

September 2007 Minutes

Full Board Meeting

Sheldon Fine, Chairman

September 4, 2007

American Bible Society

Mr. Fine called the meeting to order at 7:10 PM

Minutes from previous full board meeting were approved: 28:0:0.

Chairman's Report: Sheldon J. Fine

- Park West Village retaining wall collapse, Mr. Fine and Ms. Ryan met with the Department of Buildings the stop work order on the site as well as other surrounding sites. The borough president held a press conference at Park West Village. In August, the owners of Park West Village attended a Park West Village Coordinating Committee meeting and apologized.
- Jewish Home and Hospital gave an informational presentation of their development plans for West 106th Street the July 17 Land Use Committee meeting. Mr. Fine requested they host an open forum meeting and form a community advisory board. A letter expressing concerns about JHH's plans was sent to Council Members Tony Avella, Chairperson of the Zoning & Franchises Committee, and Melinda Katz, Chairperson of the Land Use Committee. Negotiations continue with JHH. The basis for the negotiation will be CB7's work re-zoning of West 97th-100th Streets and concerns of Manhattan Valley residents. Mr. Fine recognized people who have dedicated time to protect their neighborhood over the issue.
- Mr. Fine welcomed Rosa Gonzalez, the newest community board member, to the Board.

Helen Rosenthal:

- The community board reviews the city budget and submits CB7's priorities. Each year the Strategy & Budget Committee meets with the board committees to understand what their budget requests are. The Committee will present the proposed priorities to the full Board in November.

Nominations of Board Officers for 2007-2008, Dan Zweig, Chairman, Elections Committee

Barbara Adler, Elections Committee member, conducted the nominations.

Each candidate must be nominated and seconded. Nominations will be closed at this meeting, unless there are not enough nominations for an office. Candidates are asked to write up to a 250-word statement that will be distributed to Board members. They will have an opportunity to speak for up to 3 minutes and respond to questions before the elections.

Board offices are: Chairperson, 3 vice-chairpersons, and 2 co-secretaries.

For chairperson, the following were nominated and seconded, and they accepted: Helen Rosenthal, Jeff Siegel, and Sheldon Fine.

For vice-chairpersons, the following were nominated and seconded, and they accepted: Luis O. Reyes, Michelle Parker, Charles Simon, and Melanie Wymore.

For co-secretary, the following were nominated and declined: Miki Fiegel, Benjamin Howard-Cooper, Johnette Murray. The co-secretary nomination will be revisited next month during the elections.

Public Session

1. Phillip Kay, 160 West 106th Street Tenants' Association: Called the community board in June about the plans for the Jewish Home and Hospital, and is very concerned over the plans.
2. Manny Segarra, 147 West 105th Street: Lives right next door to the buildings slated for demolition for the JHH construction plan and is concerned over plans due to public safety, including driveways near school buildings.
3. Jean Jaworek, Duke Ellington Boulevard Neighborhood Association: Does not feel that JHH has been committed to the community and appreciates the work CB7 has put into the issue.
4. Carlos Solomanra, P.S. 145: Disagrees with the JHH trying to circumvent the new zoning rules.
5. Jose Lopez, 109 West 105th Street: Hopes JHH has to adhere to the zoning law; does not feel that they should be exempted.
6. David Fried: Outraged that JHH is trying to get there plans passed without community input; hopes that CB7 will take a hard line on this assault of the democratic process.
7. Glory Ann Kerstein, DEBNA: Does not disagree with JHH trying to do work on their building, but does not agree with their plan that will ruin the neighborhood.
8. Luis O. Reyes, CB7 Board Member: Spoke to the issue of JHH development in regards to PS. 145. 150 students at the school have asthma related problems, and the traffic caused by JHH will only be a further detriment.
9. Manuel Figarela, District Librarian for Manhattan North District: St. Agnes Branch will receive a full renovation, scheduled to begin September 24th; branch scheduled to reopen Spring of 2009.
10. Nevil W. Bird: Concerned about JHH's effect on air quality especially with such high asthma rates.
11. Blanca Vazquez, 145-147 West 105th Street: JHH included Ms. Vazquez's building in the plans without consulting residents. Wishes to preserve Manhattan Valley for its beauty however, believes JHH is taking that away.
12. Aaron Biller: Concerned about over saturation. The Upper West Side has the second highest concentration of supportive housing. A map was circulated showing that the Upper West Side holds 21% of supportive housing in Manhattan. Asked CB7 and elected officials to protect the Upper West Side from the high number of supportive housing units.
13. Marty Katz: Concerned about the increase crime rates when numbers of supportive housing units are raised.
14. Don Berger, Congressman Charles Rangel' s Office: Next week there is a post office renaming for Tito Puente on 124th and Lexington. Many important votes coming up for in Congress.
15. Micha Lasher, Congressman Jerrold Nadler's office: Against the warrant-less wire tapping and is fighting for the reinforcement of civil liberties.
16. Matt Bitz, Council Member Dicken's office: Co-sponsoring legislation that will allow more council oversight in demolition to prevent issues like Park West Village. Allocated an \$5000 to the Broadway Community Food Pantry.
17. Michael Meade, State Senator Schneiderman's office: A DHCR day will be hosted on the Upper West Side.

18. Michael Kaplan, State Assembly Member Richard Gottfried's office: Meeting will be held to discuss environmental concerns. A panel on illegal hotels will be convened.
19. Kaytrne Ting, State Assembly Member Linda Rosenthal's office: Consumer labeling law, a protection law for domestic violence victims, an important clarification on health proxies in regards to end of life care were passed.
20. David Chang: Announced two financial aid forums high school and college students at PS. 199.

Manhattan Borough President's Report

Jessica Silver: The borough president has been very involved with CB7 and other elected officials representing the area in the aftermath of the retaining wall collapse at 808 Columbus Avenue, and sent a letter questioning the legality of certain construction plans on the site. As part of the Go Green East Harlem initiative the borough president has opened a farmers market on East 106th Street. DOT will be installing a left turn signal on West 79th Street and Amsterdam Avenue.

Legislators' Reports

Council Member Melissa Mark Viverito: Happy about the ongoing dialogue with JHH and the community and is optimistic about a balanced negotiation being reached.

Council Member Gale Brewer: Big issue on the Upper West Side is the loss of small business. In Ms. Brewer's district, there are 63 bank branches. The West Side Campaign against hunger is having a talk on September 6th from 9-2. On Friday September 7th, there will be a mobile dental van on 87th and Columbus Avenue. On September 24th at John Jay College from 6-9:30, a listening forum will be held about transportation and traffic on the west side. September 10th at 9:00 A.M., there will be a community advisory a meeting Harmony Atrium. Ms. Brewer supports the community board's position on St. Louis Hall and supportive housing for the working poor and mentally ill.

Business Session

Land Use Committee

Richard Asche and Page Cowley, Co-Chairpersons

162 West 83rd Street (Columbus-Amsterdam Avenues.) The resolution to approve application 244-97-BZ to the Board of Standards & Appeals by AGT Crunch New York LLC for a waiver for extension of term, extension of time to obtain the certificate of occupancy, and an amendment for an enlargement of floor area was adopted
35:0:0:0

Land Use Committee

Joint with Health & Human Services Committee

Madge Rosenberg and Barbara Van Buren, Co-Chairpersons

319 West 94th Street (West End Avenue-Riverside Drive.) The resolution to approve the application by the Lantern Group to the Board of Standards & Appeals for variance allowing addition of 2 ½ as-of-right floors without the rear-yard setback requirement to allow the conversion of the 149-unit commercial SRO into 140-units of permanent, affordable housing was returned to committee.

1. Christopher Santee, 319 West 94th Street Tenants' Association: Feels that the Lantern Group is incompetent and is upset by lack of action on the community

board and elected officials. Wants the Lantern Group removed from management of the building.

2. Jessica Katz, Department of Housing Preservation & Development: Wishes to show the community real supportive housing. HPD is confident in the Lantern Group's ability to manage a building due to prior experience. Ms. Katz believes that the 319 needs a complete renovation before the pest problem can be completely eradicated.
3. Paula Bassoff: Supports the concept of supportive housing, however does not believe it is being handled correctly; does not believe the Lantern Group's proposal to have staff from 9-5 is sufficient.
4. Bonnie Epstein: Has lived in the neighborhood for 29 years. Currently lives in the only building on the block without supportive housing. Concerned about reconstruction of 319 and the structural issues attached.
5. Aaron Biller: Concerned about reconstruction plans and the safety.
6. June Muller: Neighborhood has improved; supportive housing threatens to bring it back down. There have been fights in front of her home.
7. Cynthia Stuart: There are 22,000 supportive housing apartments in the 5 boroughs. They are permanent and rent stabilized. Does not believe supportive housing is a threat .
8. James Tagger, Phoenix House: Supports of Lantern Group and supportive housing.
9. Yitzchach Epstein: On principal is in favor of the proposal, however practically is against it. Has concerns over safety and construction. The neighborhood has been gentrifying and is no longer the same diverse neighborhood it once was.
10. Mavis Bayrd: The Upper West Side is a liberal, tolerant, inclusive neighborhood. Community should have been more involved in the issue and should have been given notification of meetings.
11. Rolande Cutner, 319 West 94th Street: Against the Lantern Group; claims that they have treated her unfairly and plans on suing the Lantern Group.
12. Nicolas Learnard, 319 W. 94th Street: Upset that Lantern group has maintained the building in such a poor manner; claims they have been harassing tenants.
13. David Harrington: Supportive housing is important, but this project at 319 is to risky for the neighborhood.
14. Ken Doodack, President of Fountain House: Staffing at this building will be the same as many other buildings; there will be 24/7 coverage. 319 will be Fountain House's largest with 60 residents, their next largest is 25.
15. Rafael Markwat, Lantern Group: Aware of the bedbug problem and working to eradicate it. Extermination is done on the request of the tenant. Broken boiler is old boiler and needs to be fixed. The floor heights being change will only affect the new floors; new floors will be 8 feet instead of 10.

Motion to refer the resolution back to Land Use and Health and Human Services Committees and return to the October 2nd Full Board meeting with their findings was adopted 41:0:1:0

Land Use Committee

Joint with Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

205 West End Avenue (West 70th Street.) The resolution to approve the application 1330-66-BZ to the Board of Standards & Appeals by ACP Lincoln Garages, LLC for a 10-year extension of a variance to permit transient parking within an existing accessory garage was adopted 36:1:0:0

165 West End Avenue (West 66th Street.) The resolution to approve the application 1328-66-BZ to the Board of Standards & Appeals by ACP Lincoln Garages, LLC for a 10-year extension of a variance to permit transient parking within an existing accessory garage was adopted 36:1:0:0

185 West End Avenue (West 66th Street.) The resolution to approve the application 1332-66-BZ to the Board of Standards & Appeals by ACP Lincoln Garages, LLC for a 10-year extension of a variance to permit transient parking within an existing accessory garage was adopted 36:1:0:0

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

The resolution to approve the traffic concerns in the Freedom Place, West 66th-72nd Street area was adopted 38:0:0:0

The resolution to approve congestion pricing was referred back to committee 37:0:2:0

Peter Jenkins: Asked that this matter be returned to committee since both sides were not adequately heard.

270-276 Columbus Avenue (West 73rd Street.) The resolution to approve the new application DCA# 1260284 to the Department of Consumer Affairs by 276 Columbus Avenue, d/b/a Arte Around Corner, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats was adopted 35:2:0:0

507 Columbus Avenue (West 84th-85th Street.) The resolution to approve the new application DCA# 1257432 to the Department of Consumer Affairs by VYNL on Columbus, LLC, d/b/a VYNL, for a two-year consent to operate an unenclosed sidewalk café with 5 tables and 14 seats was adopted 35:2:0:0

100 West 67th Street (Columbus Avenue) The resolution to approve the renewal application DCA# 0955781 to the Department of Consumer Affairs by The Honest Food Company, LLC, d/b/a Nick & Toni's Cafe, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 16 seats was adopted 35:2:0:0

450 Amsterdam Avenue (West 81st – 82nd Street.) The resolution to approve the renewal application DCA# 1204137 to the Department of Consumer Affairs by EKD Tavern, Inc., d/b/a Dead Poet, for a two-year consent to operate an unenclosed sidewalk café with 5 tables and 11 seats was adopted 35:2:0:0

261 Columbus Avenue (West 72nd Street.) The resolution to approve the renewal application DCA# 1111397 to the Department of Consumer Affairs by PGGs Gourmet, Inc., d/b/a Columbus Gourmet Food, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 16 seats was adopted 35:2:0:0

Parks & Preservation Committee

Klari Neuwelt and Lenore Norman, Co-Chairpersons

190 Riverside (West 91st Street.) The resolution to approve the application #06-4323 to the Landmarks Preservation Commission for a rooftop addition was adopted 37:0:0:0

185 West 80th Street (Amsterdam-Columbus Avenues), d/b/a West Side Wine Bar LLC. The resolution to approve the application to the Landmarks Preservation Commission for restoration of the storefront was adopted 37:0:0:0

427 Amsterdam Avenue (West 81st-82nd Streets.) The resolution to approve the application #07-3948 to the Landmarks Preservation Commission for a proposed new storefront was adopted 37:0:0

461 Columbus Avenue (73 West 82nd Street.) The resolution to approve the application to the Landmarks Preservation Commission for restoration of Columbus Avenue and West 82nd Street facades to original brick finish was adopted 37:0:0

300 Central Park West (West 91st Street) The Eldorado. The resolution to approve the application #07-3917 to the Landmarks Preservation Commission for a rooftop addition was adopted 37:0:0

The meeting was adjourned at 10:40 PM

Present: Sheldon J. Fine, Barbara Adler, Andrew Albert, Linda Alexander, Richard Asche, Jeffrey Bank, Hope Cohen, Page Cowley, Alberto Cruz, Sonia Garcia, Rosa Gonzalez, Victor Gonzalez, Phyllis E. Gunther, David Harris, Robert Herrmann, Lawrence Horowitz, Benjamin Howard-Cooper, Ulma Jones, Barbara Keleman, Blanche E. Lawton, Daniel Meltzer, Johnette Murray, Eric Nelson, Lenore Norman, Gabrielle Palitz, Michele Parker, Sharon Parker-Frazier, Miki Fiegel, Melanie Radley, Anne Raphael, Luis O. Reyes, Oscar Ríos, Madge Rosenberg, Helen Rosenthal, Liz Samurovich, Ethel Sheffer, Jeffrey Siegel, Charles Simon, Elizabeth Starkey, Barbara Van Buren, Thomas Vitullo-Martin, George Zeppenfeldt-Cestero.

Absent: Islande Dupoux, Josh Feldman, Chaumtoli Huq, Bobbie Katzander, Klari Neuwelt, D. Maria Watson, Melanie Wymore and Dan Zweig.

Steering Committee

Sheldon Fine, Chairman

Minutes will be uploaded as they become available.

Strategy and Budget Committee

Helen Rosenthal, Chairperson

September 4, 2007

Update CB7 Budget Priorities to be passed at Full Board meeting: November 2007

1. Invite all Committee Chairs to the next Strategy and Budget meeting, October 2, 2007
2. Budget Priorities:
 - Additional Youth and Education budget priority: Need more slots for Early Childhood Development this is Pre School-Universal Pre-K (keep it as part of top 10)
 - Keeping play yards open after-school; this can be taken off the list because Gale funded it. (Addendum post meeting: Gale funded one playground...perhaps this item should remain in the list)
 - Funding for Beacon School has to go on Capital Budget side. (Addendum post meeting: we need to determine the cost of this item)

- Possible new Health Committee priority to develop: Benches in the neighborhood for the elderly to sit on long blocks. Could be a health new need.
 - Additional Youth and Education Committee budget priority: Middle and High School libraries.
3. Committee meeting attendance: Elizabeth will try to attend Parks and Health and Youth, Helen will attend Housing, Youth and Land Use; Phyllis will attend Transportation.

Addendum to minutes from Full Board meeting:

1. Due to PWV retaining wall situation, could add to the DOB budget priorities: Additional investigative staff. Helen will pass this along to the PWV Coordinating Committee and Transportation Committee for consideration (In addition, we should focus this item on construction issues).
2. Additional funding for supportive housing required for programs such as the lantern group in our district. Elizabeth will pass this along to the Health Committee for their consideration.

Present: Helen Rosenthal, Phyllis Gunther, and Elizabeth Starkey. Board Members Alberto Cruz, Johnette Murray, Madge Rosenberg and Luis Reyes.

Respectfully submitted by: Helen Rosenthal

Youth and Education Committee

Luis O. Reyes and Alberto Cruz, Co-Chairpersons

Minutes will be uploaded as they become available.

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

September 11, 2007

The meeting was called to order by Andrew Albert and Dan Zweig, Co-Chairs at 7:05pm.

1. Broadway, W.58th – 68th Sts., “Winter’s Eve at Lincoln Square” – Monday, Nov. 26, 2007 – various street closures from 8am - Midnight - Richard Juliano from the Lincoln Square BID spoke. No changes from prior year operation. A resolution to approve this proposal was made and passed.

Committee vote – 7-0-0-0 Non-committee board member vote – 1-0-0-0

2. 2463 Broadway (W.100th St) – Renewal application #B01743 to NYC Taxi and Limousine Commission by Two-Way Black Cars and Radio Group Transportation, Inc for a For-Hire base station license. John Mazzia from Two-Way Black Cars spoke. With a fleet of 13 cars, there are no changes in operation. CB7 has not received any complaints regarding this group. A resolution to approve this proposal was made and passed.

Committee vote – 7-0-0-0 Non-committee board member vote – 1-0-0-0

3. 2537 Broadway, Symphony Space (W.95th St) – Request for two no parking spaces during construction of the W.96th ST IRT station on south side of W.95th St immediately west of Broadway. Current space along Broadway would be obstructed by various construction activity and use. A resolution to approve this proposal was made and passed.

Committee vote – 6-0-1-0 Non-committee board member vote – 1-0-0-0

Unenclosed café renewals...

4. 656 Amsterdam Ave (W.92nd St) – Renewal application by Wing Li Long, Inc – dba Yuki Japanese Restaurant for a two year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats. Yuki was commended by one board member for using less than their allowed space – leaving more space free for pedestrians on the sidewalk. The representative from Yuki indicated there were no changes to the sidewalk café's plan. A resolution to approve this proposal was made and passed.

Committee vote – 7-0-0-0 Non-committee board member vote – 1-0-0-0

Enclosed café renewals...

5. 320 Columbus Ave (W.75th St) – Renewal application by 320 Columbus Ave Inc dba Mughlai Indian Cuisine for a two year consent to operate an enclosed sidewalk café with 10 tables and 26 seats. Mr. Ramana from Mughlai indicated that there were no changes in the café as part of this renewal. A resolution to approve this proposal was made and passed.

Committee vote – 5-2-0-0 Non-committee board member vote – 1-0-0-0

6. 2161 Broadway (W.76th St) – Renewal application by Broadway 76 LTD dba Niko's Mediterranean Grill & Bistro for a two year consent to operate an enclosed sidewalk café with 15 tables and 30 seats. Sherrie from Niko's indicated that there were no changes in the café as part of this renewal. A resolution to approve this proposal was made and passed.

Committee vote – 5-2-0-0 Non-committee board member vote – 1-0-0-0

7. 2191 Broadway (W.108th St) – Renewal application by India Food International Inc dba Indian Cafe for a two year consent to operate an enclosed sidewalk café with 15 tables and 52 seats. Chander Malik from Indian Cafe indicated that there were no changes in the café as part of this renewal. A resolution to approve this proposal was made and passed.

Committee vote – 5-2-0-0 Non-committee board member vote – 1-0-0-0

Modified unenclosed café...

8. 2418 Broadway (W.89th St) – Petition to Modify Consent by Three Friends LLC dba Georgia's Bake Shop for a two year consent to operate an unenclosed sidewalk café with 11 tables and 26 seats – Georgia from the Bake Shop appeared explaining that having acquired the next door storefront, they were looking to expand the café to include the area in front of the new store – increasing the tables and seats from 5 tables and 14 seats. A tenant (JEM) in the building where Georgia's Bake shop is situated opposed the application on the grounds that the Bake Shop is not respectful of pedestrian's and neighbor's needs and comfort. Complaint included continued noise from the A/C system and customers' dogs tied to the café sides and meters blocking the remaining right of way for pedestrians. There was also a question whether sufficient notice of this hearing had been posted by the restaurant for

affected neighbors. After considerable discussion a motion to table this issue was made and passed by the committee. Hoping for an opportunity for clear notice to be posted and for some attempted discussion and resolution on the part of the Bake Shop and the complaining tenants, this item will be heard at the October Transportation meeting.

New Unenclosed cafes...

9. 2186 Broadway (W.77th-78th St) – New application by Cosi, Inc daba Cosi for a two year consent to operate an unenclosed sidewalk café with 4 tables and 10 seats – the applicant was not present to answer questions about the café. A resolution to **disapprove** this proposal was made and passed.

Committee vote – 6-0-1-0 Non-committee board member vote – 1-0-0-0

10. 427 Amsterdam Ave (W.80th-81th St) – New application by J of K Corp for a two year consent to operate an unenclosed sidewalk café with 9 tables and 17 seats – the applicant was not present to answer questions about the café. A resolution to **disapprove** this proposal was made and passed.

Committee vote – 6-0-1-0 Non-committee board member vote – 1-0-0-0

New business...

John Paluso appeared mentioning that he had previously sent a letter to the Transportation Committee and had two items of concern.

- a. Atria on W. 86th St – a space 46 to 48 feet long had been reserved for their dropoff and pickup – these are much too long for what is needed and these spaces are almost always empty. The committee agreed that this length of parking appeared to be greater than what had been approved. There have been other complaints regarding this issue and the whole issue would need to be heard at a subsequent meeting.
- b. On Riverside Dr. where the cross streets intersect there are a number of areas where parking is not permitted where it would do no harm to allow it. Josh from DOT will review sign orders in this area to determine the reasoning behind the parking prohibitions in question.

Josh Orzeck from DOT provided information on a number of items

- a. List of approved bike rack locations
- b. Milling for West End Ave – 66th to 75th St – will take place the week of Oct 1-5 – night time.
- c. Muni meter installations – reaching completion – we requested a map of muni and meter installations for the district
- d. Left turn signal for East bound traffic on 79th St turning on to Amsterdam Ave will be installed.
- e. Pooling water problem on Broadway between 82nd -83rd St will be corrected when street is milled soon.
- f. No idling signs – on W.72nd St between Central Park West and Columbus Avenue.

Peter Jenkins insisted that DOT should be able to provide better notice regarding advanced notice for milling streets to the community. Josh mentioned that the list of streets to be done is provided in spring and fall to CB7. Actual dates are only known about 1 week ahead. The committee will ask the board office to see if the dates can be posted on the CB7 website promptly when known.

Dan Zweig brought two issues to the committee –

- a. At W.105th St and West End Ave – there are complaints of **late night traffic by large trucks** traveling on **West End Ave where commercial traffic is prohibited**. It was said that complaints should be called directly into the Police Precinct. There was also mention of an Office of Freight Mobility with DOT. It was asked at the meeting if a specialized red light camera couldn't be used to photograph and ticket commercial vehicle violators on West End Avenue.
- b. Zipcar.com is a rental provider of car sharing vehicles. The question of the safety of Zipcar vehicles was raised due to the reliance on self reporting for problems and recent experience with the vendor. Other consumer reservation and pricing issues were also raised. It was thought that despite the transportation elements of vehicle safety, this item should be heard to the Consumer Affairs Committee of the Board.

Old business – Josh Orzeck for DOT said stop signs on Freedom Place will be installed.

Present: Andrew Albert,

Dan Zweig, Ulma Jones, Bobbie Katzander, Blanche E. Lawton, Anne Raphael and Oscar Rios. **Board Member:** Jeffrey Siegel. **Absent:** Linda Alexander, Barbara Keleman and Michele Parker.

Business and Consumer Issues Committee George Zeppenfeldt-Cestero and Madge Rosenberg, Co-Chairpersons

September 17, 2007

REVIEW OF APPLICATIONS TO THE NYS LIQUOR AUTHORITY:

1. Committee Vote **3 In favor – 0 Against –0 Abstentions -0 Present**
BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the State Liquor Authority by 461 Columbus Avenue, Mabu LLC, for a new liquor license unless the following stipulation is added to their method of operation, in their SLA application, that this will close its windows and doors by 11pm, and an effort will be made to keep the sidewalk clear of smokers and noise.
2. Committee Vote **3 In favor – 0 Against –0 Abstentions -0 Present**
BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the State Liquor Authority by 951 Amsterdam Avenue, Rameats LLC, for a new liquor license unless the following stipulation is added to their method of operation, in their SLA application, that this will close its windows and doors by 11pm, and an effort will be made to keep the sidewalk clear of smokers and noise
3. Committee Vote **3 In favor – 0 Against –0 Abstentions -0 Present**
BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the State Liquor Authority by 568 Amsterdam Avenue, Mermaid 88 LLC, for a new liquor license unless the following stipulation is added to their method of operation, in their SLA application, that this will close its windows and doors by 11pm, and an effort will be made to keep the sidewalk clear of smokers and noise.

4. Committee Vote **3 In favor – 0 Against –0 Abstentions -0 Present**
BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the State Liquor Authority by 768 Amsterdam Avenue, Tucumana LLC, for a new liquor license for failure to submit application and for failure to appear before the committee
5. Committee Vote **3 In favor – 0 Against –0 Abstentions -0 Present**
BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the State Liquor Authority by 938 Amsterdam Avenue Rest Corp., for a new liquor license unless the following stipulation is added to their method of operation, in their SLA application, that this will close its windows and doors by 11pm, an effort will be made to keep the sidewalk clear of smokers and noise, and will hire security to work the front door from 10pm until 3:30am closing.
6. Committee Vote **3 In favor – 0 Against –0 Abstentions -0 Present**
BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the State Liquor Authority by 160 Riverside Blvd, Mosaico NYC SRL, for a new liquor license unless the following stipulation is added to their method of operation, in their SLA application, that this will close its windows and doors by 11pm, and an effort will be made to keep the sidewalk clear of smokers and noise.
7. Committee Vote **3 In favor – 0 Against –0 Abstentions -0 Present**
BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the State Liquor Authority by 269 Amsterdam Avenue, Chipotle Mexican grill of Colorado LLC, for a new liquor.
8. Committee Vote **3 In favor – 0 Against –0 Abstentions -0 Present**
BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the State Liquor Authority by 2170-2178 Broadway, NS 77th Street LLC, for a new liquor license.
9. Committee Vote **3 In favor – 0 Against –0 Abstentions -0Present**
BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the State Liquor Authority by 635 Amsterdam Avenue, PB Empire II, Inc, for a new liquor license unless the following stipulation is added to their method of operation, in their SLA application, that this will close it's windows and doors by 11pm, and an effort will be made to keep the sidewalk clear of smokers and noise.
10. Committee Vote **3 In favor – 0 Against –0 Abstentions -0Present**
BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to the State Liquor Authority by 566 Amsterdam Avenue, JOS Hospitality Group LLC, for a new liquor license unless the following stipulation is added to their method of operation, in their SLA application, that this will be a full service restaurant, not a bar, that it will close it's windows and doors by 11pm, will not have live music and an effort will be made to keep the sidewalk clear of smokers and noise.

New Business

Agenda set for October and November

October, in addition to reviewing new SLA applications , we will develop questions and a format for BCI's November meeting at which time, the three local CD7 BIDs will be invited to partake in a discussion of the effects of the BID's in our district..

Board members Helen Rosenthal and Jeffrey Siegel joined us at the end of our meeting, where we discussed potential budget priorities and illegal hotels.

Present: Jeffrey Bank, George Zeppenfeldt-Cestero, Ulma Jones, Anne Raphael and Madge Rosenberg. **Board Members:** Jeffrey Siegel and Helen Rosenthal.

Parks and Preservation Committee

Lenore Norman and Klari Neuwelt, Co-Chairpersons

September 6, 2007 7:00 PM

143 West 69th Street (Broadway.) Application #07-8825 to the Landmarks Preservation Commission for new storefront and alteration of façade and areaway.

The following facts and concerns were taken into consideration in arriving at our conclusion:

While the Parks & Preservation Committee of Community Board 7/ Manhattan, finds the proposed glass elements of the new below-grade storefronts and other elements of the façade renovation to be reasonably appropriate, the Committee is aware of no precedent in the Historic District for the proposed "pony wall" consisting of glass panels set in limestone borders, and the majority of the Committee believes that that element of the proposed design would be inappropriate to the historic character of the building and of the Historic District;

THEREFORE, the Parks & Preservation Committee **disapproves** the application for a new storefront and alteration of the façade and areaway at 143 West 69th Street.

Committee Members: 5-3-0-0. Non-Committee Board Members: 1-2-0-0.

102 West 75th Street (Columbus Avenue.) Application to the Landmarks Preservation Commission for the installation of eleven aluminum true-round (not segmented) arched windows in the 6th floor corner apartment.

The following facts and concerns were taken into consideration in arriving at our conclusion:

The Parks & Preservation Committee of Community Board 7/ Manhattan, believes that the proposed arched replacement windows are appropriate to the historic character of the building and of the Historic District;

THEREFORE, the Parks & Preservation Committee **approves** the proposed installation of eleven true-round arched windows in the 6th floor corner apartment at 102 West 75th Street.

Committee Members: 7-0-0-0. Non-Committee Board Members: 3-0-0-0.

175 West 76th Street, a/k/a 341 Amsterdam Avenue. Application to the Landmarks Preservation Commission for curing existing violation with respect to windows by the installation of twelve arch-headed, 6 over 6, aluminum, double-hung windows.

The following facts and concerns were taken into consideration in arriving at our conclusion:

The Parks & Preservation Committee of Community Board 7/ Manhattan, believes that the proposed arched replacement windows are appropriate to the historic character of the building and of the Historic District;

THEREFORE, the Parks & Preservation Committee **approves** the proposed installation of twelve arch-headed windows at 175 West 76th Street.

Committee Members: 7-0-0-0. Non-Committee Board Members: 2-0-0-0.

249 Central Park West (West 85th Street.) Application #08-0289 to the Landmarks Preservation Commission to construct rear-yard and rooftop additions, and to create a curb cut.

The following facts and concerns were taken into consideration in arriving at our conclusion:

The Parks & Preservation Committee of Community Board 7/ Manhattan, believes that the proposed infill elements in the rear yard at the western end of the building are appropriate to the historic character of the building and of the Historic District, though some members of the Committee are concerned about the enlarged archway and proposed curb cut; and

The Committee believes that the need to heighten the chimneys is an unfortunate result of the proposed rooftop addition, but believes that the proposed rooftop addition will be minimally visible and of appropriate materials, and therefore reasonably appropriate to the historic character of the building and of the Historic District;

THEREFORE, the Parks & Preservation Committee **approves** the application to construct rear-yard and rooftop additions at 249 Central Park West.

Committee Members: 5-2-0-0. Non-Committee Board Members: 2-0-0-0.

293 Central Park West (West 89th Street.) Application to the Landmarks Preservation Commission for new glass awning over the entrance doors, stainless steel lintel with voided, backlit building address and stainless steel rails.

The following facts and concerns were taken into consideration in arriving at our conclusion:

The Parks & Preservation Committee of Community Board 7/ Manhattan, believes that while the proposed glass canopy is reasonably appropriate to the historic character of the building and of the Historic District, the use of stainless steel for the other elements of the application, in the immediate context of the replacement of non-original marble side panels with new marble, an aluminum window frame and other disparate materials, is inappropriate, particularly given the non-historical character of stainless steel in the building and the Historic District;

THEREFORE, the Parks & Preservation Committee **disapproves** the application for several new elements at the entrance to 293 Central Park West.

Committee Members: 4-2-1-0. Non-Committee Board Members: 0-2-0-0.

Present: Lenore Norman, Klari Neuwelt, Page Cowley, Blanche E. Lawton, Gabrielle Palitz, Miki Fiegel and Jeffery Siegel. **Board Members:** Sheldon J. Fine, Chairman; Elizabeth Starkey, Helen Rosenthal and Tom Vitullo-Martin. **Absent:** Phyllis E. Gunther.

Housing Committee

Victor Gonzalez and Charles Simon, Co-Chairpersons

Minutes will be uploaded as they become available.

Health and Human Services Committee

Barbara Van Buren and Madge Rosenberg, Co-Chairs

September 18, 2007

1. Further clarification by the Lantern Group on operation and future plans for St. Louis Hall, located at 319 West 94th Street.

The meeting was called to order by the committee chairs. Eric Galloway, Rafal Markwat and Harriet Cohen from The Lantern Group and Kenneth Dudek,, President of Fountain House, were present to address the questions from the many neighbors and concerned community members about the proposed plans for St. Louis Hall. New concerns about the current operation of St. Louis Hall and its future plans to renovate and operate St. Louis Hall as an SRO with supportive services for 141 tenants had been voiced at the full board meeting of CB7 on Sept. 4, 2007 and the Board determined that further committee meetings, of both Health and Human Services and Land Use committees, should be held to address these concerns prior to a Board vote on the project. A site-visit by the two committees took place prior to the committee meetings. Written questions were submitted to the Lantern Group by the Health and Human Services committee in preparation for the committee meeting. The questions and Lantern Group's responses are attached to these minutes as part of the record of the meeting. The 15 attachments to Lantern's responses are available for review at the Board office.

Mr. Galloway briefly described the Lantern Group's six other facilities in the Bronx, Brooklyn and East Harlem, including the number of residents housed in each. He also updated the community on the two other Lantern Group facilities on the UWS, the Bilander at 260 West 98th St. and Hunter Moon Hall at Broadway and 99th St.

Kenneth Dudek responded to questions from the committee members and community members about the criteria for admission to St. Louis Hall and the services to be provided to tenants, both on-site and at Fountain House. The criteria for admission are listed in Lantern's responses to the committee's questions. The screening process for new tenants begins with DHS referrals followed by interviews with each prospective tenant. The process will be conducted by the St. Louis Hall Housing Placement Team, under the joint supervision of Fountain House and Lantern Group mental health and social work professionals. DHS will refer three prospective tenants for placement, with the understanding that one of the three will be accepted if they meet the criteria. Psycho-social testing is part of the pre-screening process. No violent offenders or sex offenders or people with acute health needs will be referred. Mr. Dudek emphasized that St. Louis Hall was not a "half-way house" but a permanent residence for those who are capable of living with an adequate degree of independence. Emergency crisis intervention will be assured, but the program is designed to avoid the need for emergency crisis intervention by providing adequate staffing by professional mental health workers to ensure early intervention. A detailed staffing schedule was discussed (Attachment No. 2). Tenants will be evicted for abusive/violent behavior, illegal activities and chronic non-payment of rent. The eviction policy was attached as Exhibit 12. Tenant conflicts will be handled by appropriate building staff, pursuant to the Tenant Conflict Policy (Attachment No. 4). There is already a system in place for handling tenants' building service complaints (Attachment No. 5). Tenants are asked to fill out a Work Order Form and the necessary work is supposed to be completed within 10 days. Emergency complaints are to be completed as soon as possible. A maintenance and repair log is kept at the building.

The proposed reconstruction of the building is expected to take 24 mos. to complete, with the existing tenants to be relocated within the building. A small number may be able to relocate to Hunter's Moon. Reconstruction will be complete before new tenants move into the building.

There have been complaints from current tenants about lack of responsiveness on the part of Lantern Group to their needs. The building was previously operated as an illegal hotel and tenants enjoyed hotel-related services, such as package handling, until Lantern Group took over the operation of the building. Lantern Group is in the process of setting up a policy which will permit management to accept and hold for a limited time deliveries for the tenants. At the suggestion of the Health and Human Services Committee, Lantern Group organized a Community Advisory Board. However, only one meeting of the CAB was held. Instead, Lantern Group met with the buildings tenants, only. Lantern Group will resume meetings of the CAB in November, 2007.

Complaints from community members included inadequate staffing for nights and week-ends, lack of police protection, concentration of special needs population on UWS, emergency placing of homeless in the community with no notice and no services. Other community members expressed support for the project which promised to provide adequate support services to a needy population.

After discussion, the committee voted to approve the programmatic aspects of the Lantern Groups' proposal to renovate St. Louis Hall in order to provide permanent affordable housing with on-site supportive services in partnership with Fountain House.

Vote : Committee Vote: 8-0-0-0
Board Members' Vote: 4-0-0-0
Public Members' Vote: 3-1-1-0

2. The committee deferred until a future date a discussion of the results of CB7's HIV/AIDS education survey sent to the public schools in CB7.

Submitted by Elizabeth Starkey

Present: Barbara Van Buren and Madge Rosenberg, Co-Chairs; Barbara Keleman, David Harris, Luis Reyes, Miki Fiegel, Elizabeth Starkey, Daniel Meltzer, committee members. Helen Rosenthal, Lenore Norman, Tom Vitullo-Martin and Jeffrey Siegel, Board members. Committee members absent: Islande Dupoux.

Land Use Committee

Richard Asche and Page Cowley, Co-Chairpersons

Minutes will be uploaded as they become available.

District Service Cabinet

CB7 Report on Municipal Services
Penny Ryan, District Manager
September 27, 2007

Updates

Goddard-Riverside's Outreach Program – Agency's goal is to achieve a 2/3 reduction in homelessness by 2009 in Manhattan.

- The Goddard registered 1,800 homeless individuals in August; 1000 of which were determined to be chronic.
- The program officially started 9/1/2007 and as of today, 60 individuals are in the process of getting permanent housing; 37 are off the streets.
- Goddard is providing 24/7 coverage for the homeless.
- Call 311 to report homeless.
- Another agency, BRC, covers the homeless in subways.

Homeless issue:

- PSA 6 – There is a persistent homeless problem inside NYCHA buildings and roofs. PD is requesting assistance to bring social services to them. (Goddard does not handle this type of situation.)

Outcome: CB7 will set up a meeting with Goddard and the City agencies involved with homeless issues.

DEP Status of Implementation of New Noise Code Rules

- Construction: Doing outreach to construction industry to teach mitigation plans. Enforcement has begun. The Community Board would like to have information on what DEP advises the construction industry on noise mitigation, i.e. for jack-hammering and temporary muffling.
- 311 calls – Responding to noise complaints within five days to make an appointment.
- Complaints about music from bars and restaurants go to PD first. Will conduct joint inspections with PD.
- CB7 would like PD bar noise results for next meeting.

Conversion of SROs and Residential Apartments to Illegal Hotels

- The Mayor's Special Enforcement Office issued a temporary injunction, as of 9/20/07, against transient housing for three SRO buildings on 94th & 95th Streets. The injunction does not affect the permanent residents. More recently, the judge in the case dropped the injunction – the court found that renting rooms to tourists does not constitute a community nuisance.
- FDNY: Illegal SRO hotels on 94th and 95th Street continue to have a 24 hour Firewatch status (must have four full time workers on shifts 24 hours, 7 days a week).
- Owners who are illegally using buildings as hotels must change method of operation to conform to NYC hotel fire codes.
- CAU will get official status of illegal hotels on 94th & 95th Streets.

Agency Updates

NYPD PSA 6 – Crime is down 76% in District 7. At 33 West 90th Street, man was shot in leg, made one arrest, shooter still at large. Recovered 5 firearms in 24th Pct Housing.

DOHMH

- Calls to 311 for pest control are getting a two to three week response time.
- Flu campaign starting in October – Call 311 for information on locations.
- CB7 requested that DOHMH contact the DOE agency representative who heads the pest control program and garbage maintenance in order to set up a meeting with CB7. There are serious pest control problems on blocks that have schools.

Dept. of Parks and Recreation

- The sidewalk project is finished in and around Theodore Roosevelt Park.
- Sal Trento is the new District 7 Parks manager.

Riverside Park: Two projects in Riverside Park will commence on October 15:

- Riverwalk, a 14' wide path that will extend into the river from 83rd to 91st Street, will take 18 months to construct. One of the parking lots at the tennis courts at 96th Street will be used as a staging ground, the other one is already closed to the public.
- Soldiers' and Sailors' Monument – the asphalt area to the south of the monument, not the marble plaza, will be reconstructed with a new design and more green space.

DCA

- DOB and FDNY officials have established the new outdoor café heater regulations. DCA will forward a copy of the regulations to CB7 as they become available.

DOB

- The collapse of the retaining wall at the 808 Columbus construction site is still under investigation. A copy of the findings will be sent to CB7 upon its completion.
- Community Boards will be given less after work / weekend variances. Issued variances will be emailed Fridays 4 – 5 p.m.
- Every construction site on the UWS is being inspected to ensure construction falls within new zoning laws between 97th and 110th Street.

NYPD 20th Precinct – crime is down 4%, arrest activity is up. Spiking is grand larceny, unattended property.

DOT

- DOT conducted a very successful Westside (57 – 86th Street) traffic study forum, where the public participated in group sessions to discuss major traffic concerns.
- Gave CB7 lists of approved bike rack locations and the bus shelter install schedule.
- There will be milling on West End Avenue from 66th to 76th Street starting Thursday night/Friday morning, 10/04/2007, probably continuing to Sunday night/Monday morning..

DSNY – Garbage haul tonnage remained constant over last month..

NYPL – Library staff requested police officers visit the library on 100th Street after school. 24th Precinct Community Affairs to meet with library staff to determine needs.

DDC – 5 infrastructure projects in District 7. Manhattan Ave will be two way again starting 9/28/2007.

Mayor's Office/NYPD: CB7 requested information on establishing the area around NYCHA buildings as Drug-Free Zones.

Present: Penny Ryan, District Manger, John Martinez, Asst. District Manager, CB7; PO Revels, 24th Precinct; Lt. Cabon, Det. Vassalo, 20th Pct; Chief Holzmaier, Roger Montesano, FDNY; Leah Donaldson, DOB; Josh Orzeck, DOT; Crista Carmody, Parks; Frank Scagliso, NYPD Homeless Unit; Stephen Russo, Goddard Riverside; J. Platero, DSNY; Joselinne Minaya, DA's Office; Gerry Kelpin, David Lipsky, DEP; Jessica Silver, MBPO; PO John Ramos, Sgt. Bill Gallagher, NYPD PSA-6; Margaret Willis, NYPL; Michael Cerngo, DOHMH; C. Colo, DDC; Solly Corrado, DCA; Marjorie Cohen, WCPP; Peter Arndtsen, Columbus-Amsterdam BID; Richard Juliano, LS BID; Peter Goldnisser, CM Gale Brewer's office; Ede Fox; CM Viverito's office; Jeff Siegel, CB7 Board Member.