

September 2005 Minutes

Full Board Meeting Hope Cohen, Chairperson

September 6, 2005

Hope Cohen called the meeting to order at 7:19 PM. Minutes from previous full board meeting were

approved: 23-0-1.

Chairperson's Report, Hope Cohen

Announced resignation of CB7 member, Chris Policano, and introduced new CB7 member, Alberto Cruz.

Because of Primary Day, the Transportation Committee will meet on Wednesday, September 14th, rather than Tuesday, September 13th, at the West Side YMCA.

The next Full Board meeting of CB7 will be on Thursday, October 6th, not Tuesday, October 4th, 2005.

Charles Simon reported that City Council has yet to vote on the Solid Waste Management Plan. The 59th Street Marine Transfer Station is still reserved for Manhattan's commercial garbage. The community still has an opportunity to advocate a plan that better balances recycling and distribution of export points.

George Zeppenfeldt-Cestero announced plans to have a CB7 booth at the Columbus Avenue festival and requested volunteers to operate the booth on Sunday, September 18th, 2005.

Nomination of Board Officers for 2005-2006, Dan Zweig, Chairperson, Elections Committee

Dan Zweig explained the election process and opened the floor to nominations for Board officers.

Sheldon Fine was nominated for Chair by Marlene Guy, seconded by Phyllis Gunther.

Charles Simon was nominated for Vice Chair by Barbara Adler, and seconded.

David Harris was nominated for Vice Chair by Bobbie Katzander, and seconded.

Barbara Adler was nominated for Vice Chair by Marlene Guy, but declined

Marlene Guy was nominated for Vice Chair by Barbara Adler, and seconded.

George Zeppenfeldt-Cestero was nominated for Vice Chair by Hope Cohen, but declined

Helen Rosenthal was nominated for Vice Chair by Tom Vitullo-Martin, and seconded.

Melanie Wymore was nominated for Vice Chair by Hope Cohen, and seconded.

Bobbie Katzander was nominated for Secretary by Sheldon Fine, and seconded.

Chaumtoli Huq was nominated for Secretary by Hope Cohen, and seconded.

Luis Reyes was nominated for Secretary by Willie Gonzales, and seconded.

Madge Rosenberg was nominated for Secretary by Hope Cohen, but declined.

Candidates should submit no more than a 250-word biography to the CB7 office by September 20th, 2005. Elections will take place at the October 6, 2005 Full Board meeting.

District Manager's Report, Penny Ryan

The first construction meeting for the CB7 office renovation project will be held on September 7th, 2005.

The CB7 website has a new search function; Google/Earth has a new GIS feature that can display aerial photos around the world, including our district.

Emergency preparedness training for volunteers will take place on September 24th. Contact CB7 to register.

Work with police on quality of life issues have decreased noise from bars and night clubs, however, rat complaints have increased. Work with the Departments of Health and Sanitation Department to reduce rats continues.

Reports by Elected Officials

NY City Councilmember, Gale Brewer, discussed:

- Complaints about mismanagement of single-occupancy buildings in the northern part of her district.**
- Loss of funding for out of school time (OST) programming for children within the district.**
- New funds to train teachers in seven district middle schools to teach children using laptops.**
- Work with Sanitation to reduce the rat population.**
- Work with Time-Warner to contribute to social programs at Amsterdam Houses.**
- Forums planned to discuss condos, co-op ownership, and housing in the district.**

Public Speakers

Danielle Podlucky, representative of NY Senator Duane's office, discussed the Senator's work to oppose gender discrimination.

Dan Berger, representative of Congressman Rangel's office, discussed the Congressman's efforts to aid victims of hurricane Katrina, oppose the war in Iraq, and improve teacher assignments in NYC.

Stephanie Benjamin, of The New-York Historical Society introduced Paul Brewer and announced the upcoming program on slavery.

Robin Schatell, of Riverside Park South, announced upcoming events in the Park, including an old fashion county fair on Sunday, September 18th, 2005.

Eva Swan, of Vocal Ease Inc, introduced a choral group that performs for elderly in the district.

Bill Crain, of West Siders for Responsible Development, discussed his opposition to the new high-rise Extell buildings at West 99th and Broadway. Hope Cohen noted that the Extell buildings are as of right.

Luis Gomez, of 204 West 109th Street, reported the dismissal of several building supers in his residential complex as well as potentially discriminatory leasing practices.

Joseph Seibert, of Bank of America, announced a branch opening at West 107th Street and Broadway on September 21, 2005 at 2:00 PM.

Alan Flacks, of 313 West 100th Street, reported that the District Service Cabinet meeting will be open to the public and held on September 21st, 2005 at 9:30am. He noted that the Silver Moon, a bakery on West 105th and Broadway, has received a summons.

John Howell, of Bear Search and Rescue Foundation, discussed his work to get private companies to contribute aid and equipment to victims of Hurricane Katrina.

Georgette Gittens, of CB7, announced a Katrina aid program operating out of Lincoln Center.

Ulma Jones, of NAACP, announced efforts to coordinate donations through 1-866-996-2227.

Business Session

Parks & Preservation Committee

Lenore Norman, Chairperson

1. The resolution to approve Department of Parks & Recreation's proposal to construct paved paths along the "desire lines" between Riverside Drive and the service road from West 99th-101st Street was referred back to committee 19-15-1.

Bill Crain, of 801 West End Ave, expressed his opposition to paving over dirt paths.

Tasha Prosper, of Citizens for a Greener Riverside Park, questioned the cost-effectiveness of pavement over natural dirt paths. Dirt is free.

The group discussed the ramifications of various pavement surfaces. Phyllis Gunther moved to refer the resolution back to committee.

2. 119 West 82nd Street (Columbus-Amsterdam Avenue.) The resolution to approve application #060544 to the Landmarks Preservation Commission for a rooftop addition was adopted: 32-0-2-0.

The following resolutions were adopted by the Steering Committee on July 26, 2005, and are subject to ratification by the Full Board.

Parks & Preservation Committee

3. The resolution to approve Central Park Conservancy's plans for the reconstruction of the West 110th Street playground was adopted: 30-0-1-0.

4. The resolution to approve NY Police Department's plans for the renovation of the Central Park Precinct station on West 86th Street was tabled.

Roy Silver, of the West 89th Street Park Block Association objected to parking in area across from the precinct and the impact it has had on equestrian use.

5. 65 Central Park West (West 66th Street.) The resolution to disapprove application #055280 to the Landmarks Preservation Commission for window replacements was adopted: 30-0-1-0.

6. 450 Amsterdam Avenue, d/b/a Land Thai Kitchen (West 81st Street.) The resolution to approve application #056089 to the Landmarks Preservation Commission to legalize the installation of a storefront infill was adopted: 30-0-1-0.

7. 336 West 71st Street (West End Avenue.) The resolution to approve the application to the Landmarks Preservation Commission to extend front chimney and to replace existing retaining wall was adopted: 30-0-1-0.

8. 169-173 West 81st Street (Columbus-Amsterdam Avenue.) The resolution to approve application #057395 to the Landmarks Preservation Commission to install bracket signs was adopted: 34-0-0-0.

David Man, of the West 89th Street Block Association asked the Board to assure that the property owner complies with the proposed plan.

9. 355 Amsterdam Avenue, aka 172 West 77th Street, d/b/a Harrison's Tavern. The resolution to disapprove application #025923 to the Landmarks Preservation Commission to legalize installation of storefront in non-compliance with CoA 01-4301 was adopted: 30-0-1-0.

10. 2360 Broadway, aka 201-225 West 86th Street, The Belnord Apartments (Amsterdam Avenue-Broadway.) The resolution to approve Application #056209 to the Landmarks Preservation Commission to install entrance gates and a security guard booth was adopted: 29-0-1-1.

Land Use Committee

Richard Asche, Chairperson

11. 344 Amsterdam Avenue (West 76th Street.) The resolution to approve application #876-05-BZ to the Board of Standards & Appeals by Rothkrug Rothkrug Weinberg & Spector, LLP for Equinox Fitness to permit the use of a portion of the premise as a physical culture establishment facility includes spaces in two adjacent buildings contrary to approval previously issued was adopted: 32-1-0-0.

Transportation Committee

Andrew Albert, Chairperson

12. Church of Jesus Christ of Latter-Day Saints, Columbus Avenue (West 65th-66th Street.) The resolution to approve application by Church of Jesus Christ of Latter-Day Saints to the Department of Transportation for a consent to install one planter along West 66th Street and three planters along West 65th Street was adopted: 29-2-0-0.

13. 392 Columbus Avenue (West 79th Street.) The resolution to approve the renewal application DCA#1021550 to the Department Consumer Affairs by 100 West 79th Street NYC Corp., d/b/a Northwest, for a two-year consent to operate an unenclosed sidewalk café with 19 tables and 40 seats was adopted: 29-2-0-0.

14. 441 Amsterdam Avenue (West 81st Street.). The resolution to approve the renewal application DCA#0936784/ULURP#N050370 to the Department of Consumer Affairs by Amsterdam Sloves Inc., d/b/a Louie's Westside Café, for a two-year consent to operate an enclosed sidewalk café with 5 tables and 16 seats was adopted: 24-6-1-0.

15. 283 Columbus Avenue (West 73rd Street.). The resolution to approve the new application DCA#1201169 to the Department of Consumer Affairs by Gateway Food Inc., d/b/a Baluchi's, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 18 seats was adopted: 29-2-0-0.

16. The resolution to approve the request by The New York Sports Club to the Department of Transportation for the installation of a bike rack at 23 West 73rd Street was adopted: 29-2-0-0.

17. The resolution to approve the request by Columbus-Amsterdam B.I.D. to the Department of Transportation for the installation of bike racks was adopted: 29-2-0-0.

18. The resolution to approve the request by Manhattan Diner to the Department of Transportation for the installation of a bike rack at the northeast corner of West 77th Street and Broadway was withdrawn. The office will request a study of the location and report to the Transportation Committee.

Members Present: Hope Cohen, Barbara Adler, Andrew Albert, Linda Alexander, Richard Asche, Alberto Cruz, Lance Dashefsky, Sheldon Fine, Georgette Gittens, Guillermo Gonzalez, Victor Gonzalez, Phyllis Gunther, Marlene Guy, Robert Herrmann, Lawrence Horowitz, John Howell, Chaumtoli Huq, Ulma Jones, Bobbie Katzander, Klari Neuwelt, Lenore Norman, Gabrielle Palitz, Sharon Parker-Frazier, Freddie Richardson, Oscar Rios, Madge Rosenberg, Helen Rosenthal, Ethel Sheffer, Charles Simon, Elizabeth Starkey, Patricia Stevens, Steve Strauss, Barbara Van Buren, Thomas Vitullo-Martin, Melanie Wymore, George Zeppenfeldt-Cestero, Dan Zweig.

Members Not Present: Annette Averette, Page Cowley, Jean Green-Dorsey, Douglas Griebel, David Harris, Joyce Johnson, Barbara Keleman, Eric Nelson, Melanie Radley, Luis Reyes, Sean Small, D. Maria Watson.

Members on Leave: Betty Katz

Respectfully submitted by Melanie Wymore and Bobbie Katzander

Steering Committee

Hope Cohen, Chairperson

September 27, 2005

Hope Cohen opened the meeting at 7:15 pm.

Board Development Action Team Report – Barbara Van Buren

The group presented recommendations to improve CB7 to Steering. It was agreed that recommendations will be distributed to all members for comment by 01 November 2005. A revised set of recommendations will provide the context for another group meeting in Spring 2006.

Borough Board Report – Sheldon Fine

Nothing happened. Quorum was not achieved.

Parks & Presentation Committee – Lenore Norman

The committee rejected an application to the Landmarks Preservation Commission by Congregation Shearith Israel, 8 West 70th Street for a Certificate of Appropriateness for an 8-story replacement of the 'community house' building. The façade was inappropriate. Steering decided to have a PowerPoint presentation of the project at the October 6 Full Board meeting. Ms. Cohen objected to this change in policy, as it sets a bad precedent for how business is conducted at committee meetings vs. Full Board meetings.

Parks & Preservation reconsidered and approved pavement of "desire lines" West 99th-101st Streets in Riverside Park.

Transportation Committee– Andrew Albert

The committee has a resolution against elimination of metered parking on Sundays. West 103rd Street newsstand application was withdrawn. Mr. Albert asked when the street furniture franchise would go into effect as one issue with approving new newsstands now is that they could benefit from the compensation provision that will be required of the Street Furniture Franchise Vendor.

Strategy & Budget Committee – Helen Rosenthal

Committees will be asked to establish budget priorities for the City's Capital and Expense Budget for FY07 in the context of the District Needs Statement. Priorities will be due at the end of October and will be presented to the Full Board on November 1. This effort should flow naturally out of all the good work recently done on the District Needs Statement.

Community Development Committee – Marlene Guy

Community based organizations will be invited to the October meeting to discuss budget priorities.

Health & Human Services Committee– Barbara Van Buren

The committee is reviewing issues related to immigrant populations. Substandard housing is an especially difficult problem since immigrants are reluctant to report violations.

Commerce Committee – George Zeppenfeldt-Cestero

CB7 hosted a booth at the Columbus Avenue Festival. It was well received.

Solid Waste Management Plan (SWMP) – Charles Simon

Request for Proposals for redesign of the West 59th Street Marine Transfer Station is being drafted by the Economic Development Corporation and the Department of Sanitation. The Council, MCB4 and MCB7 will offer comments. Community suggestions to improve solid waste management include 1) use of west side rail yards as a transfer station, 2) better use of commercial recycling, 3) use of anaerobic digesters, 4) use of garbage disposals.

Present: Hope Cohen, Andrew Albert, Marlene Guy, Sheldon Fine, Bobbie Katzander, Lenore Norman,

Helen Rosenthal, Barbara Van Buren, Melanie Wymore, George Zeppenfeldt-Cestero. Board member Charles Simon. Absent: Barbara Adler, Richard Asche.

Transportation Committee

Andrew Albert, Chairperson

September 14, 2005

Meeting called to order at 7:05pm

1. Siting of Public Pay Phones –

Items of interest

- a. 50 ft distance between phone installations**
- b. Repair response required in no more than 2 hours**
- c. Section 6-06-C – No new advertising on phones in Manhattan CD's 1 through 8**
- d. Section 36-3 – telephone cables required to be underground wherever electrical cables are underground.**

Requested for Modifications

- a. Section 6-02-B – Repair should be required within 30 days, not 90 days as specified**
- b. Section 6-42-G – Signage requirement that print be clearly and legibly displayed be specified to be legible to those with less than perfect vision.**

c. Section 6-05 (D) – Phone displaced from original configuration must be restored as quickly as possible, but in no more than 30 days.

d. Section 14-A-2 - Change and increase the time for Community Board to respond from 30 days to 45 days.

2. Hot and Crusty – 2387 Broadway – 2 year renewal of unenclosed sidewalk café with no changes from prior application.

Resolution to approve this sidewalk café was passed by the committee:

Committee vote: 6-0-0-0 Non-Committee Board Member vote: 2-0-1-0

3. Le Pain Quotiene – 50 W.72nd St – New application for unenclosed sidewalk café.

Susan Cassidy presented letters from 4 large buildings objecting to this café citing busy pedestrian traffic, tour buses, and other considerations as problems.

Susan Luss brought a requested rejection from the Dakota citing protecting the character of the block.

Charles Simon said that the block is residential with no other obstructions on the sidewalk. This obstruction would interfere with very busy pedestrian movement on the block.

Tony Trigiani said that Mayfair Towers board opposes this outdoor café. Dallas BBQ has periodic problems blocking the sidewalk just with people waiting to go inside. A sidewalk café would be constant blockage. In addition, the hotel will become full time residential further increasing pedestrian traffic in the future.

Resolution to disapprove was passed by the committee:

Committee vote: 6-0-0-0 Non-Committee Board Member vote: 2-0-0-1

4. Le Pain Quotiene – 494 Amsterdam Ave – New application for unenclosed sidewalk café.

Resolution to approve this café was passed by the committee:

Committee vote: 6-0-0-0 Non-Committee Board Member vote: 3-0-0-0

5. The Dead Poet – 450 Amsterdam Ave - New application for unenclosed sidewalk café.

Resolution to approve this café was passed by the committee:

Committee vote: 6-0-0-0 Non-Committee Board Member vote: 2-0-0-0

6. Newsstand application for newsstand on east side of Broadway just north of W.103 St.

There was concern about interference with bus stop operations but primary problem is that the only available space between subway entrances would block the view of the bank opening in this location. Therefore the applicant withdrew the application and will submit for a different location.

New Business

7. Suspending Sunday rules at meters – Steve Strauss wants to keep Sunday meter regulations in effect and is opposed to the recent suspension of those regulations.

A resolution to support the concept of keeping Sunday meter rules in effect was passed by the committee:

Committee vote: 6-0-0-0 Non-Committee Board Member vote: 2-0-0-0

8. Zipcar.com – Issue of zipcar.com raising prices and not honoring the price in effect at the time reservations were made was brought up and referred to the Commerce committee with the suggestion that a Consumer Affairs complaint might be the most appropriate means of dealing with this issue.

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

Parks and Preservation Committee

Lenore Norman, Chairperson

September 8, 2005

1. West 108th Street. Presentation of the final design for the renovation of the playing field at Booker T. Washington/MS 54.

Presentation by Bob Redmond, Department of Parks & Recreation (DPR) and Meg Rasmussen, consultant.

The previous plan had removed some basketball courts. The current plans include 10 baskets, six 1/2 courts, 1 full court and an additional 2 1/2 courts on the other side of the space. The project is now supported by the school administration and the Columbus Amsterdam Business Improvement District. There is no space to store the equipment so it is collected at the end of the day by DPR. During school days, MS54 has exclusive use of the field. A center field which will have artificial turf.

Whereas this proposal calls for the renovation of a heavily used playground in poor condition and

Whereas the number of basketball courts will not be reduced from the number now on the site and

Whereas the Department of Parks & Recreation reiterated the need for the project and

Whereas the Department reconfigured the play area to include the increased number of courts

Therefore the Committee voted to approve this application 4-0-0-0

2 Application to pave over the desire lines from 99th & 101st Streets and Riverside Drive.

Margaret Bracken, architect.

This item was returned by the Full Board to Committee for more information. Ms. Bracken gave a full presentation of the need and what is proposed. DPR believes this is the best solution for the site. This project is being made possible by private donations. She will appear at the October Full Board meeting.

There was an objection from Bill Crain. He brought photos of the existing paths and said they should not be paved over. Mr. Crain feels it is detrimental to the environment.

Whereas there was additional information submitted by the Department of Parks & Recreation and

Whereas the Committee had previously voted in favor of the project and nothing was submitted which caused to reconsider

Therefore the Committee again voted to approve this application 5-0-0-0

3. Presentation by the Department of Parks & Recreation and Thomas Balsley Associates for Phase 4 of Riverside Park South.

Project Director Tom Balsley made the presentation.

Phase 4 (West 63rd -59th Streets) continues the successful elements of phases 1-3, which have been completed. This phase has wooden deck walkways and a new element: a naturalistic cove with a pedestrian bridge. There will be a boat launch at West 59th Street. Tom Balsley stated that the overall concept was not done in a vacuum and links with Riverside Park.

All of Parks' activities were taken into consideration in the design. This phase will have large multi-use fields for skateboarding and such activities. Walkways along the river have been moved inland to create small paths and promontories. There will be terraces, a comfort station and a kiosk. Fragments that are areas of lawn, one with artificial surface, will be built up on mounds affording good views.

An old train that was used for grain delivery will be restored and located at West 62nd Street near the lawn fragment with artificial surface. The train is stationary and will be used for climbing by children. There will be an ADA ramp.

There were questions concerning the proposed West 59th Street marine transfer station. Tom Balsley answered by indicating that the paths will be lined with Japanese Black Pines, separating the park from the transfer station. The use of artificial turf was questioned. Mr. Balsley responded that it promotes family use any time of the year. There were further questions regarding a dog run in the south end. There is only a potential for one, but nothing definite. In response to a question from Bill Crain regarding a salt marsh, Mr. Balsley indicated that the currents prevented one, but they will plant coastal marsh grass and spartina. Klari Neuwelt asked about furniture. It will be lateral riverside seating with tablettes.

Lenore Norman asked for a timetable and more details and drawings. They will return to the October 17 meeting with the requested information.

4. 41 West 73rd Street Application to install a railing from the street level to the basement.

Presentation by John Shimenti, architect. LPC staff has passed on the construction of the stoop, but the applicant must go before the Commission with the plans for an ADA required railing. The railing will be black cast iron. The Committee asked if the design could be simplified since there is no precedent for the railing and it should not be so ornate.

Lenore Norman asked the applicant to come at 6:30 before the October 6 Board meeting with the revised design.

Whereas the railing is required for ADA purposes and

Whereas the Committee felt the railing was appropriate in concept, but felt the design was too fussy

Therefore the Committee approved the railing in concept and asked the applicant to return with a simpler design.

6-0-0-0

5.2112 Broadway, Central Savings Bank.

Tim Macy, architect, made the presentation.

The application is to modify the West 74th Street entrance. The modified door will be used only for emergency egress. Currently there are 2 double leaf metal doors with solid metal bottoms. The doors currently swing in, but are required by the Fire code to swing outward. The plan is to restore the gates, leave one side permanently locked while using the other gate for egress. Because they make the door so heavy the metal plates at the bottom of the doors will be removed. The doors will be retrofitted and backed with glass which will be clear so the interior of the banking floor will be visible. Gabby Palitz asked if

the glass could be darkened so it would recede. Hinges and kick plate will be chrome and the door cannot be made to open mechanically.

Whereas the doors on this very prominent building are being restored and

Whereas they will provide visibility to the banking floor, a designated landmark, by being partially open and protected with glass

Therefore the Committee approved the application 6-0-0-0.

6. 450 Amsterdam Avenue, d/b/a the Dead Poet.

Steve Wygoda, architect, and Drew Dvorkin, owner of The Dead Poet. made the presentation.

The application is to correct a violation. For 5 years there was a large awning and glass doors that were not in compliance. LPC wants the bulkhead lowered and painted black, not stained. The AC unit must be covered with black louvers, there will be no awning or security gates and the gooseneck lights must be removed. They are proposing recessed lighting behind a box sign. The lettering will be 9" plastic letters of gold on a black background.

Since the presenters did not have any drawings or a sample of the materials, the Committee asked for a more complete presentation. They will come back next month

6.323 West 88th Street.

Matt Markowitz, architect, made the presentation.

Application is for a rear yard extension. There is an existing 3-story structure that does not extend over the entire width of the building. The owner wants to expand the addition across the entire width of the building, but reduce its depth so it does not extend into the rear yard as much. The extension will be brick masonry to match the existing brick style, there will be new headers and sills. Windows will be one-over- one and first floor doors will open out into the courtyard. The alteration will add a penthouse, which is not visible from the public thoroughfare. 9-over-9 windows had been suggested, but the Committee convinced the architect that they were not appropriate.

Whereas the extension reduces the intrusion into the rear yard and

Whereas the materials are appropriate and

Whereas the penthouse is not visible from the public way and

Whereas the Architect has agreed to have the windows one over one

Therefore be it resolved that the Committee approves this application: 6-0-0-0.

7. 475 Amsterdam Avenue.

Karen Torrone, expediter, presented.

Application is for a painted wall sign advertising the company. The north, south and west walls have the painted signage that was approved by LPC. This is the remaining and rear wall. The sign will match the three others: green background with white lettering.

The Committee voted to approve 6-0-0-0

The meeting was adjourned at 9:55 PM.

Present: Lenore Norman, Phyllis Gunther, Klari Neuwelt, Patricia Stevens, Gabrielle Palitz, Sheldon Fine.

Strategy and Budget Committee

Helen Rosenthal, Chairperson

Final budget consultation meeting at LaGuardia High School on September 29, 2005 at 4pm.

Bob, Sean and Helen cannot attend. Helen will contact Melanie and Elizabeth to check their availability.

Budget Priorities for CD7: Full Board vote on November 8, 2005.

- Sean and Bob will read the DNS to identify any additional budget priorities.**
- Helen will contact the Committee Chairs to alert them to the need to focus on budget priorities.**

Sean will attend and work with the Parks Committee (Oct. 13th) and housing issues.

Bob will attend and work with the Transportation Committee (Oct. 19th).

Elizabeth will attend and work with the Health Committee (Oct. 18th).

Helen will attend and work with the Community Development Committee (Oct. 21st).

Melanie will update the 59th Street Recreation Center priority.

· The Strategy and Budget Committee will meet on October 27 to determine a proposed ordering of the budget priorities for the Full Board meeting on November 1.

Block Association follow-up. Bob will draft a cover letter for our questionnaire to send to all the block associations in our district.

**Committee Members Present: Helen Rosenthal, Bob Herrmann, Sean Small.
Board Member Present: Madge Rosenberg. Committee Members Absent: David Harris, Elizabeth Starkey and Melanie Wymore.**

Land Use Committee

Richard Asche, Chairperson

September 21, 2005

1. 15 Central Park West (West 61st-62nd Street.) Informational presentation on 15 West Central Park West (formerly the Mayflower site).

Will Zeckendorf of Zeckendorf Development, LLC led off the presentation on his company's development at 15 CPW. Architect is Robert Stern. Developer believes his two building project fits with the West Side community. Robert Kramer of Kramer Levin said the building is As of Right and complies with FAR and setback rules. 58,000 sq. ft. zoning lot. There is no as of right parking in the Lincoln Square Zoning District. Project is in the inclusionary housing program.

Mr. Stern made the primary design presentation. Central Park House and Central Park Tower are the names of the two buildings. There is a 60 ft. wide plaza between the two buildings. Buildings will both be totally clad in limestone. Base of the tower building fills out the block to the street line in conformance with the zoning requirements of the district.

Broadway side will have multi-story commercial space. The north half of the plaza between the two buildings has a large reflecting pool. Most residential floors have two apts. per floor on each side, total 4 apartments per floor. The West 62nd Street side of the building will have loading docks for the commercial space. The developers expect to ask for a variance for 158 public parking spaces.

Mr. Stern showed several renderings of the various sides of the buildings. The limestone cladding adds variations to the building façade. The West 62nd Street side of the building also has terraces associated with tenant function spaces on about the 4th or 5th floor.

Philip Habib, a transportation consultant, indicated that the developer plans to use a portion of the "cellar" space for parking rather than retail. Mr. Habib expects 80 to 90 % of the parking to be for residential use.

Nick Grecco, Project Executive for Bovis Lend Lease, is the construction manager. He has worked on projects in the area for the past 6 years. Site already has one tower crane. Foundations will be completed by the end of November. They will then proceed to pouring both towers at the same time.

Q and A Period:

694,000 sq. ft. of floor area excludes the below grade component. 12 FAR (10 FAR + 2 for inclusionary housing) Approximately 7% of the space is allocated to mechanical deducts.

The tower building is 550 feet tall. 58,000 sq. ft. zoning lot. Developer must abide by a

height limit on CPW. There will be over 200 apts. and 30 "suites" for residential employees. 34,000 sq. ft. of inclusionary housing, about 41 units, will be built at 33 West End Avenue.

Parks & Preservation Committee, Lenore Norman, Chairperson

Joint with

Land Use Committee, Richard Asche, Chairperson

8 West 70th Street, Congregation Shearith Israel, (Central Park West-Columbus Avenue.) Application to the Landmarks Preservation Commission for a Certificate of Appropriateness for construction of an 8-story building with 2 additional penthouse floors, with 4 floors above grade for school/community house purposes and four full floors plus two penthouses for residential uses.

Introduction: Shelly Friedman of Friedman & Gotbaum, LLP

Application filed with the Landmarks Preservation Commission (LPC) for a Certificate of Appropriateness (C of A) for a commercial and mixed used building. This is a new application, having had a substantial amount of discussion with the LPC. Congregation Shearith Israel (CSI) is eager to begin the public process and dialogue with the community.

The major changes in the application that was presented previously include:

- Significantly reduced in size in bulk and height.
- Last time 15 stories and 3 penthouse and set back.
- Now the building 10 stories – 8 floors at the street wall with 3 levels of setback penthouses.
- In height, the building is between R10A and R8B:

R10A limit is 185 feet; this proposal is lower at 124 feet.

R8B limit is 75 feet; this proposal is higher at 124 feet.

- Need to transfer floor area from R10A to R8B (i.e. across a zoning boundary, as well as from the landmark to another parcel).
- Previously a 74-7-11; no longer the case.

Right now the application before the LPC is for a C of A. Later the project will be submitted to the Board of Standards & Appeals (BSA) for transfer of bulk; variances to increase street wall, height and setback; rear-yard requirements; lot coverage. These zoning and land use issues will come before the Community Board in later months. The new scheme is now 10 stories (8 street wall + 2-story penthouse set back from the street).

Sam White of Platt Byard Dovell White LLP

The architectural presentation began with a general “tour” of the building

- To codify the different spaces, green represents spaces to be used solely for the synagogue and the blue represents the spaces allocated for the residence. A comparison with previous scheme showed the changes in the massing on the site.
- Ground floor is built over the full lot of 60 x 100 feet. It is planned to assist rational use and access to the landmark portion of the site.
- Floors 2,3,4 are allocated for synagogue operation and uses that include: classrooms, school lobby and toilets. There is an opportunity for a day school tenant during the week when space is not used by Congregation Shearith Israel (CSI) itself.
- Floors 5-8 are for residential apartments. Synagogue staff may occupy one floor.
- Penthouse floors are 4,500 sq ft and include a single and a duplex apartment.
- The upper penthouse is at a height of 116 feet.
- The bulkhead at the roof and mechanical equipment are at a height of 124 feet.

- There is a smaller elevator bulkhead. HVAC condensers and fans use dry coolers; therefore HVAC bulkhead reduced.
- Basement level is slightly deeper in the new proposal.
- The basic allocation of space (in percentages) is as follows:
 - o 42% Residential
 - o 58% Synagogue use
- 11 Synagogue administrative offices
- 11.8 Archives storage
- 9.9 Archives administration
- 13.1 Educational
- 12.2 Sanctuary needs.

There followed a description of the street context of West 70th Street:

- A drawing of the building on West 70th Street shows the alignment of the new building with the adjacent apartment house to the West.
- The principal entrance to the synagogue will be via a split-level lobby in the new building on West 70th Street, where there is already an existing entrance into the landmark that is not ADA compliant.
- The Central Park West (CPW) façade, in true elevation, shows the new building can be seen from above the 5th floor. There was a comment that only the upper portion of the new building can be seen from the street level of CPW, owing to the size and shape of the existing roof.
- Regarding the placement of the new building, Mr. White explained that there is also “shift” in scale between the existing building and the new building. This is what inspired the façade treatment.
- The synagogue is of limestone, there is a slight set back moving westward to the new building and a vertical transition of material in layers to terracotta to the adjacent apartment house, which is faced with limestone and brick.

Ray Dovell, of Platt Byard Dovell & White presented the presented the detail of the new façade:

- Described entrances locations – the synagogue, service and residential entrances on West 70th Street.
- Explained the context of townhouses and the lower apartment house with classical composition at CPW, which requires a “different response”.
- PBDW felt that the new design should speak to physical context and the proposed uses. Therefore, the material and scale should also address the landmark.

- Previous scheme had a 10-foot set back; this has changed. This issue is felt to be the resolution of the two scales. The façade moves left to right from small scale to larger scale of the classical building.
- Materials are Indiana limestone but with different jointing.
- Detail of entry – grillage at the base is an oiled bronze with a shallow canopy also of bronze making a direct connection to the screening of the adjacent synagogue door.
- The residence will also have a bronze entrance door.
- A terracotta masonry screen, level with the adjacent building face, provides both layering and transition between the classical and the apartment buildings.
- An approximately 2-foot set back from the terracotta is the location of the glass and limestone façade.

Mr. Dovell explained the LPC was interested in continuing a limestone band at the top of the building and was also promoting limestone to 'separate' the two uses. Regarding other materials and colors:

- Penthouses have painted aluminum panels in a light grey with glass.
- HVAC and bulkhead above are also screened with aluminum panels and railings.
- Painted metal and glass will also be light grey in color.
- A metal pergola exists at the south elevation will have limestone returning around the corner with brick along the south side in buff brick with "punched" windows.
- Materials – terracotta used as a rain screen made of 8" x 24" sized units that are clipped onto the façade Indiana buff limestone.
- The windows will have grey metal aluminum for panels and window frames.

Mr. Dovell showed an animated diagram to illustrate how the various layers and components of the West 70th Street façade fit together. In terms of the views of the building from the street, Mr. Dovell explained that the view from CPW straight on view will never actually be seen. Only the corners at the north and south will be seen. The Indiana limestone will follow the "architecture of the synogue".

Shelly Friedman briefly explained the complex zoning and the necessity for a two-part approval process with the LPC approval process preceding the zoning.

Mr. Friedman explained that tonight was about the view of the CPW façade – the issue is one of appropriateness; that there may be a difference of opinion about the application and that this building was an "Avenue Site" [CPW] and should respond to an "Avenue [type] Building" on CPW; that the other view is that this is a "Mid-block Site" and that it should not be so high. He reported

that the staff of the LPC is evenly divided on this issue – and that it is neither avenue nor midblock, but rather a “Transition Site” and both view points need to be considered. The LPC thinking is that the height of 18 West 70th Street is a benchmark of the height for this transition. The issue for the design team was to be responsive to this and reflect the transition height identified by the LPC.

With regard to the zoning:

- The site is a split lot site -- R10A and R8B. Transfer of bulk across a zoning district and boundary is “as of right” in this case.
- The community building will be torn down, and
- A zoning bulk diagram was shown that described what is allowable, but not be built, because of the landmark.
- This application does not exceed certain maximums due to averaging under provisions of the zoning resolution.

With regard to variances, Mr. Friedman offered the following:

- As to the street wall regulations in R8B, this is 75 feet and will require a variance to permit 124 feet as designed and proposed. R10 allows 185 feet so the project is nowhere near the maximum height.
- The project will require a height and set back waivers.
- Community main floor use typically a 30-ft rear yard, they will request a rear yard waiver solely on the institutional needs for 2nd ,3rd and 4th floors for 20-ft rear yard.

The process will be to go to Board of Standards & Appeals for approvals if the LPC grants the C of A.

Regarding uses, Mr. Friedman stated there are two schools:

- Jewish Day School rents the space during school hours on the weekdays.
- CSI’s Hebrew School operates after regular school hours and on weekends. The space to be built is to serve the educational in institutional use of CSI’s own school, and only coincidentally of the tenant school.

In conclusion, Mr. Friedman offered to provide briefings between now and the LPC hearing to any community party that wants to set up an appointment. The LPC has not calendared the project. It was submitted to meet the September hearing but it has been pushed off until late October.

Lenore Norman thanked the presenters and Richard Asche moved the sample board of materials to the front so that other attendees can see. There followed general questions from members of the Landmarks and Land Use Committees:

Q: When 74-7-11 was considered previously monies would be applied to the restoration of the landmark. What about the landmark now?

A: Shelly Friedman - The commitment is still there but by nature a lack of acceptance of the 74-7-11, it is now a private commitment. There remains a need to preserve the archives. All of the work outlined previously for the landmark building will continue but it will be a private commitment.

Q: Sheldon Fine - how will ADA access be achieved?

A: Sam White - A grade level entrance with a split-level internal access will be made to reach the synagogue with its own elevators. There will be ADA compliant bathrooms as well as access to the classrooms above via the new elevators.

Q: Lenore Norman - Questions about the façade – decision to use the terra cotta was based on what precedent? Concept?

A: Ray Dovell - The buildings are quite eclectic on this street in the use of materials --red, ochre, buff. In this case not trying to contrast with the synagogue, lessening the transition from limestone to terra cotta to reflect the brick of the apartment house to the west.

Q: Lenore Norman - Is there some sort of zoning reason why you did not distinguish uses in the building?

A: Shelly Friedman - The building is designed to take on a certain uniformity. Ray Dovell - the use is neither a split of 50% above and 50% below so a horizontal separation does not work historically to divide the façade – therefore the separation was from left to right, vertically, with a limestone to terra cotta transition is suggested by the layering of the façade.

Q: Klari Neuwelt - Not sure I understand why the limestone frame on the façade is recessed back from the building line, can you explain? You mentioned a canopy, what is the material and extent over the sidewalk?

A: Ray Dovell – There is a recess of 2'-6" between the terracotta to limestone and glass.

One is a residential canopy at a depth of 5 ft.; the other is a shallower canopy at the entrance of about 4 ft.

Q: Steve Strauss - A question of security for residences. Are you coming back to CB7 for planters and barriers at the sidewalk? This might be before the Transportation Committee?

A: Shelly Friedman- This congregation has never emblazoned the building with symbols of faith and it will not be present here. This does not have bollards out front for security -- a Jewish house of faith is not expressed externally. Not an issue at the moment but present thinking it is it is proud not to be surrounded by bollards.

Q: CB7 - What is the rationale for bands of windows?

A: Ray Dovell - Banded windows are found throughout the district --a deco conceit with the glass turning the corner makes a gesture to the synagogue.

Lenore Norman then turned to the public for their questions and comments, asking that slips be filled out and submitted for all of those who wished to speak.

Q: State Assemblyman Richard Gottfried - Given the history of the synagogue with noise from existing ventilation equipment on the building, what is planned for the new rooftop elements?

A: Sam White - The existing building has “fully depreciated equipment.” The new and replacement systems and equipment will be in compliance with current NYC building codes.

State Assemblyman Richard Gottfried - Existing equipment does not seem to comply and makes life miserable at the moment, this is not a vote of confidence. Regarding the presentation there is an awful lot about this project that makes me skeptical. 2/3 of what zoning will allow but not within street wall and set back...description of the building as a community facility, no one thinks of this as a community facility... regarding the process of outreach... that there would be some sense to reach out to the community while the design is being developed ...sooner than this time frame if the Community Board had been reached out to before tonight...or at least saying that we are going to be coming to the CB 7 and the LPC in four weeks and would like to sit down and discuss the project with you. It all adds up to coming to this presentation with a lack of credibility on the applicant's part.

Kate Wood, Landmark West! As you are all aware, the proposal is adjacent to an individual landmark, which encapsulates the high avenue and mid-block site. The designation does not refer to a transition site. If there is a choice, we believe that this should comply with height of the landmark. Project should be scrutinized as a precedent can be set with similar soft sites for contextual zoning. This type of change can significantly affect development of the West Side. Also we need more information -- Sight lines and set back diagrams from CPW and the side street, and view from Central Park. Not enough information to make a statement about the building. We have not been given and opportunity to learn about the project.

Q: Anne Farley - Did not see a service entrance, what is the plan for the service entrance? Is there an outside developer involved at this time for this project?

A: Sam White: Between synagogue entrance and the residential entrance with a main floor service room with its own elevator that goes down for the below grade synagogue spaces.

A: Shelly Friedman - No developer in this application. It is a project of the synagogue. This project is too small to attract a developer.

Q: Deborah Kopinsky, Board President of 101 CPW - This project previously received unanimous opposition. We did not have adequate time to review the project and don't want to engage in knee jerk opposition...requested deferring any decision and permit 101 to review.

Batya Lewton, Coalition for a Livable West Side - Finds the building unattractive.

Michael Marsh, community resident - Last time the architects wanted to build they will say anything...we have suffered so much and all of the rest of it...and now they are saying something different. So they are now the good guys because they are asking for less?

Richard Klugman, 155 West 70th Street - Façade appears jarring and not in relation to the synagogue, no arches, everything is sharp angles, modern all glass it does not seem to fit.

Esme Berg, Member of the Congregation – The project is essential to the neighborhood, it has been there for many years and wants to continue to bring grace and beauty in the neighborhood...that the new building will upgrade the neighborhood with residential.

Harriet Ainesch, Member of the Congregation – The synagogue has traditionally drawn from the neighborhood and the 101 CPW residents, a community that has evolved and provides for the younger and senior members and for educational activities at the synagogue for the community. Previously the building did not consider youth programs, seniors, lectures and other things. This building is going to provide expanded use and space. Seniors need the elevators and accessible restroom facilities.

Rita Rodin, Member of the Congregation - Book, blood drives among other activities ...the new building will be important for the members and the community. The height is the same as 18 West 70th Street and deserves the support of the community.

David Nathan, Member of the Congregation - Proud with what we are trying to do for congregation, community and neighbors.

Peter Neustadter, President of the Congregation – Thanked the architects for compressing so much in to the space and stated that they have tried to solve most of the problems of the congregation, which is bursting at the seams. We have lots of archives not accessible to scholars and neighbors. There is no place for special events such as bat/bar mitzvah celebrations and this new building can provide this space. We invite you to meet with us to learn more, have a tour of the synagogue and have first hand knowledge of the site.

John Ellis, architect and community resident - Asked for clarification of the role of the residential component of the building. I have heard a lot of concern about ADA and services for the synagogue, but want to be clear about the role of the residential portion. Is the residential component there to generate money? The entire proposed program can fit within the height line of the synagogue.

LX Farbman, community resident - CB7's job is to be an instrument of local government and serve the welfare of the community. The history of this and previous presentations have been lots of talk without substance...calling any part of this building for the community is nonsense.

A: Steve Straus gave a general explanation of the uses that are covered by the term "community facility" as defined by the Zoning Resolution.

Allen Sugarman, 17 West 70th Street – This is an overwhelming project and there is a lot of information to understand. Requested electronic version of this presentation. Also stated that given the amount of drawings, there are no views from adjacent properties, no views from Central Park, no diagrams relating to shadows and light diagrams. Has there been any consideration for trees and street plantings?

Q: Olive Freud, Committee for Environmentally Sound Development - How does light and air affect the school within project? How do taxes work with two uses – profit and non-profit?

A: Sam White - Referred to plans and set backs to show how light and air reaches the building at the south elevation. Shelley Friedman stated that for the residences are condos there will be no tax break.

Q: Pia Franken Berg, community resident - I face the rear of my building and look out across the HVAC, I will loose my view and will be boxed in. The lower 4 floors are for the synagogue and will be used for the school, what will happen to the light and air for those on the lower floors of adjacent buildings? Why do

you need the residential component? It must be for income. If you want to have the synagogue building and are having problems with the size and appearance, why do you need the residence?

George Bulow, Member of the Congregation - This project captures the spirit, materials, bulk and integrates visually into the community. There are setbacks to accommodate adjacent buildings and he hope that these contributions are thing anyone would be proud of.

Q: Pat Lieberman, 101 CPW - What is the total height of the building? Why the distinction between base and penthouses?

A: Sam White - 124'-6". It is really 12 stories, but from the perception and view from the street, the building has set backs. The pedestrian will see the height from a different perspective.

Pat Lieberman - Yes, but the perspective is different for the pedestrian than from a neighbor. No one wants you to not to improve or fix the existing building, but I do agree that we need to have more information.

Arnold Weiss, 91 CPW – If there is a problem with the amount of archives move and store them off-site. I believe you can do the ADA within the site; you don't need this big building.

With no further comments and questions, Ms. Norman asked for comments from the Community Board members:

Barbara Adler: I understand the need for the new program, but I have a problem with the use of materials and agree that the building is completely non-contextual. I would prefer all glass. I cannot vote for this project.

Steve Strauss: Why does this congregation feel they need to go with a residential new building to do what they want to do?

A: Shelley Friedman – The congregation is burdened with a magnificent structure so project is both a necessity and opportunity. They have both an existing building as well an empty lot. I invite you to go onto the website to look at archives and education opportunities. We believe that replacement of the community house provides for both. The LPC has heard both sides. We want to continue the discussion with this third proposal. Not less appropriate. Looking for the mark that meets LPC standards of appropriateness.

Hope Cohen: There are complications with this application - looking at the landmark first and then the zoning. The building envelope is part of this discussion but the appearance is what is before us. The LPC application must be reviewed first. While we do not agree with this process, the discussion about the project is not ending here tonight. Many of the issues that the

community is voicing will come before us again in the coming months as part of the review of the land use applications. Although I am tempted to talk about those issues, I will limit myself to comment on the building appearance only. The building will look a lot better without the terracotta.

Klari Neuwelt: On the design, I am assuming that we are going to see an 8 story building and this is okay, but the design of façade is so inappropriate. Although the new building is not another synagogue, there should be some consistencies -- looking for a cornice line, double hung windows, single street level plane, one single façade plane, get rid of the strip windows. I am not persuaded that "moderne" or "art deco" is anywhere near this building. A turn of the century building would be better.

I have a theoretical question. If the congregation could build whatever they wanted could it be all community facility? Or even a bigger building?

A: Shelly Friedman - The allowable community facility area in R8B and R10 A are the same by entitlement. You can use averaging. Mixed use is not a revolutionary concept to this type of project.

D. Maria Watson:

I thought the building was rather nice.

Lenore Norman: Sight lines – are there any? Perhaps you might want to review other structures on the block and in general not make such an eyesore.

Page Cowley: The architects are competent and have worked hard to find a solution. The façade facing CPW is less problematic as it recognizes the symmetry of the classical building and although a complicated matrix of geometry is generally better. The 70th Street façade is too complicated and the materials confuse the transition. Lastly the south and rear walls need to be revisited.

Richard Asche: Normally as a member of Land Use we try not to comment on façade and landmark issues, however, we need to look at the aesthetics and decide if it is contextual with anything in the world...I admire the congregation and respect needs for synagogue.

Hope Cohen: Stated again the difficulties of this process.

A resolution to disapprove the LPC application was adopted.

WHEREAS, Community Board 7 / Manhattan (MCB7) is required to review landmark and land use applications serially/separately for a mixed-used building (community facility and residential) being proposed by Congregation Shearith Israel, adjacent to its landmark Spanish & Portuguese Synagogue structure and within the Central Park West Historic District – and therefore must review the application to the NYC Landmarks Preservation Commission (LPC) for a Certificate of Appropriateness for building design/appearance before reviewing the applications to the NYC Board of Standards & Appeals (BSA) for variances that would make the proposed building's size and shape possible; and

WHEREAS, MCB7 recognizes the need of Congregation Shearith Israel for additional space for its educational and other programming and unique archives, and to provide ADA accessibility to its historic Spanish & Portuguese Synagogue structure; and

WHEREAS, LPC has instructed the applicant that the proposed building's location is a 'transition' site between avenue and midblock and therefore should be no higher than 18 West 70th Street to its immediate west; and

WHEREAS, the applicant's architects have worked diligently to follow LPC's guidance in reducing the height and bulk of the building from the 15-story building with 3 setback penthouses previously proposed to an 8-story building with 2 additional floors of setback penthouses; and

WHEREAS, the West 70th Street (northern) façade of the proposed building does not relate either to the landmark Synagogue, 18 West 70th Street to the west, nor to any other building in the vicinity; and

WHEREAS, the use of materials is inappropriate (especially the buff terra cotta overlaid on the West 70th Street façade); and

WHEREAS, the recessed glass wall and trip windows on the West 70th Street façade do not relate to the adjacent buildings or anything on the block or within the Central Park West Historic District; and

WHEREAS, the entrances to both the congregational/community and residential portions of the proposed building appear insignificant on the façade in relation to their function; and

WHEREAS, the southern elevation has been designed as the building's 'backside' with a brick façade, adding to the confusing and disjointed use of materials; and

WHEREAS, the applicant has not provided sightlines from the public way, Central Park, and the neighboring buildings;

BE IT RESOLVED THAT Community Board 7 / Manhattan disapproves the design presented for a Certificate of Appropriateness, principally based on the problems with the façade(s); and

BE IT FURTHER RESOLVED THAT MCB7 applauds the applicant's architects for their efforts to find a solution to a difficult architectural problem and finds the proposed building's height and bulk acceptable and its symmetry pleasing; and

BE IT FURTHER RESOLVED THAT MCB7 urges the applicant's architects to revisit the design of the north and south elevations, ideally producing a building of consequence visible from all directions and with a consistent and harmonious use of materials on all elevations; and

BE IT FURTHER RESOLVED THAT MCB7 urges the applicant's architects to review the entrances (including the service entrance) for placement, treatment, appearance, and scale, with particular consideration of the building's significance as a community structure; and

BE IT FURTHER RESOLVED THAT MCB7 requests that sightlines from the public way, Central Park, and the neighboring buildings be provided to it and all other interested parties; and

BE IT FURTHER RESOLVED THAT MCB7 once again objects to the bifurcated review process and urges all relevant City agencies to find a way to allow applicants to present a unified application for all land use, zoning, landmark, and other approvals required for a building, so that important issues of public policy, use, bulk, height, design, etc. can be considered in a coherent and holistic way.

Joint Parks & Preservation and Land Use Committees: 10-0-0-0. Board Members: 2-0-0-0.

Present:

Land Use Committee: Richard Asche, Page Cowley, Victor Gonzalez, Melanie Radley, Steve Strauss, D. Maria Watson.

Parks & Preservation Committee: Lenore Norman, Linda Alexander, Sheldon Fine, Klari Neuwelt Board Members: Barbara Adler, Hope Cohen.

Absent: Patricia Stevens, Phyllis Gunther, Gabrielle Palitz, Ethel Sheffer, Tom Vitullo-Martin.

District Service Cabinet

CB7 Report on Municipal Services

September 2005

1. Discussion with HPD Enforcement Division and the Mayor's Community Assistance Office, of inspections, violations and follow-up on:

· SROs on the Upper West Side that have outstanding violations –

HPD will coordinate with internal Law Department to enforce HPD violations. Enforcement office is attempting to establish a Mayor's tribunal in order to bring all agency violations under one court to adjudicate. Legislation needed. HPD is also working with the criminal justice coordinator's office to force landlord to correct violations. HPD will take action in Housing Court on matured violations. Police resources are being depleted due to an increase in crime by a small number of SRO residents.

· SROs undergoing illegal conversions – To some degree, SROs can be used as a transient hotel. Residents who report illegal conversions and consequently are targeted by owners in retaliation, should report it to the local precinct and also file a complaint with DHCR. SROs are required to keep a list of occupants and produce it upon request. NYPD Midtown Enforcement might be able to help.

· Properties in Manhattan Valley – CB7 and Council Member Reed's office are compiling a list of buildings in Manhattan Valley that Pinnacle Management recently purchased.

2. Update on fire at 964 Amsterdam Avenue (West 107th Street)

CB7 is working with Council Member Reed's office by helping displaced tenants become aware of their Housing rights and familiarize themselves with procedures for retaining their apartments, assuming the building is repaired. CB7 and Council Member Reed's office will request a meeting with the owner of the property.

· FDNY investigation – A preliminary report by the Fire Marshal has determined that the fire was accidental in nature and was started in the rubbish. The fire spread through windows and possibly increased in intensity due to flammable paint on walls. FDNY will issue recommendations to the public on use and removal of flammable paint.

· Status of DOB and HPD vacate orders – DOB issued a full vacate order 9/8/2005. DOB said it will take approximately six months to a year before re-occupation can begin. HPD also issued a vacate order and stated that they will move it quickly through the Legal Dept and DOB, in order to expedite repairs.

HPD expects to meet with building owners. Any harassment of tenants should be reported to DHCR or NYPD. Fire victims who are lease holders (name must appear on lease) must register with DHCR to continue tenancy at 964 Amsterdam and must pay \$1 per month rent (payable for the year for \$12.)

· Status of residents – Started removal of personal items under the supervision of Pinnacle Management.

3. Status of rodent infestation complaints and DOHMH response.

Rats – DOHMA will report to CB7 on secondary failure inspections. According to the Mayor's Management Report, rat complaints are up 40%.

4. Update on bars on Amsterdam Avenue and West 109th Street.

CB7 and 24th Pct. met with bar owners. In an effort to decrease noise, owners agreed to not leave furniture on sidewalk; not allow patrons to consume alcohol on sidewalks, and to post quiet courtesy signs. Discussion also focused on illegal drug traffic in the area and in establishments. There will be a follow-up meeting.

5. DOB update on signs at CNN and Apple Bank building.

DOB is waiting for CNN sign applicants to show proof that the illumination is legal. Apple Bank advertisement - Building owner has received four violations to date, none resolved.

6. Agency reports.

NYPD

24th Pct. – Grand Larceny down, robberies slightly up.

20th Pct. – Overall crime down 6%.

Transit District #1 – Overall crime is down, Grand Larceny up due to IPOD theft. Community leaders can address roll calls.

Traffic Enforcement – CB7 requested that 72nd St at CPW have regular tour bus enforcement.

Parks

Parks Enforcement - to report incidents at Riverside Park, call 212-496-2109 or the 24 hour hotline – 646-613-1200. There were some homeless issues this summer. Dwellers are in the Amtrak tunnels. Parks is working with precincts to remove homeless.

FDNY

No change in number of fires YTD.

DOB

Numerous complaints on after-hours construction work. Extell 99th St construction – Task force formed to oversee construction.

DOHMA – New drug abuse campaign. Food recommendations coming soon.

DSNY – 99% ratio getting garbage off the street in day shift. A-frame enforcement in the 86th St / Broadway area. Parking enforcement is needed in the 80's and 90's because drivers are not moving for brooms. DSNY to give NYPD Traffic Enforcement Unit and the 24th Precinct times and locations for assistance. Fairway enforcement continues everyday.