Recreation preliminary design for the food concession in Riverside Park South at West 70th Street was adopted: 32-0-1-0.

Land Use Committee

Co-Chairs: Richard Asche and Hope Cohen

5. Resolution to approve the renewal application DCA#1001640 to the Department of Consumer Affairs by The Greenhill Group, LLC, d/b/a Spazzia at 366 Columbus Avenue, for a two-year consent to operate an enclosed sidewalk café with 14 tables and 36 seats was adopted: 30-3-1-0.

6. Resolution to approve the renewal application #0940252 to the Department of Consumer Affairs by Carmine's Broadway Feast Inc., d/b/a Carmine's at 2450 Broadway, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 22 seats was adopted: 35-0-1-0.

7. Resolution to disapprove the renewal application #0949283 to the Department of Consumer Affairs by Café 87 Inc. d/b/a Hot and Crusty at 2387 Broadway, for a two-year consent to operate an unenclosed sidewalk café with 5 tables and 14 seats was adopted: 35-0-0-0.

Landmarks Committee

Co-Chairs: Lenore Norman and Patricia Stevens

8. Resolution to approve the application to the Arts Commission by Common Ground regarding the ground floor commercial façade design at Broadway and West 104th Street was adopted: 34-0-0-0.

9. Resolution to approve the application #0037402 to the Landmarks Preservation Commission to legalize the construction of a roof deck and railings at 54 West 74th Street (Central Park West-Columbus Avenue.) was adopted: 34-0-0-0.
10. Resolution to approve application #035552 to the Landmarks Preservation Commission to construct a rooftop addition at 62 West 70th Street (Central Park West-Columbus Avenue.) was adopted: 31-2-1-0.
11. Resolution to disapprove application #035551 to the Landmarks Preservation Commission to construct a rooftop addition at 64 West 70th Street (Central Park West-Columbus Avenue.) was adopted: 31-2-1-0.
12. Resolution to disapprove fees for Landmarks Preservation Commission permits was adopted: 31-2-1-0.

Board Members Present: Larry Horowitz, Barbara Adler, Andrew Albert, Janet Alvarez, Richard Asche, Annette Averette, Peter Bailey, Dan Cohen, Hope Cohen, Sheldon Fine, Deborah Gobble-Lewine, Jean Green-Dorsey, Phyllis Gunther, David Harris, Lawrence Horowitz, John Howell, Ulma Jones, Bobbie Katzander, Barbara Keleman, Marc Landis, William Meyers, Eric Nelson, Klari Neuwelt, Melanie Radley, Oscar Rios, Michael Roberts, Barry Rosenberg, Helen Rosenthal, Hector Santana, Ethel Sheffer, Elizabeth Starkey, Patricia Stevens, Evelyn Tamarin, Barbara Van Buren, Melanie Wymore, Gorge Zeppendfeldt-Cestero, Dan Zwiig.

Board Members Absent: Linda Alexander, Georgette Gittens, Guillermo Gonzalez, Douglas Griebel, Marlene Guy, Robert Herrmann, Joyce Johnson, Betty Katz, Lenore Norman, Sharon Parker-Frazier, Thomas Vitullo-Martin, D. Maria Watson.

Uniformed Services/Environment Committee
Co-Chairs: Melanie Radley and Hector Santana,
and John Howell for Homeland Security
September 10, 2003

1. Presentation by NYC Waste Prevention Coalition for support of a variety of waste prevention initiatives.

Timothy Logan, Chair, NYC Waste Prevention Coalition, spoke on their mission to promotion waste prevention in New York City as the primary alternative to wasting both resources and money, and as a public health measure to protect communities from the impacts of solid waste collection, processing, transportation and disposal, e.g., landfilling and incineration. Their mission is carried out by raising public awareness through outreach and education, conducting research and analysis of solid waste problems and waste prevention solutions, and advocating sound public policy that advances waste prevention at the city, state and federal levels. Two matters are currently going before the City Council Intro. 29, A Local Law to amend the administrative code of the city of New York in relation to the purchase of products, materials, and equipment made with post-consumer recycled content and the incorporation of waste prevention measures into the city's procurement practices, and the Zero Waste Resolution. The committee will consult with Councilmember Gale Brewer on her position.

2. Discussion of multi-block street fairs.

Lisa Lehr spoke on concerns about CB7 allowing street fairs and block parties on major thoroughfares. These street fairs should be considered on a wider scale and include other major events throughout the City. She asked for better coordination with CB7 and other agencies for traffic control, police coverage and signage. She was informed that single block street fairs are not reviewed by the committee but are handled on at the CB7 staff level. Melanie Radley recommended an amendment to the regulations for single block operating more than one day be reviewed by the committee.

John Howell suggested for next month's meeting that the committee review the September street fairs and assemble data and complaints from the local precincts and CB7 office for consideration of next year's fairs.

3. Discussion of FY05 Budget Consultations.

Hector Santana spoke on the need for additional uniformed officers for the 24th Precinct. Due to the understaffing, drug problems are on the rise in Manhattan Valley. Aaron Biller, West 90'-100's Neighborhood Coalition spoke on Comp Stat creating an illusion that crime is going down. People are discouraged from reporting crime therefore Comp Stat is inaccurate. Melanie Radley has asked Councilmember Gale Brewer to introduce a bill to log every complaint reported. Bobbie Katzander spoke on the need for an additional drug module. John Howell requested additional hazmat unit.

For next month meeting the committee would like to have an informational session with the precinct commander and/or a representative from One Police Plaza on better understanding Comp Stat.

4. New Business

Mildred Ortega, 258 West 97th Street, spoke on being arrested by her SRO landlord who accused her of vandalizing the building. She believes the arrest resulted from her organizing other tenants. She spoke about drug dealing in the building and said the landlord is not providing the appropriate services for HASA tenants and is misappropriating funds.

Committee Members Present: Melanie Radley, Hector Santana, John Howell, Bobbie Katzander, Oscar Rios. **Committee Members Absent:** Sheldon Fine, Georgette Gittens, Guillermo Gonzalez, Ulma Jones, Marc Landis. **Public Members Present:** Miriam Febus, Mary Ellen Grimes, Lisa Lehr.

Transportation Committee Minutes
Co-Chairs: Andrew Albert and Dan Zweig
September 9, 2003

Joint with Parks Committee

Co-Chairs: Barbara Adler and Bob Herrmann

1. Request by the Council on the Environment to the Department of Parks and Recreation to operate a GreenMarket on the sidewalk along Strangers Gate, Central Park West and West 106th Street, on Saturday, October 11, 2003.

Tom Strumolo, GreenMarket, gave an overview. The Duke Ellington Block and Neighborhood Association (West 106th Street) asked Greenmarket to explore having a market on the sidewalk at Strangers' Gate, the entrance into Central Park at West 106th Street. He suggested starting this year with a harvest festival on October 11. If it works, a market would begin in May or June through Thanksgiving or Christmas with curbside parking. 3 or 4 trucks for October. In future, would be mid-size market with 6-8 trucks.

Dan Zweig asked for written plan for market.

Bobbie Katzander feels mistake to permit any markets along Central Park West.

Barbara Keleman expressed same concern.

Barbara Adler objected to trucks parking at curbside.

Barbara Van Buren asked if stalls would interfere with people using the benches.

Ron Hoffman, DEBNA, said the project started 10 years ago. They have worked with Parks and have approval. Will bring people to area and into Park. Federation of Block and Neighborhood Associations supports. Looked at other sites; this is best. Also will contribute to area safety. Rebecca Hershfeld, residents, supports markets. Area is a plaza, like a large half-moon. Not like most of the gates.

Ira Manhoff, 17 West 106th Street and store operator, sells organic produce and said this would be a nightmare for the store. Submitted letter from association of local stores and bodegas objecting to the market.

Bruce Armstrong supports market. Neighborhood has limited access to produce.

Jeremy Gruber, resident, area produce is very poor. Proposed area is underused. He and his building in favor of market.

Bob Prudhomme, former president of Northwest Multi-block Association, recommended playing attention to historic nature of proposed area. Minimal amount of commercial activity on CPW and doesn't want to encourage this.

Batya Lewton said there must be concern for local merchants.

Jackie Bukowski presented to proposal to Parks. Commissioner Benepe and Manhattan Commissioner Castro have approved. Market will bring neighborhood together and be able to buy fresh produce. Said Ira's business should benefit and invited him to join in.

Klari Neuwelt recommends review should be joint with Landmarks and suggested permitting a few Saturdays. Barbara Keleman agreed with proposal. Bobbie Katzander asked for site plan and expressed concern about truck traffic on CPW. Hope Cohen suggested using the half-circle and no truck parking. Elizabeth Starkey stated concern about the landmark aspects and impact on

local merchants. Need more time to review. Could Ira have a stall? Mr. Stumolo invited him to participate. Phyllis Gunther spoke about Tucker Park market and its value. Barbara Adler said she doesn't have a landmark concern. Concerned about trucks parking and the impact on Ira's store.

The joint committees adopted the following resolution:

BE IT RESOLVED THAT the joint committees agree on a trial, as proposed, for Saturday, October 11, 2003, and the applicant should return after the test to a joint meeting of the Transportation, Parks and Landmarks Committees to evaluate the siting of the market at this location.

Committees Vote: 6-3-1-0. Public: 6-1-0-0.

The item will be on the September 24 Steering Committee agenda.

Sidewalk Café Applications:

2. **221 Columbus Avenue** (West 70th Street.) Renewal application DCA# 0922086 to the Department of Consumer Affairs by Basta Restaurant Corp., d/b/a Aegean Greek at 221 Columbus Avenue, for a two-year consent to operate an enclosed sidewalk café with 15 tables and 34 seats.

Discussion: No change in configuration, just a renewal.

Resolution to Approve: 5-1-0-0. Non-Committee Member: 1-0-1-0

3. **2787 Broadway** (107th-108th Street.) Renewal application DCA# 1147364 to the Department of Consumer Affairs by Hillview Specialty Foods, Inc., d/b/a 107th West Restaurant & Bar at 2787 Broadway, for a two-year consent to operate an enclosed sidewalk café with 13 tables and 26 seats.

Renewal, no change in configuration.

Resolution to Approve: 5-1-0-0

4. **392 Columbus Avenue** (West 79th Street.) Renewal application DCA# 1021550 to the Department of Consumer Affairs by 100 West 79th Street NYC, Corp., d/b/a North West at 392 Columbus Avenue, for a two-year consent to operate an unenclosed sidewalk café with 19 tables and 40 seats.

Discussion: Café was cut to building line, operating only on W. 79th Street. Now café is 14 tables and 40 seats.

Resolution to Approve: 7-0-0-0. Non-Committee Members 3-0-0-0. Public Members 1-0-0-0.

5. **2724 Broadway** (West 104th-105th Street.) New application DCA#1132659 to the Department of Consumer Affairs by Hot Bread of 104th St Inc., d/b/a Hot Bread at 2724 Broadway, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 30 seats.

Discussion: Applicant did not show up.

Resolution: Whereas applicant did not show, application is disapproved.

Committee: 6-0-0-0. Non-Committee: 1-0-0-0.

(Subsequent to the meeting, the applicant submitted a letter requesting postponement. The application has been scheduled for the October 14 meeting.)

6. **289 Columbus Avenue** (West 74th Street.) Request by Pioneer Supermarket, 289 Columbus Avenue, to the NYC Department of Transportation for a “No Standing, except trucks loading and unloading, 10:00 AM to 7:00 PM” zone.

Discussion: Current parking regulations are alternate side parking and meters. Requesting that four or five meters be removed to create a loading zone. Trucks are double/triple parking now during deliveries.

Resolution to Approve: 6-0-1-0. Non-Committee: 1-0-0-0.

7. Discussion with NYC Transit on the M72 bus route.

Presenter: Ted Norris and Adrian Howell, NYC Transit. M72 Route: Like to keep the bus on detour for a while longer due to new street configurations that will soon be opening around West 66th Street and Freedom Place. Currently, the M57 is picking up some of the old route stops. NYC Transit has requested a stop at 69th Street, which the City has not yet installed. Phyllis Gunther said there are many seniors in the buildings on 66th Street that are enduring extreme hardship. She is demanding the return of the bus stop. She said she has legislators’ support on this issue. NYC Transit said ridership at 66th Street is very low, and they never said they would restore the bus stop at W. 66th Street and West End Avenue.

Andrew Albert and others on the Committee agreed that there should be no resolution on this discussion because more people must be notified.

Outcome: Publicize the issue, ascertain when West 66th Street and Freedom Place will open, and ask NYC Transit to come up with alternative solutions.

Newsstand Applications:

8. Application #1145872 to the Department of Consumer Affairs by Kaiser Akram to construct and operate a newsstand on the northeast corner of Broadway and West 66th Street.

Discussion: Disapprove because proposed newsstand is in a bus stop.

Resolution to disapprove: 7-0-0-0.

9. Application #1145870 to the Department of Consumer Affairs by Tauseef Haque to construct and operate a newsstand on the northeast corner of Amsterdam Avenue and West 72nd Street.

Discussion: Disapprove because proposed newsstand is in a bus stop.

Resolution to disapprove: 7-0-0-0.

10. Application #1089923 to the Department of Consumer Affairs by Sajjad Zaheer to construct and operate a newsstand on the northwest corner of Broadway and West 94th Street.

Discussion: Applicant did not show up.

Resolution to disapprove: 7-0-0-0.

(Subsequent to the meeting, the applicant submitted a letter requesting postponement. The application has been scheduled for the October 14 meeting.)

11. **2642 Broadway (West 100th Street.)** Renewal application #B01743 to NYC Taxi and Limousine Commission by Two Way Black Cars & Radio Group at 2642 Broadway for a For Hire Base Station license.

Presenter: John Roberts

Resolution to Approve: 6-0-1-0.

12. Request for secondary name of West End Avenue and West 88th Street to honor Arturo “Chico” O’Farrill, Latin-jazz composer and bandleader.

Discussion: Mr. O’Farrill left a legacy of Latin Jazz, created in 1951. He lived at 574 West End Avenue at 88th Street.

Resolution: To approve a secondary name changing 3-3-0-0.

Asked applicant to find out if the building owner would have objections to placing a plaque on the façade to honor the jazz great instead of renaming the street.

13. Request for secondary naming of West 102nd Street and Amsterdam Avenue to honor Reggie Carter, point guard for the New York Knickerbockers.

Referred to Parks Committee for renaming the West 102nd Street field.

Postponed:

2745 Broadway (West 105th Street.) Request by Henry’s Restaurant, 2745 Broadway, to the Art Commission to install a historic street lamp on West 105th Street between Broadway and West End Avenue.

Adjourned at 10:19PM.

COMMUNITY MEETING RE: 103, 137, AND 151 WEST 108TH STREET.

September 8, 2003

Jewish Home and Hospital

Land Use Committee

Hope Cohen and Richard Asche, Co-Chairs

Joint with the Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairs

Land Use Garage Subcommittee:

Dan Cohen, Doug Griebel, Tom Vitullo-Martin, George Zeppenfeldt-Cestero

Richard Asche asked board members to introduce themselves and gave an overview of the request by the NYC Department of Housing Preservation and Development for recommendations on the disposition of city-owned properties at 103, 137-143, and 151 West 108th Street. They are owned by the city and currently have active garages on them. HPD's mandate is development of housing, but has expressed willingness to take advice from the board.

Recommendations can be to continue as garages or development new housing, mixed-use buildings, or community facilities through an RFP process. Recommendations can be the same for one or more site. Conditions can be made including length of time garage must hold property. Had several hearings on this, and wanted to hold one in the local community. Land Use Committee will consider a resolution on September 17 at 250 West 87th Street, followed by resolution to the full board on October 7 at the School at Columbia.

Tom Vitullo Martin introduced Ibo Bolton and Louis Ramos of HPD. Mr. Bolton distributed a packet of information about each garage. Audience did not require Spanish translation. Presented the hundreds of emails and letters.

Dan Cohen gave a Powerpoint presentation of current conditions and schematics of housing and community facility alternatives that could be developed on the sites. He explained the floor-area-ratio allowed and the possible building envelopes with four to nine floors. Under community facility (school, nursing home) provisions, the buildings could be seven to twelve stories and could include housing. Could include an accessory garage for residents, or public garage with a special permit.

City may sell property any way it sees fit – market rate, low-income. No regulations that requires city to dispose of them for a certain use.

Tom Vitullo-Martin asked garage operators and anyone with specific proposals for sites. No one asked to speak. Stated all speaker forms were from those in favor of the garages. He introduced State Assemblyman Danny O'Donnell and Councilmember Phillip Reed.

Councilman Reed said he supports the garages. Would like HPD to come up with a creative plan that would keep all of these parking spaces and create affordable housing. Will not support a plan that would impose a change in the quality of life of the community. The community supports low and moderate-income housing. Board needs to evaluate other sites for affordable housing.

Assemblyman O'Donnell reported many people waiting in lobby because room is full. So many people in attendance says volumes about community's wishes. With them in this fight.

Barry Rosenberg reported on letters from the owner of A and B expressing interest in continuing to operate these garages.

James Hinman retained by garages quoted CB7's DNS citing need for adequate planning and stated HPD has not shown how benefits would outweigh negatives. Development would have to absorb costs of environmental mitigations, which would have impact on ability to create affordable housing. Recommends selling garages and develop affordable housing somewhere else in CD7. Parking is a commercial service the community needs.

Ibo Bolton said HPD is thinking a month or two for a decision on how to proceed.

Public Speakers:

Howard Smiley- Resident. Buses from Jewish Home parked in garages.

David Kleinbard- Resident. Car break-ins on streets a problem. Little in way of garage parking. Need for more parking.

Richard Siegal - Resident. Parks because of break-ins and time required to find a street space. Neighborhood significantly more crowded.

Curtis Arluck- Resident. Asked how many take cars to work – few. To work outside area – many. To visit elderly parents – many. Keep garages.

Rev. Michel Faulkner - Resident. Car essential to pastoral work. No place to park late at night. Supports low-cost housing. Garages service present configuration of neighborhood.

Bruce Smith- Resident. New housing over-burdening of public transportation system.

Elizabeth Kellner- Faulty of IS54 use garages. Diverse population of Valley need parking. Not enough space on street. Supports housing and social services on sites that do not have a good use.

Dan Cohen asked how many in attendance park in garages. Most park in A and B.

Walker Lee- Central Park Medical Unit. Can't park on street with equipment and supplies. Park free in garage C and response time has been reduced.

Jeff Halsey -Too much time needed to find parking space with 4 days of alternate side parking.

Donald Nowve- Resident. Concerned about 25 garage employees losing jobs and parkers who work outside Manhattan and need cars to get to work.

Dr. Ronald Schwartz- teaches outside city and needs car to get to work. 24-hour garage and car available in emergency.

Mark Obenzinger- Resident. Needs car for work. When parked on street, car was vandalized.

Mary Lou Mayo- Resident. Shortage of garage space with loss of West 96th Street. Needed at night. Works in New Jersey and needs car.

Thomas Bonilla- Use IS 54 playground for parking. Meters too expensive.

Marilyn Braveman- Resident. Rates went up with closing of West 96th Street and increased on street parking. Pollution increased with cars driving around.

Phil Katzman- Car is a necessity.

Nili Baider- Car broken into and stolen. Business depends on car.

Richard Rosenblum- Car broken into and stolen and can't find street space between 4PM and midnight.

Daniel Rubay - affirmed neighbors' comments.

Alexander Medweden- With increasing numbers of residents, only 5000 parking spaces with 700 of these in the garages. No creative solutions for parking.

Kay Ellen Kapo- Resident. Concerned about employees and their families. New hi-rise buildings will add residents and parkers. Works in Westchester. Not enough parking.

Andrew Schoenfeld - Resident. Too much time to find street parking. New buildings will add more parkers.

Arthur Pier -Neighborhood has fair share of special needs programs. Has shortage of parking.

Hugh Rowland - Resident. Need more parking.

Queen Esther Dobbins. Supports garages.

Fred Rodriguez - Resident. Vandalism high.

David Dubin - Resident. Enlarge existing garages.

Ted Byfield - Keep status quo.

Lorraine Larser - Needs car for work around city. Keep garages affordable.

Phil Birsh - Needs car for work.

Christine Martin - Needs car to care for family. Finally found an affordable garage and wants to stay there.

Howard Arscher - spoke in support of garage. Asked where people who want affordable housing not present.

Board Members Present: Andrew Albert, Janet Alvarez, Richard Asche, Dan Cohen, Hope Cohen, Lenore Norman, Barry Rosenberg, Hector Santana, Ethel Sheffer, George Zeppenfeldt-Cestero, Dan Zweig.

Parks, Cultural Affairs and Libraries Minutes
Co-Chairs: Barbara Adler and Bob Herrmann
September 11, 2003 7:00 PM

1. Draft RFP for the renovation, operation and maintenance of one newsstand at the West 71st Street end of the 72nd Street IRT station plaza (Joint with Transportation.)

Discussion: Klari Neuwelt's issues: Considering the existing newsstand would be replaced, her problem was the sale of cigarettes and related items. Barbara Adler concurred.

"Newspapers serve a real purpose," says Ms. Neuwelt. "But there is absolutely no reason to sell cigarettes on city property." Dan Cohen responded, "Cigarettes bring in tax revenues and it doesn't bother me." He continued, "I feel that it's silly to demand that Snapple be sold in plastic bottles, but if anything, I would keep tobacco and keep glass enclosed beverages."

Ms. Adler felt that the clause regarding "related items" be clarified. She added the number of hours the newsstand be open should be mandated, and as many hours as possible should be encouraged, "the more the merrier."

KC Sahl, Riverside Park manager, interjected that "the newsstands are too crowded, too often and it undermines the aesthetics." Co-chair Bob Herrmann recommended the following list:

- Ban cigarettes
- Bidder must list the proposed number of hours of operations; recommending more hours are preferable

2. Shared-pathway issues in Riverside Park (bicyclists, roller-bladers, pedestrians, dogs).

Discussion: Collision of bicyclists, roller-bladers, pedestrians and dogs in the esplanade in Riverside Park.

KC Sahl points out, "It's a multi-layered issue. When do the problems occur, what hours and what issues. Riverside Park was never designed as a thoroughfare and now that these connections have been implemented, we have a whole new factor. We have tried to alleviate the strain of the shared pathways by reaffirming such language as "slow down" and we have PEP officers handing out literature to ameliorate the problem."

Barbara Adler felt there was one place that there were terrible obstacles at the intersection at 68th Street at Riverside Park. Ms. Adler would like a four-way stop sign and a rumble strip.

Klari Neuwelt felt the signage was confusing and that is why bicyclists don't respond. She recommended more paving stone and rumble strips. She believes that speed bumps are more dangerous because cyclists tend to walk around them and menace pedestrians.

Ms. Adler proposed a resolution to request that Parks come up with solutions. Noah Budnick, a parks volunteer, pointed out that PEP officers are handing out material specifying rules and bike maps.

KC Sahl pointed out that the bicycle problems are happening only during a limited period of time. Mr. Budnick believes that the signage is helpful. Mr. Herrmann recommended both bicycle and pedestrian signage. Ms. Neuwelt would like more pictograph signage.

Ms. Neuwelt recommends more signage on the cherry walk.

Mr. Herrmann recommends a site visit. Mr. Sahl recommends that the groups remain vigilant.

Resolution/Outcome: Encourage Parks Department to recognize that the shared path issues are a concern for the community and Parks Department should report back to Parks Committee in two months. In addition, we encourage Parks Department to increase the signage and other bike traffic controls and to work with transportation alternative and other resources.

Committee 6-0-0-0.

3. Park news from K.C. Sahl, Administrator of Riverside Park. Questions and answers.

Discussion: Mr. Sahl pointed out that there is an increase (anecdotally) in the number of homeless people in RSP and the park's PEP department is working with NYPD outreach programs.

Ms. Neuwelt pointed out that the pedestrian tunnels, especially at 72nd Street, are frightening because of the homeless.

The groundbreaking between 79th and 87th streets on Riverside Drive will be September 22nd. The grand opening of the Volunteer House at 106th and Riverside Park is Sunday, September 14th. West Side County Fair (First Annual) is happening on September 21st. Mr. Sahl pointed out that community groups are encouraged to come out and participate. Daryl Petit piece is at the top of the hill at 91st and Riverside Park for six months. The Canadian government is having an event honoring the artist.

Artificial turf fields are planned for the areas between 103rd and 106th streets. Currently, \$1.3 million in private funds have been raised. They will be multi-purpose fields and the Central Park Conservancy's architects will be designing.

Hoping to expand upon the movies program in Riverside Park.

The passive use lawn experiment has been a success, especially on the north lawn near 83rd Street and at the Crab Apple grove (north of 91st Street). The 105th Street café is working out well.

The concession at the 70th Street Pier: coming back for more information.

Riverwalk Project (87th to- 97th streets) just about to go under the construction. Being built by EDC. The design is being implemented currently (cantilevered section).

4. Review of the parks section of the FY04 District Needs Statement and questions for DPR regarding the FY05 NYC Budget.

Discussion: Annual District Needs Statement. Mr. Herrmann pointed out that the current one has been edited by Mr. Herrmann, Ms. Adler and Penny Ryan, district manager CB7. The committee will be responsible for reading the District Needs Statement and responding to co-chairs via email.

The next issue is regarding the FY05 NYC Budget. The Committee will be responsible for asking questions of the Parks Department for a meeting in October 2003.

5. New business.

The Land Use special meeting conflicts with Central Park fireworks.

Ms. Adler apprised the Committee that Macy's has been talking to Parks Department about trimming back the trees from 81st Street and Central Park West to Columbus Circle for the Thanksgiving Day parade.

Robert Herrmann discussed the possibility of an exhibition of artist Tom Otterness on the Broadway Mall for a three- to four-month period. His work will be presented to CB7, CB9 and CB12 in October.

Committee Members Present: Barbara Adler, Bob Herrmann, Linda Alexander, Dan Cohen, Phyllis Gunther, Klari Neuwelt. **Committee Members Absent:** Betty Katz, D. Maria Watson.

Land Use Committee Minutes
Co-Chairs: Richard Asche and Hope Cohen
September 17th, 2003

1. **699/717 West End Avenue** (West 94th Street.) Application #813-63-BZ to the Board of Standards and Appeals by Howard Zipser/Stadtmauer Baikin, LLP, to permit the extension of a certificate of occupancy, which expired on January 22, 2002, permitting within an R8 and R10A zoning district the use of 30 parking spaces within an existing garage for transient use.

Howard Zipser, attorney, presented the application. Central Parking operates the 40-year old garage, which has 125 spaces. The application seeks to renew a variance to allow 30-transient spaces for 10 years.

The Committee voted to approve the application: 5-1-0-1. Public Members: 1-0-1-0.

2. **103, 137, and 151 West 108th Street (Joint with Transportation.)** Recommendation to the Department of Housing Preservation and Development on the disposition of city-owned properties at 103, 137, and 151 West 108th Street, which currently have active garages on them.

Hope Cohen reviewed the outcomes of the July 16th Land Use Committee and September 8th community meeting on this item. She said the committee would consider a draft resolution on the dispositions, but first invited anyone who could not testify at the September 8th meeting to present their comments.

Lillian Rydell, Valley Restoration, expressed interest in the three garages and asked to be included in any housing consideration. They have a sponsor and seed money from the sale of property under the American Youth Hostel. They would propose mixed-use housing, non-profit offices and garages. In 1993, they tried to buy the garage at 103 West 108th Street, but were not successful and believe they should be the developer of record.

Jean Learner said she wants safe parking.

Tom Vitullo-Martin reported on the status of the garages. The garages have 750 parking spaces. The operator of 151 ("A") and 137 ("B") wants to purchase the buildings. John Reccy, operator of 103 ("C"), stated that he also wanted to purchase his garage. He agreed to a restrictive covenant of 30 years, a market rate price, and the performance of necessary repairs.

Committee members then discussed the need for more information; how adjacent parkland might be incorporated into a plan; what HPD could bring to the process since its mission is the creation of affordable housing.

Richard Asche said a mega-project was unlikely. The current zoning (R7-2) wouldn't allow the FAR that's there now; the use of parkland and DOE property was not under consideration; and the garages are fully occupied. He recommended the approval of disposition as garages. Funds resulting from the disposition could be used for housing on another site.

Hope Cohen stated 750 parkers use the garages. Replacement housing would be for fewer people. The construction of 150 studio units would result in more cars on the streets.

Lenore Norman commented on the high cost of site clean up since the sites have had gas stations and repair shops on them.

At the September 8th meeting, Councilmember Phillip Reed told the Board that the best, most practical use is to retain the garages and find a way to finance housing elsewhere.

State Assemblyman Danny O'Donnell said he would oppose any up-zoning in Manhattan Valley and would vote against alienating park land. He supports moderate and middle-income housing, but current zoning doesn't allow anything substantial and the garages are important. There are institutions who will grab the land; the area does not need more institutional housing or community facilities.

Mr. Vitullo-Martin said the draft resolution should be changed to HPD entering into a negotiated sale with both operators. He is concerned about the environmental practices both past and present, and the City's liabilities involved in owning polluted sites.

Ethel Sheffer recommended sale to current operators at market rates with a 30-year covenant including conditions and obligations regarding continued operation as garages, repair of facades, and ending on-street repair services.

Richard Asche summarized the points for the redraft:

1. Sale to existing operators at market rate
2. Require the sites be used as garages for 30 years
3. Facades be repaired
4. Uses that violate zoning would not be tolerated in the future
5. If present operators don't purchase sites, continue as garages with open market auction
6. Emphasize Board's continued commitment to housing with sale proceeds allocated to housing; include reasons sites not viable for housing.

Joint Committee Vote: 8-1-1-1. Pubic Member Vote: 2-0-0-0.

2. 11-15 West 108th Street (Central Park West-Manhattan Avenue.) Application by the Department of Housing Preservation and Development (HPD) to the City Council to sell the above-mentioned property to the West 108th Street Housing Development Fund Corporation and tenants under HPD's Tenant Interim Lease Program (TIL).

John Musco, Director, TIL program, and Michele Hanks, project coordinator, presented the application. The officers of the tenant association were present and supported the application. HPD has been working with and training tenants for home ownership. 80% of building renovations have been completed. The 6-floor walk-ups have 36 units, ranging from one studio to 3-bedrooms. 90% of residents are elderly or disabled. If a tenant dies or leaves, shares are sold to families with 120% of median income (\$75,000 for a family of four.) Tenant association submits annual report to HPD.

Mr. Musco said 30% of the 900 TIL buildings may be in financial trouble. Because of this, HPD instituted the 120% of median income requirement. These buildings are subject to the NYS tax amnesty program and they may apply for loans.

The Committee voted to approve the application: 8-0-0-1. Board Member: 1-0-0-0. Public Vote: 2-0-0-0.

3. 2770 Broadway and 202 West 108th Street. Presentation by the Clarett Group on plans for the construction of an as-of-right building at 2770 Broadway, West 106th –107th Street; and for construction of a 5-unit low-income building at 220 West 108th Street, Broadway-Amsterdam Avenue, under HPD's Inclusionary Housing Program.

Randy Lowenstein and Dan Hollander presented the as-of-right project at 2770 Broadway. In a Power Point presentation, they showed the variety of Upper West Side architectural styles and conveyed the idea that these were reflected in the new building's schematic design. The 210-foot, 20-story building is set back more than required to allow extra light. The facade is largely glass with red brick masonry and has many step-out balconies. The building will have 64 condominium units with 2, 3, or convertible 4/5 bedrooms. There is no garage. Excavation will start soon, and construction should take 18 months.

The construction of a 6-story, 5-unit building at 220 West 108th Street adds 20,000 square feet to the building, giving it a 12 FAR. A non-profit will operate the building, and the 700-square-foot apartments will rent at 80% of median.

Ethel Sheffer expressed concern ratio of masonry and windows and the play of light on the windows. Recommended paying attention to the character of Broadway.

Dan Zweig said he was concerned about the loss of light in Straus Park.

State Assemblymember Danny O'Donnell stated that the community can offer many responses to buildings, and the process is important. He encouraged the Clarett Group to engage in the process of discussion and offered to facilitate the process.

A community resident asked if the developer researched the environmental effects on Straus Park. He said he is concerned about light on the trees and seconded Mr. O'Donnell's comments.

Kate Wood, Landmark West!, said she is concerned about glass technology chosen here and the visible lines the slab technique leaves on the façade. She also offered to assist in any dialogue with the community.

Steve Straus stated the 20,000-square-foot inclusionary bonus does not benefit the community. He said CB7 should review this program.

Curtis Arluck said he is concerned about light and the commercial space. He asked for community consultation on retailers. The developer responded that the commercial space will include 1-3 stores, no theater

Ethel Sheffer spoke about the changes in an as-of-right building in CD7. The developers met with a people who about “bricks” and they changed them. She restated that some change in the glass brick ratio would help.

Christopher Dunn, Co-op Board President, 245 West 107th Street said “Opus Condos at Straus Park” would capitalize on Straus Park. The design and size do not reflect the character of the neighborhood. The building will damage the park by shadowing it. He encouraged Clarett to see what it can do to preserve and enhance the park. He expressed hope that the developer would work with Friends of Straus Park and the community.

Hope Cohen concluded by saying the Committee should discuss the building impact on the park and the effects of the construction on the community. She recommended that Clarett meet with members of the Committee and the community and asked for a bullet-point fact sheet on the project.

Committee Members Present: Richard Asche, Hope Cohen, Linda Alexander, Lenore Norman, Melanie Radley, Barry Rosenberg, Ethel Sheffer, Tom Vitullo-Martin, D. Maria Watson. **Board Members Present:** Hector Santana, Dan Zweig. **Committee Members Absent:** Janet Alvarez, Annette Averette, Peter Bailey, Doug Griebel, Betty Katz, William Meyers, Evelyn Tamarin.

Landmarks Committee
Co-Chairs: Lenore Norman and Patricia Stevens
September 18, 2003

Joint with Parks Committee

**Co-Chairs: Barbara Adler and Bob Herrmann
and Transportation Committee**

Co-Chairs: Andrew Albert and Dan Zweig

1. Application by the Central Park Conservancy to the Landmarks Preservation Commission for the reconstruction of the pedestrian street lights on Central Park South between Grand Army Plaza and Columbus Circle.

Presenter: Ed Benson, Central Park Conservancy.

Discussion: Public-private partnership funded the project to replace lights on Central Park South. Current lights do not provide enough light for pedestrians and traffic. Three types will be installed: street lights (south side), streetlights plus pedestrian arm (north side); at intersections will be adding an armature to existing traffic lights.

Michelle Kidwell: Can they be smaller? Barbara Adler: No, they have a standard height of 30", 15 for the pedestrian arm.

Outcome/Resolution: The committee resolved to endorse the design and placement of the proposed lampposts on Central Park South.

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

Joint with Transportation Committee

2. Presentation by the Columbus Avenue BID on plans to install pedestrian lighting arms on the lampposts on Columbus Avenue from West 67th Street to 82nd Street.

Presenters: Barbara Adler and Steve Strauss.

Discussion: Board of Director determined to try and improve the avenue with additional lighting. They will be adding extensions to 20 M style lights. These are for the pedestrian lighting and shine down on the sidewalk. They will not interfere with traffic lights.

Steve Strauss: there are six locations in the BID on the east side of the street where there are no street lights other than traffic fixtures. They have asked the MTA to replace the "Walk/Don't Walk" poles with standard M style lights. Project is funded by private money and a grant from the Manhattan Borough President.

Outcome/Resolution: WHEREAS, the lights are appropriate and will enhance the streets the committee voted to approve the plan as presented.

Committee: 2-0-0-0. *Public:* 1-0-0-0.

3. **33 Central Park West** (West 64th-65th Street.) Presentation by Ethical Culture on proposal to install two banners to mark the School's 105th Anniversary.

Presenter: Larry Schrader, Architect.

Discussion: School would like to hang banners to commemorate 105th anniversary. They will be removed at the end of 2004. They will not harm the façade or brick.

Outcome/Resolution: WHEREAS, the banners will not harm the brick façade and are of an appropriate color; and, WHEREAS, the school has agreed to remove the banners by June 2004, the committee approved the display of banners until June 2004.

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

4. **101 West 70th Street** (Amsterdam-Columbus Avenue.). Application #041228 to the Landmarks Preservation Commission to construct a rooftop addition and install a fire escape on the rear façade.

Presenters: Huntley Gill and Sergio Guardia, Architects.

Discussion: Two matching buildings (south building is in question). There is a rent controlled apartment on north half of roof. South half of roof is vacant and owner would like to build a rooftop addition. The floor of the addition will be on the same level as the cornice since the roof on the south will be lowered to hide the addition below the cornice. It will be slightly visible between the two buildings from Columbus and from the Sensuous Bean. Cornice will be gray fiberglass, gray metal will cover roof and one wall of the addition.

Addition is set back and the windows are large to provide light. Windows are totally invisible from street. Bill Meyers: We should encourage profitable buildings and the addition is appropriate. Michele Kidwell: It would be a wonderful addition on another building. It stands out and is counter to the fabric of the building. I believe additions should look like part of the whole. Lenore Norman: Is it appropriate or does it read as a glaring addition to the building?

Also needs a new fire escape on north side building. The existing shoe repair shop awning will come down and façade will be restored. Fire escape will be added to 2nd bay of windows on north side, in between the two buildings. This is the 2nd means of escape for the new addition.

Outcome/Resolution: WHEREAS, the addition is minimally visible to the public and, where visible, is appropriate the committee voted to approve.

Committee: 2-1-0-0. *Public:* 0-1-0-0.

5. **175 West 76th Street** (Amsterdam-Columbus Avenue). Application #031735 to the Landmarks Preservation Commission to install a chimney flue on the north façade.

Presenter: Neil Tomasetti, Builder.

Discussion: All drawings and plans were submitted to LPC and presenter did not have them. A chimney needs to be replaced. Suggest putting in a stainless steel chimney.

Outcome/Resolution: Since plans and photos are not available, presenter has agreed to meet committee prior to full board meeting. Presenter will call the Board office to confirm.

6. **44 West 77th Street** (Central Park West-Columbus Avenue.). Application #037591 to the Landmarks Preservation Commission to replace windows on the rear façade.

Applicant did not attend.

7. **155 West 78th Street** (Columbus-Amsterdam Avenue.). Application #041374 to the Landmarks Preservation Commission to legalize the installation of air conditioning units and metal panels without Landmarks Preservation Commission permits.

Presenter: Jeff Lydon, Architect.

Discussion: Legalization temporarily installed air conditioning units in upper windows. In 1999 LPC approved restoration of façade, windows and new stoop but LPC does not approve of AC unit in top of windows.

Lenore Norman: Why did you put them in upper windows? Owner: to be able to open up bottom windows. My goal was to provide access to lower windows and for safety of children. Lenore

Norman: they are very awkward looking as is. Bill Meyers: the units are the same upper or lower, whether they are up or down doesn't matter. Michele Kidwell: Visually it makes a difference.

Outcome/Resolution: WHEREAS, the air conditioning units in the upper half of the windows has a negative impact on the façade of the building. The committee resolved to disapprove the application as presented.

Committee: 2-1-0-0. *Public:* 0-0-1-0.

8. **285 Amsterdam Avenue, aka 175 West 73rd Street, d/b/a Vinny's.** Application #040740 to the Landmarks Preservation Commission to legalize the installation of a new storefront infill without Landmarks Preservation Commission permits.

Laid over at the applicant's request.

9. **West 70th Street and Broadway.** Application #032777 to the Landmarks Preservation Commission to construct a metal and glass newsstand at the sidewalk.

Laid over at the applicant's request.

10. **54 West 74th Street** (Central Park West-Columbus Avenue.). Application #040574 to the Landmarks Preservation Commission to legalize the installation of an exterior security gate, track and housing, a vent and the resurfacing of the ground floor on the West 74th Street façade without Landmark Preservation Commission permits.

Applicant did not attend.

Committee Members Present: Lenore Norman, Patricia Stevens, William Meyers. **Public Member Present:** Michele Kidwell-Cohen. **Committee Members Absent:** Janet Alvarez, Jean Green-Dorsey, Marlene Guy, Ulma Jones.