

October 2007 Minutes

Full Board Meeting Sheldon Fine, Chairman

Minutes will be uploaded as they become available.

Steering Committee Sheldon Fine, Chairman

Minutes will be uploaded as they become available.

Strategy and Budget Committee Helen Rosenthal, Chairperson October 2, 2007

Update CB7 Budget Priorities

1. Updates were discussed with the CB7 Committee Chairs present.
 - Housing: starting to have gang problems at Wise Towers. Explore funding security cameras at NYCHA sites.
 - Libraries: add capital and expense funding for MLK High School library.
 - Specific committee discussions to be continued at October meetings.
2. Final meeting to prioritize budget items from all CB7 Committees will be October 25, 2007 at 6:30pm at the CB7 Office.

Present: Phyllis Gunther, Helen Rosenthal and Elizabeth Starkey.
Board Members: Victor Gonzalez, Johnette Murray and Alberto Cruz.

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 October 9, 2007

GEORGIA'S BAKE SHOP

Modification of the consent to operate an unenclosed sidewalk café with 11 tables and 26 seats was laid over because the applicant had not posted the notices and there were concerns about the café operation.

POMODORO ROSSO

A renewal of Cafe Pomodoro's unenclosed sidewalk cafe was approved by the following vote:

Comm: 5-1-0-0. Non-Comm Board: 1-0-0-0.

Eric Machado, Director of Operations, appeared for Pomodoro.

CAFE CON LECHE

Chander Malik, Partner, appeared for Cafe Con Leche. The Committee approved a renewal of the unenclosed sidewalk cafe.

Comm: 5-1-0-0. NCB: 0-0-0-1.

NEO

Josh Shu - Co-owner appeared for Neo. No changes to the existing cafe. Committee voted to approve the renewal.

Comm: 5-1-0-0. NCB: 1-0-0-0.

MISS MAMIE'S

Josh Givens, General Manager, appeared for Miss Mamie's. The Committee voted to approve the cafe.

Comm: 6-0-0-0. NCB: 1-0-0-0.

HI-LIFE

Ivana Bowers - Gen. Manager, appeared for Hi-Life. Agenda had cafe listed incorrectly - it is a renewal - not a new enclosed cafe. This application is for a renewal of the existing enclosed cafe only - unenclosed had been approved earlier in the year. The Committee voted to approve the renewal.

Comm: 5-1-0-0. NCB: 1-0-0-0.

VOZA

Robert Callahan, from the Expediter's office - Michael Kelly, appeared for Voza. Much discussion ensued about this proposed cafe - it has been operating illegally - allegedly because the expeditor told the owner that CB#7 had already approved this cafe! They have stopped operating the cafe, but questions about the clearances persist. Dan raised the issue of, due to the narrowness of the property - patrons seated in the southern row of chairs may be encroaching onto the property of the next store. Andrew & Dan will contact the owner, visit the cafe, and put out a test set of a table and two chairs to view the clearances.

GREENMARKET

Kathy Chambers appeared for the Tucker Greenmarket. The request is for metal signs on the Broadway side stating that on Thursdays and Saturdays parking from 6 AM to 5 PM is only for Greenmarket trucks.

Greenmarket did not want to pay for the meters, but the Committee thought that was between the Greenmarket and DOT - CB#7 should not get involved in saying who should and should not feed the meters. The Committee adopted a resolution approving the request for the metal signs.

Comm: 5-2-0-0. NCB: 1-0-0-0.

DISCUSSION OF FRESH DIRECT/PROBLEMS

A wide-ranging discussion of the problems associated with Fresh Direct took place, specifically certain problem locations, and problems with the delivery operation. Columbus Avenue between 92nd & 93rd Street (west side), as well as Amsterdam Avenue between 84th & 85th (east side) were mentioned as areas that are virtually monopolized by Fresh Direct at many times of the day. Local distribution centers, which Fresh Direct mentioned as a good possibility for the West Side, would help alleviate these conditions.

Noise from the generators that keep the refrigeration in the trailers was also cited as a problem. Fresh Direct will be invited to the next meeting (or a subsequent meeting) to address these & other problems.

NEW BUSINESS

- Marcel Rosenblatt brought several issues to the Committee, specifically 73rd Street between Broadway & West End Avenue being used as a truck route, since no left turn on 72nd Street is allowed from Broadway/Amsterdam Avenue. Another issue is the need for the "Stop Here on Red" signs at the Broadway Malls, an issue that has been a priority for the committee, and which is now in our budget requests. Ms. Rosenblatt also brought the issue of when residents are bringing their cars to their buildings and making deliveries in front - how long are their cars allowed to do this?
- David Zelman, of Schwab House, brought up the issue of curb cuts - 2 of them at 73rd & Broadway, and one i/f/o the Level Club on West 73rd Street. Are they still being used, and can they be removed?
- Marcia Tepler, once again, brought up the issue of Atria on West 86th Street & their loading zone, granted by CB#7. Ms. Tepler asserted that Atria is not registered as a Senior Care Facility, and that the loading zone granted by CB#7 is being misused, with the vans still double parking, and vehicles of employees using the loading zone. The Committee will invite representatives of Atria to attend a meeting to discuss these charges.
- Grace Liechtenstein of Mayfair Towers, brought up the issue of disappearing bike racks. She said the racks formerly in front of Fairway are now gone, as well as the rack that used to be on Amsterdam Avenue between 65 & 66 Street. Committee will investigate if DOT removed them or someone else did. (not likely)
- Peter Arndtsen, of the Columbus-Amsterdam B.I.D., brought up the issue of safety problems at 110th & Amsterdam, where the street direction changes and the park was built. He believes a higher curb is needed, with reflective striping, to cut down on accidents when vehicles have to shift lanes to avoid the oncoming traffic, as Amsterdam becomes 2-way north of 110th Street. (and one-way south of 110th St.) There is not enough warning - in either direction - for safe travel. Vehicles should be warned about shifting lanes several blocks before the actual shift. This will be brought to Josh Orzeck's attention, as he was not able to attend the meeting.

BUDGET

The Capital & Expense Budgets were discussed, with Helen Rosenthal present. The question of the cost of the No-Bicycle decals was brought up, and it was decided that Councilmember Lappin's office would be consulted, as these decals originated under former Councilmember Gifford Miller's term. A new item under the Expense budget

was proposed and accepted by the Committee - NYPD Enforcement Personnel, which instantly became the #1 expense priority for the Committee, followed by Increase # of sign personnel, Decrease headways on M104, M79, M86, & M96 bus routes, with the aforementioned No-Bicycle decals as the #4 expense priority. Under the Capital Budget, a new #1 priority arose - under the umbrella of Signage. This includes signage around schools alerting motorists to slow down to 15 mph, signage for the Broadway Malls (STOP HERE ON RED) - with 8 proposed test locations to be suggested), and signs at every exit from arterial highways leading to/from Hudson River crossings (in our district - the Henry Hudson Pkwy) alerting motorists at exits (where this is their first entrance to NYC streets) that It is NYC Law-No Right on Red!!!! Second Capital priority is Install count-down timers at heavy pedestrian locations. Third is milling of curb lanes on our avenues (speaks for itself), fourth is reconstruction of West End Avenue from 59th to 70th Streets, fifth is Reconstruction of Riverside Drive - 104th-110th Streets. Sixth is increased funding for street resurfacing. The Columbus Circle subway station has been removed, as it is well under way at this point. It was also mentioned that, instead of "ranking" one committee's priorities against another's, that the Strategy & Budget Committee consider listing priorities by Agency, and not ranking them against each other. Why is transportation more important than housing or parks, and vice-versa? Let's just rank them by type/agency & not play that game. The committee felt strongly about his, and Helen said she would see what could be done.

Present: Andrew Albert, Dan Zweig, Linda Alexander, Ulma Jones, Barbara Keleman, Blanche E. Lawton and Anne Raphael. **Absent:** Bobbie Katzander, Michele Parker and Oscar Rios.

Business and Consumer Issues Committee

George Zeppenfeldt-Cestero and Madge Rosenberg, Co-Chairpersons

October 10, 2007

1. 487 Amsterdam Avenue. Homer's World Famous Malt Shop. Renewal application to NYS Liquor Authority.

Applicant filed a renewal for 487 Amsterdam Avenue, Homer's World Famous Malt Shop but also sells liquor from 489 Amsterdam Avenue as the Blue Donkey Bar; with one license, contrary to SLA rules. License needs to be clarified so that we are only considering 487 Amsterdam Avenue. Our recommendation is a separate application should be made for 489, since it is a bar with different closing hours than the malt shop (487) that closes at 10 pm.

· Mr. & Mrs. Tomlinson and Gerald Parsi are neighbors that oppose renewal because of late night noise on backyard patio from customers and staff, and because of the lack of response to their complaints from owners. They brought documentation of numerous calls to 311. Closing time for the malt shop is 10:00 p.m., (Adjoining Blue Donkey Bar closing time can be up to 4 a.m.)

· Scott Danes, Board President of 487 Amsterdam Avenue, responds that use of the patio has been judged legal and noise comes from other patios as well. Owner has no violations from health department or police.

Resolution: Committee disapproves application unless separate licenses are sought for 487 (Malt Shop) and 489 Amsterdam (Blue Donkey Bar) and the following

stipulation is added to method of operation in SLA application: patio will be closed to patrons and guests at 10 PM.

3-0-0-1. Non-committee Board members disapprove : 2-0-0-0

2. 2418 Broadway. New on premises application for Georgia's Bakery.

· Ms. Jem, resident at 281 W. 89 Street asks postponement due to lack of notice to neighborhood. Only one notice was visibly posted.

· B. Langley, 281 W. 89, says that sidewalk is not cleaned properly at night.

· Julie Blaustein, 216 W. 89, has been disturbed for a couple of years by noise throughout the night from bakery equipment.

Resolution: Committee postpones vote until ample notice is given to neighborhood

4-1-0-1. Non committee Board Members approve postponement: 2-0-0-0

3. 505 Columbus Avenue. Application for new license was disapproved for no show. Resolution to disapprove.

5-0-0-0. Non committee member vote to disapprove: 2-0-0-0

4. 235 Columbus Avenue. Committee postpones new application to SLA for beer and wine license because application is incomplete and no notice was given to neighborhood.

5-0-0-0. Non committee Board members: 2-0-0-0

5. 982-984 Amsterdam Avenue. William Porto, a neighbor, enters his protest to a new bar at this location because of the history of noise. Application was scheduled to be heard tonight but was taken off the agenda.

Present. Committee: Jeffrey Bank, George Zeppenfeldt-Cesteros, Ulma Jones, Ann Raphael. Board Members: Helen Rosenthal, Andrew Alpert.

Parks and Preservation Committee

Lenore Norman and Klari Neuwelt, Co-Chairpersons

October 11, 2007

ITEM

1. West-Park Presbyterian Church.

Although this item was withdrawn from the agenda, Lenore Norman explained the circumstances and that this would be on a future agenda. At issue is the eligibility of the historic church for landmark designation. A short summary of the significance: historical, architectural, social and cultural was presented by Lauren Jacobi, a graduate student at the Institute of Fine Arts, New York University. It was explained that his necessary fieldwork and research is the prerequisite for a nomination and support for a hearing to the Landmarks Preservation Commission (LPC). Members of the public, who attended even though this item was removed from the agenda, spoke in favor of the proposed designation and were concerned that time is of the essence as too many important buildings are being lost for the wrong reasons. The consensus was that if this building were to be demolished or altered with new construction that we would only have ourselves to blame. There were questions about whether this would extend the Historic District. Klari said that this building, if considered, would be an individual designation and that this building had been on a

"landmarking wish list" for years. All those present were in favor of recommending that the church be submitted to the LPC for a hearing.

2. 12 West 72nd Street (Central Park West) Application to the Landmarks Preservation Commission for window replacement.

This building is also known as the Oliver Cromwell. The architect and representative for the building, Al Salano, explained that the previous owner had replaced the windows with ones of poor quality and many no longer operated properly. Additionally at the terrace level, windows had been converted into doors, and the original doors had been replaced. The archival photographs indicate metal casement combination windows. The owner explained the many reasons why these could not be replicated – the primary one that the metal frames had been "panned" over to receive the aluminum frames and were damaged beyond reasonable repair. The owners of the apartments also wanted as much glass as possible and thermo-pane glazing against noise and heat loss.

The replacement window is being detailed and supplied by *Skyline Windows* and will be a 'dark bronze' finish (essentially dark brown). There was a question whether the lighter brown would be better as suggested by the archival photo, but the architect explained that this would make windows that will not be replaced non-conforming to the color of the replacement type.

The architect gave a hand-out that had the different window types shown by a color key. This showed which windows on each facade would be replaced and those that would remain. All of the windows facing 72nd street (north) will be replaced, except arched windows and door on terraces above the setback. On the west and west elevations (also lot line windows), the architect has proposed a special lot line model made by Skyline that has a thicker frame and meeting rail that contains a foam that expands in the event of heat so it does not break or permit smoke. These are noticeably different, but that the owners prefer clear glass to laminated wired glass and these would be all replaced with the same type, this made sense. The north wall would have a mix of windows 9 former older aluminum and replacement types as well as those on lower floors with the lot line window being upgraded to the new model.

THEREFORE, the Parks & Preservation Committee approves the application for window replacement at 12 West 72nd Street (Central Park West).

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

2. Central Park. Presentation by Central Park Conservancy on replacement of the Bow Bridge Urns and update on capital project needs.

There was a presentation of the improvements planned for Bow Bridge. Archival photographs were shown and the urns as depicted are proposed to be replicated in cast iron. There is one urn that survives, although broken, it will be repaired and used as the model. There were a few questions mostly for interest and clarification about the cost and budget allocation and how these were to be paid for. While they are expensive one extra urn will be cast and set aside as a spare. The cost of the urns is from the capital project budget, no special

funding was required. As to the color, it was confirmed that the existing one was cleaned to bare metal and no paint was found. There is no color photograph or written description. Therefore the replacement urns will be painted to match the stone color of the restored cast iron bridge.

There was one comment regarding the unobstructed entrance onto the bridge with no bollards. It was requested that if possible, that these be removed or relocated.

No resolution was required as this presentation was advisory. However, all present supported the project.

3. Riverside Park. Update by the Department of Parks & Recreation on capital projects and needs.

There was no representation from Riverside Park. Lenore reminded those present about the ground breaking ceremony at the Soldiers and Sailors Monument Plaza scheduled for Saturday, October 13 at 10 pm, followed by a ceremonial ribbon cutting of the newly restored promenade in Riverside Park (91st street to 82nd street).

4. Review of Committee's priorities for the FY09 NYC Capital and Expense Budgets.

A list of Budget Priorities was circulated and there was a general discussion of how the list is formed, what the year references refer to, and how the projects are determined and tracked from year to year. Helen gave a concise explanation about the tracking and importance for listing projects, that when combined with other community boards, establishes a city-wide ranking. Without a priority, they would be placed low on the city-wide lists. As the fiscal year is a projected year, the list shows (08) and previous years to indicate previous years ranking.

Klari explained that as projects are funded, they are taken off and the priority moves upward. The Parks Department list seemed well covered, there were some questions about trees and paving areas and cleaning of the transverse masonry walls (96th Street, 86th Street, 79th Street, 66/65th Street) that overlap with the Department of Transportation. Also congestion pricing issues affecting these agencies were also discussed. Lastly, the staffing needs for these agencies were agreed to remain as listed.

The Landmarks Preservation Commission, which does not implement projects, was also discussed. In addition to the staff personnel request, it was agreed that a new item should be included: to supplement the Historic Preservation Grant Program - amount requested \$100K. The following information is provided to Committee members directly from the LPC website as follows:

(www.nyc.gov/html/lpc/html/about/hpgp.shtml)

The Historic Preservation Grant Program is a federally funded program that provides grants for homeowners and non-profits to restore severely deteriorated facades. Grants range from \$5000 to \$25000 and pay for exterior repairs, primarily on the street façade. Eligible work may include, but is not limited to: masonry rebuilding and repointing, repair and replacement of windows and front doors, and cornice restoration.

To qualify for a grant, the building must be a designated or proposed individual New York City landmark, or be listed or eligible for listing on the National Register of Historic Places. For residential buildings, owners or tenants must meet the federal limits for household income.

For non-profits, the organization must be a charitable, scientific, literary, educational, or other entity organized under Section 501(c)(3) of the Internal Revenue Code and must own or hold a long-term lease on the designated property. Federal regulations restrict the use of grant funds for buildings used for government or religious purposes.

Grant applications are reviewed periodically by the Program Board. In making a determination about a request for a grant, the Board considers the following factors, among others:

- The architectural or historical importance of the structure;
- The building condition and the significance of the repairs;
- The applicant's financial resources;
- The effect the grant will have on improving the building and/or the district.

Preference is given to owners who use their own funds along with the grant to restore the façade of their building. For additional information, please click on the Homeowner or Non-Profit Grant Application or Fact Sheet.

Helen agreed to update the Listing for "Proposed Priorities for Capital Budget for FY2009 – Parks & Preservation Committee"

There being no further business, the meeting was adjourned.
Respectfully submitted by Page Cowley

Committee & Board Members Present:

Parks & Preservation: Klari Neuwelt, Lenore Norman, Page Cowley, Jeffrey Siegel, and Tom Vitullo-Martin

Board Members: Helen Rosenthal, Elizabeth Starkey

Housing Committee

Victor Gonzalez and Charles Simon, Co-Chairpersons

October 15, 2007

The meeting was called to order at 7:10 P.M. Charles Simon. Introduced and welcomed Rachel Berkson, our urban fellow from MBP Scott Stringer's Office. She

will be working with us through May 2008. She is a graduate student of Pratt, focusing on land use and physical planning. Her project with CB#7 is to document our new housing units and our current affordable units, like Mitchell-Lama units.

We then went around the table and introduced ourselves as well as our guest Quentin Atherley from the Office of the New York State Inspector General. Mr. Atherley supplied us with a copy of the IG's report entitled "An In-Depth Review of the Division of Housing and Community Renewal's Oversight of the Mitchell-Lama Program". He explained that his office investigates – but does not itself prosecute -- fraud, waste and abuse in many but not all state agencies. Introducing the Mitchell-Lama Report, State Inspector General Kristine Hamann said, "Rather than safeguarding the integrity of the program, DHCR, through its own shortcomings, allowed housing companies to flout rules regarding apartment allocation, financial reporting and contracting. DHCR's deep and systemic failures resulted in increases in charges to tenants and the allocation of apartments to unqualified applicants at the expense of those legitimately entitled to those same apartments." Mr. Atherley then proceeded to give us various examples of DHCR's failures. Mr. Atherley also affirmed, as had Ms. Hamann in the report, that DHCR Commissioner Deborah VanAmerongen, who was appointed to her position in February 2007, immediately began to address problems at DHCR and has already initiated significant reforms.

Much discussion ensued. Among other things, Mr. Atherley recommended that if the Community Board or Mitchell-Lama residents suspected wrongdoing in their Mitchell-Lama buildings, they should contact DHCR and – especially if criminality is suspected – the State Inspector General's Office; complaints, he explained, are most valuable when they are most detailed. Before Mr. Atherley left, a suggestion was made to have a representative from DHCR come and give us an update on how they've progressed since the report came out.

The Committee moved on to a discussion of Budget Priorities with Helen Rosenthal. We decided to add budget priorities (a) on security cameras at Wise Towers, (b) on building inspectors to enforce violations, and (c) on new housing for low income families based on the model of the Comptroller's initiative to fund housing for teachers.

Present: Victor Antonio Gonzalez and Charles Simon, Sonia Garcia, Jaye Murray, Sharon Parker-Frazier, Melanie Radley and Barbara Van Buren. Board members: Rosa Gonzalez and Helen Rosenthal. Absent: Josh Feldman, Chaumtoli Huq and D. Maria Watson.

Health and Human Services Committee

Barbara Van Buren and Madge Rosenberg, Co-Chairs

Minutes will be uploaded as they become available.

Land Use Committee

Richard Asche and Page Cowley, Co-Chairpersons

Minutes will be uploaded as they become available.

District Service Cabinet

Minutes will be uploaded as they become available.