

Minutes of Full Board Meeting October 2, 2012

Community Board 7/Manhattan's Full Board met on Tuesday, October 2, 2012, at the Goddard-Riverside Community Center, 593 Columbus Avenue in the District. Chair Mark Diller called the meeting to order at 6:35 pm after the Secretary confirmed the existence of a quorum.

Welcome from Larry Wood, Family Council Organizer at Goddard Riverside.

Minutes from previous full board meeting were **approved**:
VOTE: 30-0-0.

Chair's Report: Mark Diller

As it is the second night of Sukkot, we will delay the election of officers until after 8pm so that more CB members will be able to attend.

One of our Charter-mandated responsibilities is to give the Office of Management and Budget our community board's priorities for the NYC capital and expense budgets. Each committee is tasked with finalizing its draft of priorities by the end of the month so they can be discussed at Steering and voted on at the November 7 full Board meeting.

The Department of Homeless Services continues to place people in the new transitional shelters for adult families 316 and 330 West 95th Street despite our efforts to slow the process to involve more community members and groups. We are trying to address the evasion of a public process in siting this shelter.

Board members should have received the draft proposed bylaws. Notice given that a resolution to adopt the new bylaws will be offered at the November full Board meeting. The new bylaws, if adopted, would reduce the number of VPs and give the option of a limit of three terms for the chair. If passed, these changes will not affect the current Chair's term limit, and the reduction in VP positions would not take effect until the next year election, so that these changes would not affect any currently-serving officer. On Wednesday, Oct 24th, Roberta Semer will chair a meeting that will feature a presentation of the proposed bylaws with time for questions and public discussion.

West End Historic District issue is now before the City Council. This is the first of the three segments of the proposed historic district. It has passed City Planning. CB7 was among the first to pass a resolution supporting it.

Sadly, Lenore Norman, the co-chair of our Preservation Committee will not be able to re-join the Board. She has sent her resignation to the Manhattan Borough President. The members of CB7 unanimously expressed our thanks and gratitude for her years of leadership and service.

Community Session

- Ian Alterman, President, 20th Precinct Community Council - Meetings are every fourth Monday of the month. October is domestic violence awareness month.
- Jane Thompson, 736 West End Avenue - DoB Inspectors responded to recent concerns about 732 WEA, the neighboring sliver bldg. Environmental Control Board hearings on two violations concerning unsafe situations have been serially adjourned. 736 WEA continues to have problems with the landlord scheduling the bricking of the windows and not showing up to perform the work.

- Nick Prigo: Winifred Armstrong asked for an announcement of meetings for Douglass Houses
- Sarah Shaker, Everyblock.com site - Part of NBC news network, specific to your local neighborhood with the opportunity for neighborhood conversations.
- John Peluso – Daylighting signs on 85th and 86th streets and 75 foot no standing zone. Peluso has asked for them to be time limited, but DOT says no, must be 24 hours. The No Standing Zones should be 200 inches long, but these are twice the size. He believes there is no need for them and Linda Rosenthal’s office could not give supporting statistics. They take up parking spaces that are needed. Board member commented: Upper Westside Street Renaissance proposed this at the start. Transportation Committee continues to follow up on this matter.
- Janet Curley, Holy Name Church, Peace and Justice Committee - Presentation/movie series on threats to water.
- Ann Sullivan Young – 71st and WEA. This area is a traffic nightmare. To make it a landmark area is not well thought out. 18 wheelers use the Avenue at night. There are 2,500 new residential apartments coming into the south end of the area in the Extell buildings.
- Biswajit Nasker – Duane Reade stores are “Senior Friendly”. Restrooms are public and water fountains are available to all.

Manhattan Borough President's Report- Rebecca Godlewicz

- Borough President released a report concerning “Economic Abuse, the untold cost of domestic violence”.
- Rally for paid sick days on the steps of City Hall. Young parents are particularly encouraged to .

Reports by Legislators:

Gale Brewer – City Council Member, 6th District

- Google is inviting small stores to a free meeting about technology.
- Mayor signed the “Illegal Hotel Fine” bill.
- West End Historic District testimony at City Council 10/3.
- Paid Sick days advocacy.
- Big Belly solar-powered trash compactor cans will be installed in Verdi Park in a pilot funded by C-M Brewer – expected to be helpful in getting rid of rat infestations. “Rat Academy” management events to continue.
- Upper West Side Retail Zoning – Another bank has taken three-quarters of a block.
- Oversight hearing on Board of Elections.
- Re-mailing of the re-districting and election information.
- Council and DoT sponsoring training for bike delivery personnel and the commercial enterprises that employ them. 300 people showed up.
- Housing Clinics continue, Strook and Strook provide some of the attorneys.

Melissa Mark-Viverito- Council Member, 8th District

Redistricting – the changes are dramatic. I will be testifying at Thursday’s meeting against the proposal. Current proposal divides neighborhoods, including La Marketa in East Harlem in the current 8th Council District.

Reports by Legislative Representatives:



Jared Chausow, State Senator Tom Duane's Office

- Register to vote online.
- Supports the Historic District and will speak at the City Council meeting
- Tom Duane in the Neighborhood, TV Show: TW 34 /RCN 82

Ben Schachter, State Senator Adriano Espaillat's Office

- Will testify in support of the West End Historic District.

Paul Sawyer, A-M Linda Rosenthal's Office

- Dental health vans and free flu shots, street clinics.
- All four of the bills sponsored by A-M Rosenthal were signed by the Governor.
- Construction of the 60th Street water tunnel, access to buildings in case of an emergency. The site will be shortened so that there will be access to 124 and the Professional Children's School.

Dominic Lee, A-M Daniel O'Donnell's Office

- Winter Health Fare.

Celine Mizrahi, Congressman Jerrold Nadler

- Testimony on the Jewish Home Life Care based on the input from this community. Even though it received its certificate of need he will continue to work with them.
- SANE act- repeals sequestration, which will start in January 2013. \$1.3 trillion dollars will be cut, many programs that people rely on will be cut, jobs will be cut.

George Oliver, A-M Richard Gottfried's Office

- Info on new online voter registration is on the table.

Election of Board Officers for 2012-2013
Elections Committee

Evan Rosing, Chair,

Mr. Diller announced the board elections would take place after sundown so any member observing the Jewish holiday could be present. Each candidate was given three minutes to speak with two additional minutes for questions. The results of the voting were as follows:

Mark Diller, Chair

Elizabeth Caputo, First Vice-Chair

Roberta Semer, Second Vice-Chair

Marc Glazer, Third-Vice Chair

DeNora Getachew, Co-Secretary

Su Robotti, Co-Secretary

Business Session

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

Joint with the Business & Consumer Issues Committee

Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

1. **Request for Information** by the Department of Information Technology & Telecommunications re the future of public pay phones on New York City sidewalks and



potential alternatives or additional forms of telecommunications facilities on New York City's sidewalks.

Public Comment – thank you for following up on pay phones, I still use them. And in a terrorist attack, cellphones may not work.

Discussion:

- Regarding removal of old phones, CB4 requested all old phones be removed, even if they work.
- Still asking for information concerning the number of phone calls made from payphones to determine whether pay phones are used for communications other than emergencies or just for advertising.
- Agreed that that request will go in the cover letter.
- CB7's request for "built in limits on visual clutter" seeks a variety of types of advertising on future phones, including static images, rolling images, TV-style screens, and no advertising, to avoid oversaturation of the streetscape with such advertising.
- Expect a single phone booth concessionaire, with unified or at most a selection among a few phone book designs.
- Request that community boards be required to approve both the location and the design of phone booths in their Districts – amendment accepted as friendly.
- There were 9,000 911 calls last year from the public pay phones which ensures their continued need.
- Include in the resolution that the siting should not be determined strictly by advertising revenue but also from need.
- After deliberation, the resolution, as amended, was adopted.

VOTE: 42-0-0-0

2. Layover for the M60 Articulated Buses.

Discussion:

- Action needed because the route is converting to articulated buses due to its popularity; articulated buses require longer layover spots than the current configuration can accommodate.
- M60 riders will still be able to transfer to the M104.
- The proposed new layover is on the west side of Broadway between 107-108 Streets, in front of Martin Liquors.
- Because it was an emergency, we did not have the opportunity to alert residents and businesses the way we felt they should be. As a result, CB7's resolution confirms our understanding of the need for a pilot test of the proposed new layover location, but does not approve it.
- After deliberation, the resolution was adopted.

VOTE: 41-1-0-0



3. **25 West 88th Street** (Central Park West – Columbus Avenue.) Application EIN#123-58-0470 to the

Department of Transportation by Kurt Roeloffs for a Revocable Consent to construct, maintain and use front entrance stoop at 25 West 88th Street.

The Applicant continues to fail to appear at committee.

After deliberation, the resolution to disapprove without prejudice was adopted.

VOTE: 40-0-1-0

4. **The "Vineline."**

Discussion:

- Proposal to explore construct a mesh with ivy and other plantings and waterfall features to beautify the appearance of the Miller Highway from Riverside Boulevard.
- Friendly amendment to end the resolution without specifics.
- Parks and Environment also encouraged the proponent to continue his exploration.
- This is very preliminary, the resolution is intended to encourage the architect to continue to exploration. Friendly amendment to clarify.

After deliberation, the resolution, as amended, was adopted.

VOTE: 40-0-3-0

Business & Consumer Issues Committee

Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

658 - 660A Amsterdam Avenue (West 92nd Street) Application to the SLA for two-year liquor license by 658-660 Amsterdam Corp. d/b/a To be Determined. After deliberation, the resolution to approve was adopted.

VOTE: 39-0-0-0

4. ***Unenclosed Café Renewal Applications:***

- **2014 Broadway** (West 68th – 69th Streets.) Renewal application DCA# 1326142 to the Department of Consumer Affairs by 68th Street Café, Inc., d/b/a Luce, for a two-year consent to operate an unenclosed sidewalk café with 14 tables and 28 seats.
- **410 Amsterdam Avenue** (West 79th – 80th Streets.) Renewal application DCA# 1165276 to the Department of Consumer Affairs by 317 Amsterdam Corp., d/b/a Tolani, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 24 seats.

After deliberation, the resolutions to approve were adopted.

VOTE 39-0-0-0

New Unenclosed Café Application:

5. **491 Columbus Avenue** (West 84th Street.) New application DCA# 1440354 to the Department of Consumer Affairs by Nidja, LLC, d/b/a Gastronomie 491, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

After deliberation, the resolution to approve was adopted.

VOTE: 37-0-2-0

Preservation Committee

Gabrielle Palitz, Chairperson

**Resolutions Re:**

6. **43 West 61st Street** (West 61st Street.) Application to the Landmarks Preservation Commission for replacement of the non-original (1980's installation) front entrance doors.

After deliberation, the resolution to **approve** was adopted.
VOTE: 37-0-0-0

7. **176 through 182 West 82nd Street** (Columbus-Amsterdam Avenues.) Application to the Landmarks Preservation Commission to combine four buildings into one, reducing the number of dwelling units from twenty to eleven; to remove the fire escape and restore the West 82nd Street elevation; to replace windows; to lower the entrance by one step to allow the addition of a ramp for ADA accessibility; to remove six feet from the entire rear of the building and create an outdoor terrace and deck; and to add a penthouse.

Page Cowley spoke on behalf of several CB members that could not be present. ADA ramp is a problem, the color of the exterior pillars will continue to be white rather than restored to the original brown. The rear yard will have a cantilevered section jutting out from the sixth floor. The adjacent brownstone is four stories and the common wall will be increase from one floor to three above the existing rear yard terrace. The back yard cantilever creates shade and a bad precedent for building out to within 20 feet of the neighbor behind (each 10 feet from the lot line). Motion to return to committee.

Gabrielle Palitz: the only concern raised in the community was by the neighbor behind. The other neighbors were pleased with the changes. The other issues are with design and that is not what we are asked to rule on. I am amenable to taking it back to committee.

Resolution withdrawn by the Preservation Committee, and will return to committee.

Public Speakers:

- Deanne Eagle, 172 West 82nd Street - , Lives in rear apartment. The cantilevered extension and rooftop addition will tower over my terrace. It is a great part of the value of my apartment and takes my air and light. I live in an historic district so that I shouldn't have to live with a behemoth building near me.
- Jim Berman, 177 West 82nd Tenants' Association – sightline study is not clear, has there been a mock up so that we can evaluate the extension and what it would do to the neighborhood. Conceptually we are in favor, but we'd like more information.

8. **152 West 88th Street** (Columbus-Amsterdam Avenues.) Application to the Landmarks Preservation Commission for possible window replacement on the front façade and for rear-yard and roof-top additions.

Public Speakers:

- Maureen Albert – Property owner of adjacent property. I am against most of the proposal. The greenhouse on the roof will definitely be visible from the street. The only sightline offered by the architect was from across the street. But from other angles it will be seen. The new addition is out of character in style and scale for the area.
- Nancy Newhouse, 154 West 88th Street owner. Object to additions to 152 West 88th. The new house will be too large for the block. The structure on the roof resembles a cow shed with an aluminum roof. It will interrupt the rooflines and will be visible



from every back yard and window. It utterly violates the spirit of the historic district. This breaks the symmetry of the back facades and create shadows.

- Eric Rosenfeld, 149 West 87th Street, owner. Monstrosity, insult. Mostly glass, five stories high. With all this glass the lights at night will be a distraction.
- Peter Samton, 161 West 88th Street, owner. The penthouse we built on our roof was 20 feet back. This design shows the penthouse starting 10 feet back. On that alone I recommend you not approve the penthouse.

Board Discussion:

- Friendly amendment to move the disapproval to be stated first in the resolution. Accepted as friendly.
- The addition in the back is as of right. Even so, it is not consistent with the style of the neighborhood in that it would break the pattern of "L" extensions in the donut to the west and east – heretofore unbroken on this block.
- With computer modeling we do not always need mock-ups. It was represented that it was presented to Landmarks and told it was approved as not visible.
- Rear yard windows are arched, with arched pattern repeated on rooftop addition. Breaks the rectilinear pattern in all townhouses on the block to the east and west.
- Three separate votes to be taken on the front façade, rear façade and rooftop addition.

10A After deliberation, the resolution to **approve** the façade work was adopted.

VOTE: 29-10-2-0.

10B After deliberation, the resolution to **disapprove** the rear yard addition was adopted.

VOTE: 40-0-1-0.

10C After deliberation, the resolution to **approve** the roof top addition was **not adopted**.
2-36-2-0

Louis Choldon-Brown moved to disapprove the roof addition (seconded).

10D After deliberation, the resolution to **disapprove** the roof top addition was **adopted**.

VOTE: 38-2-2-0

Resolution Re:

9. Revised CB7 *Sidewalk Café Guidelines*.

Board Discussion:

The Guidelines are mostly a re-statement of the City guidelines and is not clear about CB7 guidelines.

Amendment paragraph 32, for a moratorium on new, enclosed cafes. The same amendment was offered at the May 2012 CB7 full Board meeting, and was not adopted.

Board Discussion:



The north end of the neighborhood has many areas that could use enclosed sidewalk cafes. South of 96th Street there are very few spots available.

The new retail guidelines will stimulate more, smaller spaces. This will create more opportunities for a variety of businesses. Existing enclosed cafes that have been vacant for a period of time, the enclosure should come down.

After deliberation, the amendment was not adopted.

VOTE: 13-21-2-0

Paragraph 18: remove the requirement to remove the furniture every night. Eliminates the phrase in the second bullet "including after closing hours." Withdrawn because it is a City regulation.

Paragraph 25 – why is there a preference for prior restaurant experience?

This was cut previously and is included in error now. Deletion accepted as a friendly amendment.

Discussion ended without a vote.

Youth, Education & Libraries Committee

Marisa Maack, Chairperson

10. Manhattan Borough Board resolution on supporting school busing improvements for special education students.

After deliberation, the resolution to support was adopted.

VOTE: 37-0-0-0

Adjourned 10:25

Present: Mark Diller, Jay Adolf, Andrew Albert, Linda Alexander, Ian Alterman, Richard Asche, Laura Atlas, Issac Booker, Elizabeth Caputo, Louis Cholden-Brown, Hope Cohen, Kenneth Coughlin, Page Cowley, Mark Darin, Robert Espier, Miki Fiegel, Paul Fischer, DeNora Getachew, Marc Glazer, Phyllis E. Gunther, Joanne Imohiosen, Blanche E. Lawton, Marisa Maack, Lillian Moore, Klari Neuwelt, Gabrielle Palitz, Michele Parker, Nick Prigo, Anne Raphael, Suzanne Robotti, Haydee Rosario, Madge Rosenberg, Helen Rosenthal, Evan Rosing, Gabriella Rowe, Roberta Semer, Ethel Sheffer, Eric Shuffler, Elizabeth Starkey, Barbara Van Buren, Stephen Vazquez, Thomas Vitullo- Martin, Cara Volpe, Mel Wymore and Dan Zweig.

Absent: Brian Byrd, Sheldon J. Fine, Ulma Jones, Lee P. Kwan and George Zeppenfeldt-Cestero.

**Manhattan Community Board 7
Steering Committee Meeting Minutes
Mark N. Diller, Chair
November 1, 2012**

**Steering Committee Discussion of Manhattan Community Board 7's FY 2014
Funding Priorities
Capital**

- Manhattan Community Board 7's (MCD7) Steering Committee engaged in a robust discussion in relation to MCD7's capital funding priorities for Fiscal Year 2014.
- YEL's first priority is Beacon, unless NYPL remains unfunded in which case that is the priority at the committee level.
- The Transportation and Parks and Recreation Committees did not rank their FY 2014 capital spending priorities.

Final List of MCD7's FY2014 Capital Priorities

1. YEL – Amend the DOE Capital Plan to include reconstruction of the Beacon High School building
 2. FDNY – Renovation of Engine Company 74 on West 83rd Street
 3. DOT – Install pedestrian countdown timers at all intersections
 4. P&E – Equipment for Districts #7 and #14 P&E
 5. P&E – Phase 1 reconstruct interior and riverfront pathways, stairs, and adjacent landscapes as needed from West 72nd Street to 110th Pathways in Riverside Park.
 6. NYPL – Renovation of the Bloomingdale Branch Library (West 100th Street between Amsterdam & Columbus Avenues) if unfunded
 7. DOT – Westside pilot for variable traffic signal timing
 8. P&E – Verdi Square
 9. DOT – Replacement of curb-cuts/pedestrian ramps
 10. NYPL – Wi-fi care at Bloomingdale Branch Library
 11. P&E – Bennerson Playground
 12. NYPL – Performing Arts Library
 13. P&E – Reconstruct skateboard facility and adjacent area at 109th Street, Riverside Park
 14. DOT – Increase funding for street and curb lane resurfacing
 15. P&E – Bloomingdale Playground
 16. DOT – Reconstruct Riverside Drive, West 104th – 110th Streets
 17. P&E – Sol Bloom Playground
 18. P&E – Annabel Aviles Playground
 19. DOT – Fund speed cameras throughout MCD7
 20. Klari & Elizabeth will fill in the rest of the P&E priorities
- The list will also continue to include the priorities previously listed under the Continuing Support section of our priorities.

Final List of MCD7's FY2014 Expense Priorities

1. OMB – Maintain Community Board budgets: 8% cut (\$15,658) proposed for FY2014, which is a consistent Board priority.
2. Department of Finance – Funding for additional Appraisers, Assessors, Tax Auditor – with an explanation as to why it is so high on the list because they generate revenue.
3. Westside Campaign against Hunger
4. NYCHA – Additional funds for skilled trades personnel at Amsterdam Houses, Frederick Douglass Houses, Wise Towers and DeHostos (with a friendly amendment to strike out “assess the needs” and replace it instead with “get it done”)
5. Parks Staff – phrase so that incorporate the rodent issue in MCD7
6. Supportive services to help people for DFTA
7. DYCD: Increased funding for after-school and OST programs in public schools and in neighborhood CBOs in MCD7
8. Increase funding for permanent housing
9. NYPD – restore the number of police officers in precincts and PSAs
10. P&E – Pest Control
11. DOE – special Special ed
12. NYPL – six day service
13. DOS – funding for additional basket service at night and on weekends and holidays
14. NYPD – Hiring of civilian personnel to perform administrative and clerical positions in NYPD
15. ACS – funding for additional Early Care and Education
16. P&E – Park Enforcement Personnel for Riverside Park & District 7
17. DOT – Install signs at exits of all arterial highways leading to/from NJ stating NYC’s policy of no turns on red, and stating the speed limits in NYC
18. DYCD - SYEP
19. P&E – Playground Associates
20. LPC Staff
21. Tree pruning
22. DOB – Increase in engineers
23. MCD7 District Manager Penny Ryan will incorporate the remaining expense priorities.

The steering committee discussed the idea of listing as an expense priority a pilot program through the NYPD to improve MCD7 quality of life as a way to generate revenue, similar to what DOT unit is doing with respect to enforcement. The conclusion of such discussion was that MCD7 should explore establishing a task force or a panel discussion on this issue. MCD7 District Manager Penny Ryan has connections that can be useful in facilitating such a discussion.

General Steering Committee Business

Steering Committee will now meet on November 28, 2012 at 7/730 instead of November 20, 2012. Prior to such meeting, MCD7 will host a thank you party in honor of the staff of MCD7’s elected officials at 6 p.m. at MCD7 office (should be 40-50 people in total).



Land Use Committee will be Thursday, November 29, 2012 at 7 p.m.

A member has requested a Leave of Absence, but this has been tabled given schedule changes which may make such leave request moot.

Consideration of the West 82nd preservation at the November 7, 2012 MCD7 full board meeting will likely generate a lot of discussion and may be moved up on the agenda to accommodate this discussion.

The staff for the Boat Basin should be encouraged to attend the November 7, 2012 full board meeting in order to answer questions about the proposed changes.

It was discussed whether the Transportation Committee's full board agenda items should be bundled and remain at the top of the agenda.

A question was raised about whether we should move the bylaws discussion to the top of the November full board agenda since it is a lengthy discussion. Some members were concerned that this would be unfair to the public, while others were concerned that it may be a rushed discussion at the end of the agenda when the meeting must conclude at 10:30 p.m.

A recommendation was made to bundle the BCI and Transportation resolutions in favor of expediency. BCI can bundle 10A and 10B into two votes.

It was decided that the agenda would remain as drafted with the bylaws discussion at the end of the meeting.

Chair's Report

MCB7 Chair Mark Diller provided a preview of his Chair's report for the November full board meeting, which will include: a thank you most notably to the CERT team for their post-Sandy efforts and some praise for B2B.

New Business

A member provided a brief update about the efforts to eliminate newspaper stands from MCD7. Ironically, it was noted that many newspaper stands swept away during Sandy.

Motion to adjourn at 8:48 p.m. was moved, properly seconded and unanimously approved.

Present: Mark N. Diller, Andrew Albert, Elizabeth Caputo, Page Cowley, DeNora Getachew, Marc Glazer, Marisa Maack, Klari Neuwelt, Michele Parker, Madge Rosenberg, Roberta Semer, Elizabeth Starkey, Barbara Van Buren, Mel Wymore, George Zeppenfeldt-Cestero and Dan Zweig. **Absent:** Richard Asche, Louis Cholden-Brown, Gabrielle Palitz, Nick Prigo, and Suzanne Robotti.



**Transportation Committee Meeting Minutes
Andrew Albert and Dan Zweig, Co-Chairpersons
October 4, 2012**

Complaint by Mr. David Zelman to committee due to lack of prior notification by CB7 of meeting date change.

1. **Winter's Eve at Lincoln Square.** Application by the Lincoln Square BID to the Mayor's Street Activity Permit Office for curb lane and street closures on Monday, November 26, 2012 (Asterisk indicates a new location, all other locations have been approved in previous years): Represented by Richard Juliano of the Lincoln Center BID. Committee is advised of changes from previous years to accommodate anticipated larger attendance. Applicant will also be providing a paid police detail to regulate traffic and keep bustops clear for riders.

COMMITTEE VOTES TO APPROVE 6-0-0-0 3-0-0-0

2. **25 West 88th Street** (Central Park West – Columbus Avenue.) Petition form EIN#123-58-0470 for a Revocable Consent to the Department of Transportation by Kurt Roeloffs to construct, maintain and use front entrance stoop at 25 West 88th Street. Represented by Michael Ingui, architect. 212 233 6740

COMMITTEE VOTES TO APPROVE 6-0-0-0 3-0-0-0

3. **2642 Broadway**, 3rd Floor (West 100th- 101st Street.) Application #B01743 to NYC Taxi and Limousine Commission by Two-Way Black Cars & Radio Group Transportation, Inc. for renewal of their For Hire Base Station license at 2642 Broadway, 3rd Floor. Represented by John Mazzia, owner. No changes to previous applications.

COMMITTEE VOTES TO APPROVE 6-0-1-0 3-0-0-0

4. **504-510 West 110th Street** (Amsterdam Avenue.) Petition form EIN#133-26-5803 for a Revocable Consent to the Department of Transportation by Amherst-Cortland Condominium to construct, maintain and use an ADA compliant ramp needed for entry access to the main lobby. Department of Transportation consent is pending. 30 inches in height, concrete construction, with brick and limestone covering. Black handrail in Beaux Arts style. 4 feet in length.

COMMITTEE VOTES TO APPROVE 7-0-0-0 3-0-0-0

5. **Redesign of Amsterdam Avenue** and continuation of the redesign of Columbus Avenue to include physically protected bike lanes, pedestrian refuges, turning lanes and dedicated loading zones. Discussion of a request that the Department of Transportation finish its proposal to CB7 for a physically protected bike lane and attendant "complete street" changes to both avenues from 59th Street to 110th Street. Attended by many bike lane proponents including but not limited to: David Vasser, David Vallet, Brian Oberman, Arnold Shickler, UWS Streets Renaissance, Columbus/Amsterdam Bid, Transportation Alternatives, and many others. All spoke in favor of extending the lanes, Many were discourteous to the committee. Comments by Marc Glazer (committee member) that the committee needs to solicit comments from the residents and retail tenants and it is imperative that we hear from them before voting on this issue. Follow up meeting on Tuesday November 13th when representatives of the 20th Precinct and the Department of Transportation will be present.

NO VOTE WAS TAKEN



Present: Andrew Albert, Dan Zweig, Ken Coughlin, Mark Glazer, Lee P. Kwan, Suzanne Robotti and Roberta Semer. **CB7 Chair** Mark Diller. **Board Members:** Ian Alterman and Elizabeth Starkey. **Absent:** Mark Darin, Ulma Jones, Lillian Moore and Anne Raphael.



**Preservation Committee Meeting Minutes
Lenore Norman and Gabrielle Palitz, Co-Chairpersons
October 11, 2012**

1. 176-182 West 82nd Street (Columbus-Amsterdam Avenues.) Application to the Landmarks Preservation Commission to combine four buildings into one, reducing the number of dwelling units from twenty to eleven; to remove the fire escape and restore the West 82nd Street elevation; to replace windows; to lower the entrance by one step to allow the addition of a ramp for ADA accessibility; to remove six feet from the entire rear of the building and create an outdoor terrace and deck; and to add a penthouse.

The applicant was represented by Christian Bailey and Eran Chen of the Office for Design & Architecture. This was a re-presentation of their proposed restoration project, which was first presented to the Preservation Committee on September 13, 2012. Landmarks as well as the Preservation Committee had asked for changes to the design, and this evening's presentation was to provide updates that focused on the façade restoration, the fire escapes and the penthouse addition.

This is a five story Romanesque building designed by Gilbert Salinger in 1890. The four existing structures will be combined into one building, including filling in the interior courtyard space, removing three feet from the east and west ends of the rear facade, eight feet from the center section to create a faceted rear wall of the building, and excavating the basement 2'-6". Eleven new dwelling units and support spaces will replace the existing twenty smaller dwelling units. At the ground level, new exterior decks will be added at the enlarged rear courtyard space (the courtyard will be expanded by 35%). The building was built in 1890 and the labor laws of 1904 came along and that's when the fire escape was added, which brought the building up to code. The existing fire escapes will be removed; and fire egress will be accomplished by new interior fire stairs and egress corridors.

Facades:

Specific to the front façade, the work will include replacing existing one-over-one double hung aluminum windows with new aluminum double-hung thermal windows within the existing openings, (single-hung at arched openings) with one-over-one or one-over-three, to match presumed original muntin patterns. The replacement windows and frames will be black; the existing front doors will be replaced with new wood and glass front doors, all similar to original, but will be taller; eliminate the one 9 inch step, and lower the front door threshold level in order to allow new ADA accessible ramp to be installed between existing stoop cheek walls without protruding into sidewalk area. The ramp will be concrete, with its color to match sidewalk; the existing entry steps will be repaired and painted gray; the existing brownstone cladding at ground floor façade will be stripped, repaired and restored, and repainted in a brighter white; the existing brick on upper floors will be stripped, repaired and re-pointed; the existing brownstone sills and window headers will be repaired; the existing metal cornice repaired and repainted black; the existing metal railings at street level, and infilling additional metal railing will be repaired and repainted to match existing where required; a black steel and glass canopy over the main entry door will be installed, supported on thin metal columns resting on existing stoop cheek walls. The metal details



will be modeled on the railing ornament details.

Regarding the side and rear facades, the new, south-facing rear façade is to be clad in brick, and will be similar to original, but with new double-hung aluminum thermal windows, (two-over-two, painted black). The lowest two floors of the new rear façade will have more extensive, multi-paned fenestration, between masonry piers. The renovated east and west-facing side facades will have the existing brick repaired, and supplemented by new brick to match. There will be new one-over-one-and two-over-two double-hung aluminum replacement windows to be installed within existing window openings; and additional window openings will generally align with existing window openings.

Rooftop Addition:

The proposed two-story rooftop addition will include two terraces, one between the cornice and the first floor of the addition on the existing roof (which will be lowered several inches), and the second on a portion of the set-back roof of the first floor of the proposed addition. The terraces are both located between the bulk of the proposed addition and the street. Its facades will be of matching brick, with black steel terrace doors, black aluminum double-hung thermal windows to match replacement windows throughout. The addition, as well as the bulkheads, will be partially visible from some vantage points on West 82nd Street and Amsterdam Avenue. However, to minimize its visibility, the addition's bulk will be massed at the southeast corner of the roof, which will include extending the east wall of the building 18 feet above the current roof level (and the same height above the rear roof terrace of the neighboring building to the east). The elevator bulkhead and some portion of mechanical bulkheads will extend five feet above the rooftop addition. The presenters stated that they made extensive changes to the design to reflect the comments/suggestions from Landmarks and the committee. They were not inclined to make changes to the proposed ground floor façade from white to brown, nor the steps from black to brown.

Committee Members comments:

Several members of the committee expressed frustration in having to pull teeth to get details; there was concern that they were not getting a full presentation. There are a lot of "probables" and we only getting specifics because we're asking. "Simple answers to simple questions" seem to be hard to come by. What the committee members need is for the presenters to provide details without the board having to delve so deeply. There was concern about the window arches, whether it was a fixed panel since it doesn't look like it in the rendering.

One committee member voiced his concern that he has never seen a discussion "with such level of animosity" directed towards the presenter.

CB7 Board Member comments:

Page Cowley voiced several comments: she was concerned that there were no tax maps earlier than the one from 1970. She stated you could apply to the courts to find earlier maps. This was a combined building into one address and you can find additional information through the i-cards. She also expressed great concern over the applicant selected windows are 1 over 1 and design of the V cut. Also, in response to the presenters comment on work found on 76th Street, she cautioned against looking at other projects as



precedent since you don't know what the scope of work was relative to their project. Also didn't understand their selection of restoration materials and offered alternatives. Painting a Romanesque building white seemed inappropriate to her. She also objected to the stoop and steps being painted black instead of brown, it's hard to maintain and inclement weather can make it unsightly i.e. white splotches. She also voiced concern with regard to whether the window arches are in fact arches.

Community comments:

Jim Berman, building board president, 172 West 82nd St, his building abuts this project directly to the east. They love this project conceptually; they love the idea that it will be developed. Main issue that keeps them from fully supporting it is the rooftop addition is far too large and impedes their back green area. They have a lot of full 60 year-old trees and have done a lot to make that space green. This addition is situated, almost intentionally, in that back corner, its high points are in the SE corner, and will create shadow and other issues that will affect their backyard. In that backyard there are four-plus trees that are six stories tall. They had to remove one tree because of light issues. This structure is large and it gets larger, it's a monstrosity. They also had concerns and questions with regard as to why the addition is catty-cornered to their building. For the record, they are unhappy with this. Also wanted to know how they can protect themselves from the construction work.

Deanne Eagle, resident and board member of 172 W. 82nd St. Her terrace abuts the proposed addition and will significantly affect her light and sky-view as well as those of four neighbors. Several of top floor neighbors have similar concerns. They welcome the project since the building has been rat infested and abandoned for some time. But a huge tower over them is unacceptable, and you do see from the street. She read into the record a letter from *Kevin Bacon*, who also has a top floor apartment. He expressed concern about the extension and how it would affect his and other apartments; the issue of construction noise and safety and dust; how it will affect the value of his apartment since their terrace and view is a major selling point. Finally how will this affect the character of his neighborhood? Recommended caution in moving forward with this project. Understand progress and real estate investments but this will really adversely affect their building. They have reached out to the developer but have not heard back from them.

Theresa McKenna, resident, 172 W. 82nd St. Her question/concern is that there is construction currently going on the roof, not sure what, why and are there permits. Her other concern is about construction safety. A lot of terraces have ladders and a board could be placed between them which raises the issue of safety. The presenter explained that the construction is the building of the model, which is permitted by the Department of Buildings, and will be safe. No notice was given that the model was going up so she had no idea what was happening. It was recommended that the developer, architect and tenants have better communication. Also, she was concerned about the height and the shadow it will create.

Jim Shed, resident, 172 W. 82nd St. He questioned what was the white space before the orange space was going to be? This will be a private terrace for the building, some is required common space and the other is shared by two apartments. The terrace goes all the way up to building on the east. The second floor addition is for the entire apartment.



Karina Steinberg, resident, 172 W. 82nd St. Apt. 1B-2B. She is the one who owns the tree and the loss of light would affect her greatly. She loves what they have done but the high part is much too high. She thinks that by working with the community they could work something out. This is a shared drain that is already causing problems and has concern that the renovation will clog the drains and will flood her two bedrooms. She wants a good relationship with new neighbors, who love the area as much as they do. She also voiced concern regarding the noise from the machine room and the split a/c system. She was reassured that this was a very quiet system, which is enclosed with an acoustical wall.

Committee Discussion

There was a considerable amount of discussion about various aspects of this project. Here are some highlights:

Mark Diller opened the discussion clarifying the purview of the committee, what aspects of the proposed project they can vote on and what they cannot. He also clarified the definition of "appropriateness of the design and appearance from the streets." It's not to say that it's appropriate or inappropriate to have a wall that size near your terrace. That may be beyond the committee's purview.

Lee Kwan offered an alternative to the design, asking whether it would be possible to flip one of the apartments so that the wall that abuts the terrace is moved back to give more space. The presenters have indicated that this is something that cannot be entertained.

Page Cowley commented about the knee wall, that the front piece is curved, encouraged the presenters to put that pole back; since the current design is distracting and damaging to the historical format. Also, she thinks the canopy over the street is top heavy.

Gabby Palitz voiced concern that there is a lot of details that are not 100% flushed out so this makes it difficult to decide what the committee is voting on.

Jay Adolph commented that most of the objections that the committee gets on these types of projects are on light, air, noise and construction issues. But the committee's charge is to make recommendations to Landmarks; the overall function of Community Board is to be responsive to the community.

Page Cowley stated her belief that there were a lot of "things" that are going on this project that do not deal with the restoration of this building.

A conversation among committee members ensued on how to structure the resolution, and what is considered appropriate. As with the previous committee meeting, it was decided to vote separately on each aspect and three resolutions were proposed:

- 1. A resolution to approve the proposal for front façade restoration and renovation work. The resolution was approved. Committee Members: 4-0-0-0, Non-Committee Board Members: 2-0-0-0.*
- 2. A resolution to approve the design of the rear, east and west façades. The resolution was approved. Committee Members: 4-0-0-0, Non-Committee Board Members: 1-1-0-0.*



3. *A resolution to approve the design of the proposed rooftop addition but strongly recommend shifting its bulk west and north of its currently proposed location. The resolution was approved. Committee Members: 4-0-0-0, Non-Committee Board Members: 0-2-0-0.*

2. 55 Central Park Avenue (West 65th - 66th Streets.) Application to the Landmarks Preservation Commission for a replacement of main entrance doors and of non-historic doctors' office doors at the ground floor.

The applicant was represented by Francoise Bollack, architect and Eddie Simon, board member of 55 CPW. This is a \$3.5 million renovation of a 1929 building, where they are replacing all of the pilasters (the finials), parapet walls, in the building. Working closely with Landmarks to ensure the restorations bring the building back to the way it looked in 1929. This presentation is about the replacement of the main entrance doors and the doctor's doors on the ground floor. These doors are in a state of complete disrepair – completely rusted and painted over. They want to carefully recreate their original look. The presenter showed a 1929 tax photo and tried to do a lot of research on the main door but each photo had a tree or car blocking the view of the doors. This is the Ghostbusters building. The existing materials and details at the main entrance doors will be restored and retained where still in good condition, replicated using the same materials and details where required. These materials include copper, nickel-plated steel, and bronze overlay. The center glass panels of the doors will have a frosted glass skyscraper design modeled on the design in the lobby flooring, continuing the skyscraper motif used throughout the building. The new doctors' office doors will be more solid than the main entrance doors, but the same materials and similar details will be used, including copper trim. They will be composed primarily of nickel plated steel, with bronze overlay details. At the center will be a narrow vertical glazed panel with a similar frosted glass skyscraper design. The presenter shared with the committee samples of the materials to be used for the project.

A motion was made for a resolution to approve the replacement of the main entrance doors and of the non-historic doctors' office doors with a suggestion that the width of the doctors' office stiles be slimmer. The resolution was approved. *Preservation Committee: 4-0-0-0, Non-Committee Full Board Member: 1-0-0-0.*

3. 464 & 466 Amsterdam Avenue (West 82nd - 83rd Streets.) Application #13-5630 & #13-5631 to the Landmarks Preservation Commission to remove two (2) 'special windows' and replace them with doors to provide access to a new trash platform at the rear of the buildings.

The applicant was represented by Guy Kohn, architect, and presented designs for a project that resolves a somewhat "vexing" problem. Currently, the building's trash cans are stored in the corridor in front of apartments until pick up on trash day. This situation has created unsanitary, public health problem situation, i.e. rats, smell, etc.

The proposed design will include lowering the two sills of the two existing window openings to floor level; two new metal doors with glazed upper panels will be installed; the glass door panels are to incorporate square-edge muntins in an unequal "eight-over-eight" pane design relating to the muntin pattern of the original "special" windows; the new doors are to be painted to match existing window colors; and the new trash platform is to be erected in rear



courtyard and made of black steel framing with a black perforated metal deck to allow water drainage.

A motion was made for a resolution to approve the design of the new doors and trash platform as reasonably appropriate to the historic character of the building and district. The resolution was approved. *Preservation Committee: 4-0-0-0. Non-Committee Full Board Member: 1-0-0-0.*

4. Budget Priorities. Finally, there was a brief discussion among committee members pertaining to the budget priorities. Last fiscal year's priority will be the same for upcoming year: an increase in the number of Landmarks Preservation Commission personnel due to the increased workload occasioned by the anticipated expansion of the West End Avenue Historic District and other demands on Staff time.

The meeting was adjourned at 9:00 PM.

Present: Gabrielle Palitz, Jay Adolf, Brian Byrd, Lee P. Kwan. **CB7 Chair** Mark Diller. **Board Member:** Page Cowley. **On-Leave:** Lenore Norman. **Absent:** Miki Fiegel, and Blanche E. Lawton



COMMUNITY BOARD 7
PARKS AND ENVIRONMENT COMMITTEE
MINUTES, October 15, 2012

Present: Klari Neuwelt and Elizabeth Starkey, Committee Co-Chairs; Committee Members: Isaac Booker, Elizabeth Caputo, Ken Coughlin, Mark Darin, Phyllis Gunther, Evan Rosing; Stephen Vazquez; Non-committee board members: CB7 Chair Mark Diller and Thomas Vitullo-Martin.

Meeting began at 7:08 pm.

1. Riverside Park: Proposal by NYC Dept. Of Parks & Recreation for complete replacement of A-Dock (the Public Pier) at the 79th St. Boat Basin.

This proposal for the complete replacement of the A-Dock, known as the Public Pier, at the 79th St. Boat Basin, was originally presented to the committee at its meeting on Sept. 24, 2012. In response to a number of questions and concerns raised by the committee and by members of the public, the item was held over to the October meeting for further discussion. Maria Petkanas, DPR project engineer, with the design team, including Petra Mager, Abel Bainsong Butz, landscape architects, and Bob Gallup of Haks, had agreed that the design would be revisited for possible revisions taking into account the issues raised at September committee meeting. They returned to the committee with the following comments:

a. In response to the concerns raised at the September meeting about the placement of the railing at the edge of the end dock and the storage of the removable railings, the revised plans would include storage boxes on the end dock in which the posts and railings could be kept. These boxes would be maintained and locked by the boat basin staff. Several members of the public proposed moving the railing on the end dock back approximately 3 ft. inboard., thus permitting safe and easy access to the dock by crew members docking a vessel, at the same time maintaining safe public access to the end dock.

b. Use of renewable energy sources for lighting on the pier, as suggested at the September committee meeting, was deemed to be still experimental by DOT and thus was not part of the proposal. Committee members and members of the public urged continued exploration of renewable energy sources between now and the time, perhaps a year from now, when the lighting on the pier is installed, by which time the reliability of solar power will have been accepted.

c. During the discussion at the September committee meeting, many questioned whether the height of the newly constructed dock would be sufficient to withstand the rising sea level for the estimated 50 year life of the project. Bob Gallup of Haks



Youth, Education & Libraries Committee Meeting Minutes
Marisa Maack, Chairperson
October 18, 2012

- 1) Presentation by Jean Mitzutani of Resources for Children with Special Needs
Discussion of Special Education Reform and its impact on schools, students and parents.
- 2) PCB's in schools
Assemblywoman Linda Rosenthal has 2 bills pending around remediation timeline and parent information on remediation plan. There was not quorum to consider resolution – it will be placed on next month's agenda.
- 3) Update on Ascension school lack of Play Street
Marisa will follow up with Mark and Transportation committee on issue.
- 4) Agreement on proposal to reconfigure YEL committee into 3 separate teams responsible for the individual items of Youth, Education and Libraries.
Marisa will find out members preference for team placement and assignments will go out before next Full Board meeting. Teams will be fully responsible for education, advocacy and networking on their particular issue and will be responsible for coordinating committee meetings on their issues when appropriate.

Adjourned 8:30pm

Present: Marisa Maack, Isaac Booker, Blanche Lawton, Helen Rosenthal, Stephen Vazquez and Cara Volpe. **Absent:** Brian Byrd, Paul Fisher, DeNora Getachew, Phyllis E. Gunther, Haydee Rosario and Eric Shuffler.