



**Preservation Committee Meeting Minutes and Resolutions**  
**Jay Adolf and Gabrielle Palitz, Co-Chairpersons**  
**October 1, 2015**

**1. 1 W 67th Street, application #17-6160 to the Landmarks Preservation Commission to replace windows.**

*Presented by Robin Blodgett of Cobb Williams Arch.*

This presentation regards 2 bay windows on the 4th floor of the Des Artistes. LPC has approved everything in the window replacement presentation except for how the side top windows open: pivot versus awning style window. The awning was submitted as being thermally more appropriate and as to allow for the installation of window shades. Noted in the application was the removal of a large center pane window with divided lights to be replaced by a single pane.

Discussion:

Public: Erika from WEPS: wants to see a divided pane in the center larger window as in the original  
Committee: Gabby: larger single pane not appropriate. Others agree

Resolution to **Disapprove** center single pane window and approve awning operation

*Vote: 4-0-0-0.*

**Re: 1 West 67th Street (Central Park West.) Application #17-6160 to the Landmarks Preservation Commission to replace windows.**

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

- The existing double height window bays are divided into nine units, three rows high by three rows wide.
- While a number of the original window units within the bays have been replaced throughout the front façade over the past century, an overall uniformity and sense of the original design remains. In particular, the lower row of window units at the bays above and below the bays under consideration retain the original design.
- The existing steel frames and decorative steel details will be repaired and restored.
- All the proposed window units will be thermally broken steel frames with insulated glass units. The top row units will have simulated divided lights with applied muntins approximating the original muntin dimensions.
- At the top row, the configuration of all three units will be restored to the original 1917 design: four vertical panes of clear glass, divided by three vertical muntins. The method of the operation of the outer two operable window units will be changed from center-hinged pivots (which preclude the installation of interior shades) to outswinging awning units.
- At the middle row, the existing three units will remain, retaining the original four vertical panes per unit with their original milky glass.
- At the bottom row, the two outer, outswinging casement units will be replaced with similarly designed outswinging casements with no muntin subdivision. The proposed fixed center unit will not include a center vertical muntin, straying from the original 1917 design of this window unit.



The Preservation Committee of Community Board 7/ Manhattan believes that while the change from center-hinged to awning operation of the replacement windows at the upper row is reasonably appropriate to the historic character of the building and of the Historic District, the fixed windows proposed for center unit of the bottom row are inappropriate to the historic character of the building and of the Historic District without the original center vertical muntin division..

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **disapproves** proposed design of the replacement windows **unless** the center vertical muntin is added to the fixed window units at the bottom row of each window bay.

*Committee: 4-0-0-0.*

## **2. 219 W 71st Street, application to install a handicap accessible lift.**

*Presented by John Chimenli Arch.*

The lift would go from an opening to the left of the stoop to the basement of this brownstone. Two planter boxes would be removed and 2 piers to match existing would be installed. The mechanism is concealed. This is a premanufactured lift with glass wing walls. Metal parts are painted black. Only the railing and the glass are obvious. The wrought iron used will replicate existing. The piers will match. The committee noted one pier was wider than the others and requested that all piers be matching.

Discussion: Public: Daniel Weiss wanted to know why we need to review this. It was explained.

Committee: no discussion other than making piers equal in size. Architect agreed.

*Vote to approve: 5-0-0-0.*

## **Re: 219 West 71 Street (Broadway.) Application to the Landmarks Preservation Commission for a handicap wheelchair lift at the front entryway.**

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

- The new handicap/ wheelchair lift will be located in the location of the existing planting box in the front courtyard.
- As designed and described at the meeting, but not shown on the drawings, the shaped detail at the top of the existing low brownstone wall enclosing the front courtyard will be replicated at the side, at the same 21" height. A simple black metal railing extending up to the 48" total required height will be installed above this low side wall (lower than shown in the rendering).
- The two proposed piers at the west end and separating the two new gates will have similar details to the existing piers at the base of the stoop. The applicant agreed to make the two new piers the same sizes, modifying the size and design of the middle pier presented.
- The two new black metal gates accessing the front courtyard will be modelled on the existing gate design at the stoop.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed Design for the handicap/ wheelchair lift at the front entry way as modified is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the handicap/ wheelchair lift at the front entryway as orally described and as modified.

*Committee: 5-0-0-0.*

**3. 313 Columbus Ave**, application to install a metal sign over two adjacent storefronts

*Presented by Simon Thoresen Arch.*

This business is expanding into the adjacent storefront. The new sign would be over both stores (now combined into one). The new sign is 17'6" long by 1'10" high/ It is a dark bronze panel installed 3" off the building. The letters are pinned on and are silver in color. They are lit from behind in a "halo" light. There will also be a blade sign on the south end of the store that is 1'5" x 1' 11" made of the same metal with stuck on lettering.

Discussion: Public: Erika from WEPS asked how bright the lighting would be and was told it would be "quite low".

Committee: none

*Vote to Approve: 5-0-0-0.*

**Re: 313 Columbus Avenue (West 75th Street.) Application #17-2294 to the Landmarks Preservation Commission to install illuminated signage.**

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

- The design of the new storefront will be reviewed at staff level.
- The new sign will be 17'-6" long x 1'-10" high, centered on the new expanded storefront . It will be bronze finish aluminum, projecting 3" off the face of the building. The new letters will be pinned onto the signage board, backlit with white LED lights.
- A new non-illuminated blade sign at the southern end of the façade will be 1'-11" high, x 1'5" wide. It will be installed 1" off the face of the building so project 1'-6" from the building façade overall. Similar bronze background as the illuminated sign, with flat brushed aluminum letters,

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed design for the illuminated signage and the blade sign are reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the illuminated signage and the blade sign.

*Committee: 5-0-0-0.*

**#4 and #5 378 West End Ave and 260 W 78th St.**

*Presenting: Valerie Campbell Esq., Kramer Levin attorney for the Church*

*Rev. Michael Bos, Pastor Collegiate Church*

*Richard Cook, Arch*

This is a major redevelopment of the property now completely owned by the Collegiate Church. The Church will be the developer. The presentation was as follows:

The apartment building at 378 WEA would be renovated and returned to its original use as an apartment building. The Collegiate School building at 260 W 78 would be demolished. The two building lots would be merged into a single lot. The school lot would be developed as an apartment building that ties into the existing apartment building at 378 WEA. There would also be a small garden on the WEA side where the building gates are now. The idea is to build a contextually sensitive building far smaller in scale than that which is allowed by zoning. The presenters went to great lengths to research the history of the Dutch and



the Dutch Collegiate Church from the founding of the Dutch settlement in New Amsterdam up until the present. We were treated to an interesting history of the area, history of the types of architecture in the area and the Dutch buildings both on the Upper West Side and in Holland that were the inspiration for this new apartment complex. The object was to create a building that while unique to the district, was in keeping with the architectural history of the neighborhood. The new building would have 66 apartments and 19 parking spaces. Materials would complement the existing materials found in the neighborhood or would be inspired by existing design. For example, there are many "Juliet" balconies whose iron work is reflective of the beautiful Rose window in the Church. This will be a "Green" building with areas of green walls, green roof and green balconies.

In addition to the new construction, 378 WEA will get a facade renovation with new wood windows replicating the original windows. The polychrome terra cotta cornices will also be restored. The existing Juliet balconies will be restored.

Discussion Community: Josette Amato WEPS: While they would prefer a slightly lower building, they like the sensitive nature of the project.

Ilona Lima, neighbor: Is concerned about the damage that could result in the demolition and excavation. The Church promised the highest standard of care. She was also referred to Penny Ryan who can work with the neighbors to insure they and their homes are kept safe.

Paula Thompson, church member stated the membership deliberated long on this. They want to be good neighbors and add a beautiful building. They believe it would be good for the neighborhood.

Daniel Weiss Asked what would happen to the original school house on W 97th St. Answer: The building will be restored and used as a place for community programs.

Deborah Asheim would like to see more parking spaces as there are not enough garage spaces in the area. Church said it would consider this if they saw a need for more.

Deborah Sheurich Levitt: Questioned the height and asked how the mechanicals would be handled. Answer: They would be fully enclosed with possible planting beds but there was little sun on that side of the building.

Ms Gorscheider: Neighbor. Voices support

Joe Winogradoff: Wants to know what notification there will be during demolition. Lives in the Apthorp and the new building will change the block. Not happy. Believes the building is too tall. Answer: there would be ample notice.

Committee: Louisa: Building not contextual.

Peter: Over all a good design. Would like to see more at the top of the East facade. Mr. Cook liked the idea

Meisha: Likes building. Has some concern regarding the size of the South windows.



Miki: Impressed by the sensitivity of the design. Appropriate to the context of the neighborhood.

Jay: Approves

Gabby: Fabulous design

***Vote to approve as presented: 6-0-0-0***

**Re: 378 West End Avenue, Collegiate (aka 372-378 West End Avenue & 262 West 78th Street.)  
Application to the Landmarks Preservation Commission for rooftop addition and restorative work.**

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

- The building's façade will be restored, including recreating the cresting at the cornice, reconstructing the original Juliet balconies, and a full window replacement program.
- The interior will be returned to its original residential use, connecting to the new residential structure to be constructed on the adjacent site of the existing school building (Platten Hall).
- The original 378 West End Avenue entrance will serve as the main entrance to the entire new apartment building.
- A new 2-story stepped rooftop addition will be created, minimally visible from the street.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed design for a new rooftop addition and for restorative work are reasonably appropriate to the historic character of the building and of the Historic District..

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the rooftop addition and restorative work.  
*Committee: 6-0-0-0.*

**Re: 260 West 78th Street, Collegiate (Broadway – West End Avenue.) Application to the  
Landmarks Preservation Commission to demolish and replace an existing no-style school building.**

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

- The existing structure is a bulky, blocky mass along 78<sup>th</sup> Street, visually separate from the adjacent structures in design or scale.
- While the proposed structure is several stories taller at its high point, its massing steps back from the street so that there is less vertical frontage along 78<sup>th</sup> Street than in the Platten Hall façade..
- The new structure is designed to be sensitive to its context, incorporating different approaches to the facade treatment and the massing. The eastern portion of the south facade is designed to be seen as more neutral "background" architecture where the structure is nearest the rear façade of the apartment buildings on Broadway. It is more dramatic in design and more elaborately detailed at the center of the south façade, where the new structure will be seen in juxtaposition to the Collegiate West End Church structure. An overall high quality palette, materials and architectural details reinforce these varied readings; the central portion of the south facade is rendered in red brick, relating to the Church colors, while the "background" portions of the rear and side elevations are faced in tan brick. Along 78<sup>th</sup> Street, a lighter brick framework along the street façade gives way to the same red brick treatment as the building steps up and back.



Along both West 78<sup>th</sup> Street and West End Avenue, where the new construction meets the existing structures, the new facades set back slightly from the street, visually separating old and new. At West End Avenue, this allows for the creation of a small garden (“Healing Turtle Island Garden”) between the church and residential structures.

The new structure will be built “as of right” and will utilize less than the maximum allowed FAR.

The Committee commends the applicant on its overall approach to the project, including:

- The partnership process between the church and the community;
- The church acting as the developer in order to further its goals to strengthen and preserve its own community and to aid in maintaining and restoring the historic church and schoolhouse structures;
- The consistently high quality of the proposed design and details;
- The sensitivity to context in the choice of materials and massing and visually reducing the bulk of the proposed building through careful volumetric modulation and manipulation;
- The introduction of greenery;
- The extensive historic research.

The Preservation Committee of Community Board 7/ Manhattan believes that the demolition of an existing no-style school building, and the proposed design of a replacement building are reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the demolition and replacement of an existing no-style school building.

*Committee: 6-0-0-0.*



**COMMUNITY BOARD 7/MANHATTAN**  
**Minutes of Full Board Meeting**

Community Board 7/Manhattan's Full Board met on Wednesday, October 7, 2015, at Jewish Home Lifecare, in the District. Chair Elizabeth R. Caputo called the meeting to order at 6:44 pm after the Secretary had confirmed the existence of a quorum.

Minutes from previous full board meeting were **approved**: 28-0-2

Chair's Report: Elizabeth R. Caputo

- Congratulated the Board for the developments at Bloomingdale playground; added to list of sites that will receive about \$5 million from the community parks initiative.
- Steering on Tuesday October 20<sup>th</sup>; will be discussing CB7 budget priorities.
- B2B on Thursday, October 22 at the New-York Historical Society.

Election of Board Officers for 2015-16  
Committee

*Howard Yaruss, Chair, Elections*

- Chair Yaruss introduced the ballot and how to vote.
- Elizabeth Caputo gave her statement for her candidacy for Chair.
- Matthew Holtzman gave his statement for his candidacy for Vice-Chair.
- Audrey Isaacs gave her statement for her candidacy for Vice-Chair.
- DeNora Getachew gave her statement for her candidacy for Vice-Chair.
- There was a question asked of all of the candidates for Vice-Chair.
- Christian Cordova gave his statement for his candidacy for Co-Secretary.
- Christopher Riano gave his statement for his candidacy for Co-Secretary.
- Votes were cast.
- Chair Yaruss announced the election results:
  - Elizabeth Caputo, Chair
  - Audrey Isaacs, First Vice-Chair
  - DeNora Getachew, Second Vice-Chair
  - Christian Cordova, Co-Secretary
  - Christopher Riano, Co-Secretary

Community Session

Manhattan Borough President's Report, Diana Howard

- BP's office hosting forums titled "Access Manhattan"—connecting communities to essential City services; held in the North Manhattan office.
- There will be a workshop for small business owners who are interested in receiving grants from small business services.

West End Avenue Study



- Ethel Sheffer will report on the WEA redesign study at the October Transportation Committee meeting.

Reports by Elected Officials:

Helen Rosenthal, City Council Member, 6<sup>th</sup> District

- American Museum of Natural History
  - There will be four formal community meetings regarding the expansion, expected to occur over the next year.
  - Expects that they will address their congestion problems; do something to avoid the loss of historic trees; repurpose current buildings to add as little new space as possible; that they will be transparent and open with the community; set up a construction committee that will advocate for the community members during the construction period.
- General Announcements
  - Fall and monthly newsletter available in the back of the room.
- Participatory Budgeting
  - Presented four students from Frank McCord high school who will encourage participation in the participatory. Explained the participatory budgeting process and the benefits of participating in the process. Place and time of the meetings available on CM Rosenthal's website.
- Legislation
  - Happy with passage of legislation that will address issues at the Department of Corrections.

A-M Richard Gottfried

- MTA capital plan
  - The Mayor has asked for a statutory guarantee that the state will not raid the MTA's budget to pay for other items in the state budget in the City is going to put in more money.
  - Mayor also wants the City to have more say in the MTA's plans for use of the money.
- DOB
  - On-going discussion regarding massive construction in occupied buildings that may be used to drive out rent-regulated tenants. Feels that landlords are lying on their applications to the DOB and saying that the buildings are not occupied.

General Commentary

- Peter Arndsten
  - Announced Columbus/Amsterdam BID events, which are available in a pamphlet in the back.
- Alan Flacks
  - Expressed disappointment with time limits for community speakers.



- Complained about Nick Prigo's efforts in his local Democratic Club.
- Olive Freund
  - Teddy Roosevelt Park meeting; no one wants to see a building of that size going into that Park.
  - Spoke to moratorium on tall buildings; wants more than a resolution.
- Cleo Dana
  - Has enjoyed the use of Damrosch Park in August and September; Park now closed by Big Apple and wants to be sure that they honor the settlement.
- Zach Sampton
  - Complained about hours on the street in front of NYCHA buildings and it being ignored by the City; rats are out because of it; public school is across the street. Location is 93<sup>rd</sup> between Columbus and Amsterdam; also mentioned buildings on 94<sup>th</sup> street.
- Peggy Salwen
  - NY Public Library representative. City Council gave all of the libraries money this year and they are seeing it now at St. Agnes. Tomorrow, St. Agnes will get a new children's librarian and a children librarian trainee. Also is adding more hours, hopefully by December.

### **Business Session**

#### **Business & Consumer Issues Committee**

#### **Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons**

##### **1. Applications to the SLA for two-year liquor licenses:**

- **998 Amsterdam Avenue** (West 109<sup>th</sup> Street.) Tannadice LLC, d/b/a To be Determined.
- **427 Amsterdam Avenue** (427 Amsterdam Avenue.) Tai Kai Inc., d/b/a Momoya Upper West.
- **2636 Broadway** (West 100<sup>th</sup> Street) Spectru Restaurants, d/b/a d/b/a To be Determined.
- **483 Columbus Avenue** (West 83<sup>rd</sup> Street) LVSS Inc., d/b/a Bellini.

After due deliberation, the resolution to **approve** was adopted: 32-0-0-0

##### **2. 80 Riverside Drive** (West 80<sup>th</sup> Street) Cosmopolitan Broadcasting Corporation, d/b/a Riverside Tower Hotel.

- Mason Haupt: representative of a neighborhood group opposing resolution:
  - The hotel is in a residential zone
  - A restaurant in the hotel will cause disruption in a historic district
  - A restaurant in this zone will have a negative impact on quality of life issues in the neighborhood
- Board comment: not enough members of public will go to this restaurant because it is in the hotel
- Committee Co-Chair: guests of hotel need an on-site restaurant
- Board comment: the approval process is a slippery slope; CB7 thinks it is approving a small restaurant in this hotel; before you know it, the area will become a commercial zone with lots of noise; that is what happened on West End Avenue



After due deliberation, the resolution to **disapprove without prejudice** was adopted: 35-0-0-0

### 3. Unenclosed Sidewalk Café Renewal Applications:

- **359 Columbus Avenue** (West 77<sup>th</sup> Street.) Renewal application #0953473-DCA to the Department of Consumer Affairs by 359 Columbus Avenue, LLC, d/b/a Isabella's, for a four-year consent to operate an unenclosed sidewalk café with 28 tables and 74 seats.
- **467 Columbus Avenue** (West 82<sup>nd</sup> - 83<sup>rd</sup> Streets.) Renewal application #1384273-DCA to the Department of Consumer Affairs by Canteen 82, Inc., d/b/a Blue Caravan, for a four-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats.

After due deliberation, the resolution to **approve** was adopted: 36-0-0-0

4. **229 Columbus Avenue** (West 70<sup>th</sup> – 71<sup>st</sup> Streets.) Renewal application #1186113-DCA to the Department of Consumer Affairs by Flej, Inc., d/b/a Pomodoro, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

After due deliberation, the resolution to **disapprove without prejudice** was adopted: 36-0-0-0

### *Enclosed Café Renewal Applications*

5. **366 Columbus Avenue** (West 77<sup>th</sup> Street.) Renewal application ULURP# N120250ECM/ DCA# 1282506 to the Department of Consumer Affairs by Shake Shack 366 Columbus, LLC, d/b/a Shake Shack, for a four-year consent to operate an enclosed sidewalk café with 12 tables and 34 seats.

- Committee Co-Chair:
  - Representatives of the 77th Street Block Ass'n & neighborhood residents complained to the committee that overflow crowd impedes pedestrian traffic
  - When restaurant applied for renewal of its enclosed sidewalk café license 2 yrs ago, the restaurant promised its ambassador would be stationed at the front of the restaurant to monitor the line of patrons to keep the line close to café
  - This strategy proved unsuccessful
  - Three representatives of the restaurant attended the BCI Committee meeting, and entered into a memorandum of understanding pursuant to which the restaurant agreed that it would
    - set up stanchions to keep the lines out of the flow of pedestrian traffic
    - remove bench and planters, which impede pedestrian traffic
    - assign a dedicated manager responsible, at all times the restaurant is open, to ensure crowd control
    - in response to the block association's complaints that overflowing garbage has brought rats to the vicinity of the restaurant, management has agreed to install 2 solar powered garbage bins (in addition to those in the vicinity)
    - management will meet with BCI on a quarterly basis to provide an update on its adherence to the memorandum of understanding; at the same time BCI will hear comments from community residents
- Board members:
  - Have observed crowd control being effectuated; management is keeping its promises



- By keeping line inside stanchions, customers won't be on main section of sidewalk; pedestrians will be able to pass unobstructed
  - Before the latest memorandum of understanding, someone was assigned to manage the outside line of customers, but this was not his/her main task; now crowd control is his/her main task
- Shake Shack: Amanda:
- The two new garbage cans are referred to as "big belly" garbage cans; the restaurant will be notified when they need to be emptied by flashing lights on the garbage cans and via e-mail

After due deliberation, the resolution to **approve** was adopted: 28-6-1-0

6. **269 Columbus Avenue** (West 72<sup>nd</sup> – 73<sup>rd</sup> Streets) Renewal application #1392078DCA /ULURP #N150429ECM to the Department of Consumer Affairs by 72<sup>nd</sup> & Columbus Restaurant, LLC d/b/a AG Kitchen for a four-year consent to operate an enclosed sidewalk café with 16 tables and 34 seats.

After due deliberation, the resolution to **disapprove without prejudice** was adopted: 37-0-0-0

***New Unenclosed Sidewalk Café Applications:***

7. **187 Columbus Avenue** (West 68<sup>th</sup> – 69<sup>th</sup> Streets.) New application #11625-2015-ASWC to the Department of Consumer Affairs by Jagr 187 Columbus, LLC, d/b/a Joe Coffee, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 10 seats.

After due deliberation, the resolution to **disapprove without prejudice** was adopted: 36-0-0-0

8. **464 Amsterdam Avenue** (West 82<sup>nd</sup> – 83<sup>rd</sup> Streets.) New application #11552-2015-ASWC to the Department of Consumer Affairs by Seva, LLC, d/b/a Hampton Chutney Company, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 22 seats.

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

***New/Change of Ownership Enclosed Café Application:***

9. **320 Columbus Avenue** (West 75<sup>th</sup> Street.) New/change of ownership application #5143-2015-ASWC /ULURP #N150414ECM to the Department of Consumer Affairs by Shreeji Swami Restaurant, Inc. d/b/a Saffron Indian Cuisine for a four-year consent to operate an enclosed sidewalk café with 10 tables and 26 seats.

After due deliberation, the resolution to **approve** was adopted: 30-6-0-0

**Housing Committee**

Nick Prigo, Chairperson

10. **Support of Int. No. 49** - In relation to the provision of notice to council members and community boards of applications filed with the department of buildings.

- The Committee Co-Chair introduced the resolution.
- Small, strategic bill that deals with communication with council members and community boards.



- An amendment was offered to change the language from a focus on CM Mark Levine to just the City Council, with the following language “and urges the City Council to adopt this piece of legislation.”
  - A discussion on the amendment commenced. There was commentary regarding the appropriateness of focusing on CM Levine, also a critique of the strategy.
  - The amendment was approved by the Board, 23-11-1-0.
- Another amendment was suggested that tenants also be included in notice.
  - 36-0-0 -0

The resolution to **approve** was adopted: 36-0-0-0

### **Parks & Environment Committee**

#### **Klari Neuwelt, Chairperson**

11. **Riverside Park South.** Department of Parks & Recreation’s preliminary design for Phase 2 of the restoration of the West 69<sup>th</sup> Street Transfer Bridge (aka the “Gantry”), in the Hudson River off of West 69<sup>th</sup> Street.

- Committee Chair:
  - Plan for renovation of W 69<sup>th</sup> Street Transfer Bridge was great
  - Concerned that it will be quite awhile before Transfer Bridge is restored
  - In the interim, signs are needed in the vicinity to explain what the Gantry is
  - At the moment railroad names are embedded in pavement in Riverside Park South
  - Signs are needed to explain why
  - By the time Phases 1 and 2 are complete, \$6 million will have been spent to restore the Gantry’s structure
  - However, until completion of Phase 3 (for which no monies have yet been allocated), the public has no access to the Gantry
  - Under Phase 3 of the project, a bridge will be built from Riverside Park South to the Gantry
- Board comment: Allocating monies for this project was/would be wasting resources because the monies could have been/could be better used for items with higher priority
- Committee Chair: DPR got money from federal government and Riverside South developers (under restrictive declaration) for Phases 1 and 2
- Board comment: Does support for this resolution mean CB7 will be requesting money for further work on the Gantry?
- Committee Chair: no; the monies were allocated long ago
- Board comment: If we support this resolution, CB7 would be requesting that additional monies be allocated for Phase 3; building the bridge to the Gantry is not a high priority for use of those monies
- Committee Chair: money might be coming from federal government
- Board comment: at the time of the restrictive declaration, CB7 was aghast at monies being spent on this project; CB7 considered it a waste of these monies; CB7 should ask that those funds be used for other aspects of Riverside Park South



- Committee Chair: CB7 can indicate that as Phase 6 has no money allocated for Riverside Park South, we object to spending monies for Phase 3 of the Gantry restoration
- Board comments:
  - This structure is a work of art rising out of the water; when the public has access to the Gantry, the monies spent on this project will have been worth it
  - Why make the Gantry accessible?
- Committee Chair: Unless you can go out there and walk on it, the public benefit is less than if can do so

A motion to amend to remove last paragraph of the resolution was made:

- Board question: How much would it cost to remove the Gantry from the Hudson River?
- Committee Chair: Doesn't know; the Gantry has been stabilized via concrete structures; it would be difficult to remove them
- Board comment: There are many things CB7 would rather spend \$5 million on; we don't want to be on record in favor of wasting \$5 million
- Committee Chair: The money cannot be transferred to another project of CB7's choosing
- Board comment:
  - Monies spent/allocated to date are most likely: 80% federal monies and 20% City funds; if CB7 votes in favor of this amendment, CB7 would be making a statement; however that resolution would not affect monies been spent on Phase 2; CB7 would merely be asking the City not to allocate monies for Phase 3
  - Governmental entities undergo an extremely competitive process to have a project in their jurisdiction selected for federal funds for renovation
    - The Gantry is a relic from our industrial heritage
    - It is rare for NYC to have one of its projects selected
    - NYC would lose the federal monies allocated to renovation of the Gantry
- Committee Chair: Doesn't know if developers' monies would be used in Phase 3

The motion to amend was not adopted: 16-16-0-0

After due deliberation, the resolution to **approve** the proposed preliminary design for Phase 2, to request temporary interpretive signage, to request DPR to return to CB7's Parks & Environment Committee to present its final design for Phase 2, and to urge DPR to obtain funding for Phase 3, was adopted: 24-11-1-0

### **Preservation Committee**

#### **Jay Adolf and Gabrielle Palitz, Co-Chairpersons**

12. **1 West 67<sup>th</sup> Street** (Central Park West.) Application to the Landmarks Preservation Commission for window replacement.

After due deliberation, the resolution to **disapprove** proposed design of replacement windows, unless the center vertical muntin is added to the fixed window units at the bottom row of each window bay, was adopted: 34-0-2-0



13. **219 West 71 Street** (Broadway.) Application to the Landmarks Preservation Commission for a handicap/ wheelchair lift at the front entryway.

After due deliberation, the resolution to **approve** was adopted: 34-0-0-0

14. **313 Columbus Avenue** (West 75<sup>th</sup> Street.) Application to the Landmarks Preservation Commission for new store front and sign.

After due deliberation, the resolution to **approve** was adopted: 36-0-0-0

15. **41 West 76<sup>th</sup> Street** (Columbus Avenue – Central Park West.) Application to the Landmarks Preservation Commission for a one-story extension, facade restoration, window replacement, and new windows on the rear facade.

After due deliberation, the resolution to **approve** the front façade work as modified, to **disapprove** the rear façade **unless** the heads of the new large window openings at the east are lowered to align with the head heights of the existing punched window openings to the west on the third and fourth floors, to **recommend** the introduction of abundant greenery at the rear yard addition's blank walls, and to **approve** the rooftop addition, was adopted: 35-1-0-0

16. **44 West 77<sup>th</sup> Street** (Columbus Avenue – Central Park West.) Application # 17-0663 to the Landmarks Preservation Commission to replace windows.

After due deliberation, the resolution, to **approve** the south façade replacement windows and **disapprove** the eastern courtyard façade replacement windows, was adopted: 36-0-0-0

#### **Transportation Committee**

##### **Andrew Albert and Dan Zweig, Co-Chairpersons**

17. **159-161 West 85<sup>th</sup> Street** (Amsterdam Avenue – Columbus Avenue.) Application EIN #46-3662556 to the Department of Transportation by IUC 159 West 85<sup>th</sup> Street, LLC for a new revocable consent to construct, maintain and use steps and planted areas on the north sidewalk of West 85<sup>th</sup> Street, east of Amsterdam Avenue.

After due deliberation, the resolution to **approve** was adopted: 36-0-0-0

18. MTA Capital Program.

The Co-Chair accepted a friendly amendment that all NYC monies allocated to the MTA Capital Program be placed in a "lock box" so the funds are not used for any NYS purpose other than funding the MTA's capital program.

After due deliberation, the amended resolution for the City and State of New York to take action to make the MTA's entire capital program fully funded, was adopted: 36-0-0-0

19. New Hudson Rail Tunnel.

After due deliberation, the resolution for New York, New Jersey and the federal government to agree on a viable plan to fund the construction of new Hudson River Rail Tunnels was adopted: 36-0-0-0



20. R179 subway car procurement.

After due deliberation, the resolution to demand a better delivery schedule from Bombardier Company of R-179 subway cars, or if Bombardier cannot meet an appropriate delivery schedule, to review the offer of the Kawasaki Company to provide said subways cars, was adopted: 36-0-0-0

21. **130 West 87<sup>th</sup> Street** (Columbus Avenue – Amsterdam Avenue.) Application EIN# 54-2070479 to the Department of Transportation by Y&A Realty, LLC for a new revocable consent to construct, maintain and use a stoop, steps, and fenced-in area.

After due deliberation, the resolution to **disapprove** was adopted: 32-0-0-0

22. **Newsstand, N/W/C Columbus Avenue & West 92<sup>nd</sup> Street** (IFO 660 Columbus Avenue.) Application #10682-2015-ANWS to the Department of Consumer Affairs by Kanwarjit Gyani to construct and operate a newsstand on the northwest corner of Columbus Avenue and West 92<sup>nd</sup> Street, in front of 660 Columbus Avenue.

After due deliberation, the resolution to **disapprove** was adopted: 32-0-0-0

The Chair thanked the Co-Secretaries for their service this past year.

Upon motion duly made and seconded, the meeting was adjourned at 9:45 pm.

**Present:** Elizabeth Caputo, Andrew Albert, Linda Alexander, Richard Asche, Tina Branham, Isaac Booker, Christian Cordova, Kenneth Coughlin, Page Cowley, Louisa Craddock, Catherine DeLazzero, Mark N. Diller, Robert Espier, Sheldon J. Fine, Paul Fischer, DeNora Getachew, Matthew Holtzman, Benjamin Howard-Cooper, Meisha Hunter Burkett, Madelyn Innocent, Audrey Isaacs, Brian Jenks, Genora Johnson, , Blanche E. Lawton, Klari Neuwelt, Michele Parker, Nick Prigo, Jeannette Rausch, Christopher Riano, Richard Robbins, Madge Rosenberg, Peter Samton, Roberta Semer, Ethel Sheffer, Eric Shuffler, Polly Spain, Mel Wymore, Howard Yaruss, George Zeppenfeldt-Cestero and Dan Zweig. **On-Leave:** Marc Glazer and Lillian Moore. **Absent:** Jay Adolf, Steven Brown, Miki Fiegel, Rita Genn, Gabrielle Palitz, Anne Raphael, Suzanne Robotti and David Sasscer.



**Business & Consumer Issues Committee Meeting Minutes  
Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons  
October 14, 2015**

New applications to the SLA for two year on premises liquor licenses.

1. 80 Riverside Drive (West 80th Street) Cosmopolitan Broadcasting Corporation, d/b/a Riverside Tower Hotel.

Represented by Martin P. Mehler, Mehler & Buscemi, attorney. Landlord Don Lewis spoke about the proposed atmosphere and menu designed to attract a quiet, mature crowd on the level of the highest quality restaurants. Max of 16 couples at any time. Live music once or twice a year. Previously there was a café for 4-6 months.

**Community Comment:**

Mason Haupt, neighbor, coordinating all the efforts of the community. Residential neighborhood, historically preserved area. No control over what the owner claims will happen. Last month the attorney said there would be no bar and no live music. Now the plans show a bar and the landlords expects some live music. Not one liquor license on West End or Riverside in years. This would be unique. Hotels have a right to a dining room, but that is for an accessory dining room for the use of the patrons of the hotel, not for outside patrons. The hotel is a budget hotel. This is the creation of a new, non-conforming business that is not consistent with what is in the C of O or with his own clientele. What are the plans for ventilation and garbage? An accessory dining room should be entered through the hotel, where will their entrance be? Concerned that once they have the license, they will push for more. Will they ask for a sidewalk café or rooftop terrace? We have concerns about underage drinking.

Barry Mallin, attorney – question of law and zoning.

Lynn Beller, 90 Riverside Drive. Representing Board of Directors. 106 apartments. Against the proposal. Reaffirm issue of lack of control and changing of assurances. Historic district designation should keep it from allowing a restaurant. Fear that this application will be followed by others changing the tenor of the neighborhood. Smokers will hang around outside the restaurant. Parking is tight in the area. The venue is inappropriate with the Calhoun school down the road.

Warren Stein, pres 60 Riverside Drive. The plan may be to have fine wine and fowl but if that doesn't attract enough customers, the landlord can change the menu and décor at will.

Arnold Spellin, owner of a nearby townhouse. The logic of the city planners for that neighborhood was for it to be strictly residential. Commercial should be on Broadway and Amsterdam It will add garbage on the street daily. This is not as the City fathers intended.

Bill Deseta, 323 W 80<sup>th</sup> Street. Building owner. The restaurant proposed will have no value for the patrons of the hotel, they are mostly kids who couldn't afford it. I received a summons for garbage violations. My belief is that the patrons of the hotel used our garbage cans.



Martin Flusser, 324 West End Ave. I've never seen this landlord before. His hotel is an SRO. I assumed he was building a restaurant to service his own clientele. This would be bad for all the west side. Landmarks has worked hard to protect the area. The landlord will not be around to manage the business.

Paul Newman, 322 W 80<sup>th</sup>. At least once a week kids sit in front of the hotel drinking and smoking late at night. There are no restaurants on Riverside Drive now. Please don't change that. Stipulations can never keep this under control.

Helene Rosenthal, 307 w 80<sup>th</sup>. There are always kids in front of the hotel smoking and drinking. It would be devastating to have a restaurant there.

Robert Sak, 312 W 81<sup>st</sup> street, owner. The idea of a bar at that hotel is inappropriate for the neighborhood. The area is residential and hosts many schools.

James Besser, 78 Riverside Drive. Please help us preserve the beauty and quiet of our neighborhood.

CB 7 Board members questions answered by M. Mehler and D. Lewis:

Paul – I realize a hotel fits in a residential space, but it's already commercial.

George – did the previous café have a liquor license? No.

Michele – will the rooftop be used? No. If in the future we wanted to have a rooftop bar we would have to come back in front of you.

George- FYI this would never qualify for a permit.

Martin - the Liquor Authority takes action quickly. If we don't live up to the conditions of the application they will take action. The windows will be closed, the outside should not be affected at any time. The restaurant will be open from 5 – 11pm.

Michele – ventilation?

Lewis – ductwork is in place and the compressors will be in the backyard.

George – are there any apartment building windows looking onto the backyard?

Lewis – yes. There are HVAC system compressors already in the backyard. Once the kitchen is built out the heat of the kitchen will be piped up to the roof.

George – what will be the time frame for the garbage pick up?

Lewis – they come 3x a week. If necessary we can increase it to daily. They come at 6am.

George – deliveries? Where will they come in?



Lewis – we have a loading zone on 80<sup>th</sup> street, about 40 feet in length.

Mehler - A stipulation of no live music is fine. We will accept any reasonable accommodation you request.

Michele – I have a problem that the menu is not for the students, for the people who stay in the hotel.

Lewis – A huge number of my guests are celebrating special occasions. Many of the speakers did not seem to hear that the bar is a service bar, only about six feet. We don't encourage walk in patrons or eating at the bar.

Su

Christopher – Thank you for coming before us. I know it's time consuming and difficult. Thank you for looking to invest in the community. And thank you to the community. The turnout from the community is a testament that the community.

George – we would like to gather more information. If we were to make a decision tonight it would likely not get approved. We would like to meet with the leadership of CB7 because this would establish a precedent. We want to make sure that we are aware of any regulations that would apply here.

Mehler - we are not dealing with a zoning issue, there is no impediment from the liquor license

Barry Mallin - They don't not have a proper certificate of occupancy.

Michele – The stipulations would have weight with the liquor authority.

Mehler – We will not file with the liquor authority

George – moved that the application be held over another month for  
*VOTE passes 4-1-0-0*

2. 2309 - 2315 Broadway (West 83rd Street) The Pickle People LLC, d/b/a To be Determined.

Jacob Hadjigeorgis, Jacob's Pickles. New space will be similar to Jacob's Pickles. Renovations will start next month. Bar in the same place.

George – have the issues with Jacob's Pickles been resolved? Yes,

If we apply for an outdoor café, it will have to be small. The menu will be classic American.



VOTE: 5-0-0-0

Unenclosed Café Renewal Applications:

3. 229 Columbus Avenue (West 70th – 71st Streets.) Renewal application #1186113-DCA to the Department of Consumer Affairs by Flej, Inc., d/b/a Pomodoro, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

Peter Coundouras – owner. No changes to the size of the outdoor space.

VOTE: 5-0-0-0

4. 340 Amsterdam Avenue (West 76th Street.) Renewal application #1413323-DCA to the Department of Consumer Affairs by Amsterdam Ale House, Inc., d/b/a Amsterdam Ale House, for a four-year consent to operate an unenclosed sidewalk café with 11 tables and 32 seats.

Steven Wiebe, manager. The landlord is moving the main entrance for the building from Amsterdam to the side street. The entrance will not change.

George – an owner told me that the front of the restaurant will change.

Michele – I'm concerned that more people than 4 sit at the picnic tables.

VOTE: 5-0-0-0

5. 355 Amsterdam Avenue (West 77th Street.) Renewal application #1246104-DCA to the Department of Consumer Affairs by DLS Chicken Corp., Chirping Chicken, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 32 seats.

Kathleen Stathopolous, attorney. George checked the bicycle racks and asked that the planters be kept within the footprint. Please be vigilant with the bicycle delivery people, travel in the correct directions on the avenues and stay in bike lanes when you can.

VOTE: 4-0-0-1

6. 417 Amsterdam Avenue (West 80th Street.) Renewal application # 0929109-DCA to the Department of Consumer Affairs by Gilli, Inc., d/b/a Gilli Restaurant, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 19 seats.

Al Dente – Mona Villicana The outdoor café wraps the corner, only one table wide on the street side.

VOTE: 5-0-0-0

7. 513 Columbus Avenue (West 84th -85th Street.) Renewal application #1384479-DCA to the Department of Consumer Affairs by 513 Columbus, LLC, d/b/a Cotta, for a four-year consent to operate an unenclosed sidewalk café with 23 tables and 44 seats.

Efrain Perez SWA Architecture. Scaffolding is down. People sit at the windows on the inside.



Marie Temel, neighbor. This creates a terrible bottleneck caused by the two tree pits. Jackson Hole just north used to keep within their areas, but with Cotta spreading out now they do too. There is no room for a baby carriage to pass.

George spoke to the owner about managing crowds and keeping baby carriages within the footprint.

Su requested that Cotta add a fence at the edge.

VOTE: 6-0-0-0

8. 994 Columbus Avenue (West 109th Street.) Renewal application #1454076-DCA to the Department of Consumer Affairs by 994 Columbus Avenue, Corp., d/b/a Isola, for a four-year consent to operate an unenclosed sidewalk café with 9 tables and 22 seats.

Bob Callahan, licensing expediter.

VOTE: 6-0-0-0

Enclosed Café Renewal

9. 269 Columbus Avenue (West 72nd – 73rd Streets) Renewal application #1392078DCA /ULURP #N150429ECM to the Department of Consumer Affairs by 72nd & Columbus Restaurant, LLC d/b/a AG Kitchen for a four-year consent to operate an enclosed sidewalk café with 16 tables and 34 seats.  
Scott Schilveres

VOTE: 6-0-0-0

New Unenclosed Sidewalk Café Applications:

10. 187 Columbus Avenue (West 68th – 69th Streets.) New application #11625-2015-ASWC to the Department of Consumer Affairs by Jagr 187 Columbus, LLC, d/b/a Joe Coffee, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 10 seats.

Ye Yip, representative.

VOTE 6-0-0-0

New Business

Michele –

We need a volunteer to work with Michele and Howard on the sidewalk café guidelines. Linda volunteered.

We need to consider drafting proposed legislation for our City Councilperson to move jurisdiction of rooftops and rear yards to the Dept of Consumer Affairs.



Lincoln Square Bid has requested that we support them on a move to cap the number of vendors. CB5 has implemented their own rules.

Resolution VOTE: 6-0-0-0

Doug Kleiman -Training for Intervention Procedures - safety on serving alcohol. CB's can make a recommendation that a restaurant take this 5-hour class designed for all those who serve alcohol.

**Present:** George Zeppenfeldt-Cestero, Michele Parker, Linda Alexander, Paul Fischer, Christopher Riano and Suzanne Robotti. **On-Leave:** Marc Glazer. **Absent:** Christian Cordova, Matthew Holtzman, Brian Jenks and Anne Raphael.



**Parks & Environment Committee**  
**Klari Neuwelt, Chairperson**  
**October 19, 2015**

Meeting called to order at 7:04 PM by Klari Neuwelt.

Initial introduction from Barbara (Basha) Nikonorow of Partnerships for Parks. She is the new Outreach Coordinator for CB7.

Presentation by the Department of Parks & Recreation on Bennerson Playground, West 64<sup>th</sup> Street, Amsterdam-West End Avenues  
Katherine Bridges and Ricardo Hinkel, Parks Capital Projects, presenting on behalf of the Parks Department.

Presentation and focus on “Future Phase 2” on the North-Central end of the Park. Phase 1 should be out to bid by the end of next month (entire project will be built together). They expect construction to start in August of 2016.

Phase 2 is funded. Presentation focused on the new design, including a wheel hair accessible play structure for children ages 2 – 5, another play structure unit for children ages 5 – 12 (focus on the climbing experience but also includes ADA usable equipment), a spray loop and jet stream ground sprays, additional picnic tables and benches, use of safety surfacing, hi-lo water fountains, fences that allow for controlled park access, and plant material that matches current plant material at the site.

Questions from Committee:

KN, with KB responses – Entire project is submitted at one time to PDC, even if the project is done in phases. KB: “Really it is all done. Once we got the funding it truly became one project as opposed to phased projects.”

Money is coming from a number of places, including MBP Brewer as well as what she believes also comes from the Mayor’s Office. The Budget for Phase 2 is around \$730,000.  
As to the spray shower, the shower is user activated in order to be user friendly and prevent undesired use of water in the park. The shower is seasonal, as well as timed.

DS, with KB responses – The entire site will be put out to bid out as a single bid for the entire site (without regards to the various Phases as presented).

KN, with KB responses – Still need a final approval from PDC, they wish to submit to the PDC by October 27<sup>th</sup>. PDC hearing will be in mid-November.

MB, with KB responses – Focus on the ADA accessibility. Is there a warranty on the stock items from the distributor? Have they been used before (life-span)? KB notes the equipment is warrantied, for various amounts of time. The vendor, Game Time, is based in Alabama, and is always one of the top providers to Parks because of their reliability, and there is a “constant cycle of improvement.” These specific configurations have been used before, and they have held up before.



Questions from Community:

Margarita Curet (President of the Amsterdam Houses Association) – Very pleased that children will have the opportunity to have access to new equipment. Sounds like all good news!

Marisa Maack (Council Member Helen Rosenthal) – Money was put in to this project by Helen Rosenthal, and is disappointed this still hasn't been constructed yet.

Ira Gershenhorn – What materials is the playground made of (concern over vandalism)? Is there money for maintenance? KB: Yes, there is, and all items are “catalogue items.” In addition, Game Time is one of Parks' standard manufacturers because they are so good at service of their constructions. Also, there will be fences around the planted beds (lower fences). This park will be added to the ADA list with the Parks Department. Also, concern from IG about the use of New York dollars going to Alabama (because of Alabama laws related to voting rights, gun control, and sewage sludge). KB: Parks is unaware of how to answer this concern.

Emily Frost (DNA reporter) – What parts of the equipment are ADA accessible? 2-5 looks more accessible than the 5 – 12 play structure. KB: Parks believes there is also a lot of “ground level play” where play features are accessible from the ground level. Action from the Committee, Resolution to Approve the Samuel N. Bennerson Park Phase 2 Preliminary Design. KN will write the resolution per normal Committee practice.

*Committee Members: 5-0-0-0.*

New Business

Bill O'Donnell & Frank Lovece – Friends of Frederick Douglass Circle – Penny Ryan has been very helpful, but the day the Circle reopened after renovation it became a skateboarding park. The problem is serious, is getting worse, and the Circle is gradually being destroyed and is a huge quality of life issue (including late night skating). Presents a large community danger. They feel they have been patient, but they no longer believe that enforcement is the only way to deter this action. “The world's most perfect skateboarding park.” KN also believes this is a problem, and cannot understand how the design did not take potential skateboarding into account. One of CB7's budget priorities for several years, now funded, is the renovation of the skateboard park in Riverside Park, but that renovation is unlikely to make a significant difference to the problem at Frederick Douglass Circle. They also believe that they should receive additional help from the city, and not only own the entire problem at citizens in the neighborhood.

Frank Lovece – The raw numbers of people skateboarding in the Frederick Douglass Circle are increasing. There are clear problems with enforcement, and question of movement towards redesign of the park. His group has an architectural consultant who has looked over the problem with recommendations in order to try and remediate the situation, and also speak for Towers on the Park. KN: We would like to have a more formal discussion at the next Committee meeting, but meanwhile need to continue with tonight's existing agenda.

Mike Petite: (Manhattan Community Boathouse, which runs the free kayaking program at 72<sup>nd</sup> Street): Just checking in, final 2015 usage numbers include around 10% growth at 72<sup>nd</sup> Street. Partnering with Gertrude Ederle Rec Center for kids program in the winter. Sandy Higgins of Rec Center: This includes kayaks in the swimming pool in the “learn to swim program.” Classes are full and everyone is very excited! There are many exciting programs within the Center, including unique programs that are not available in other places.



Ira Gershenhorn – Skate Park at 109<sup>th</sup> street is getting a large upgrade, and he believes the skate park is never truly open and is supervised. Because it is supervised and with hours, it remains underused. Advertise the park, and make it unsupervised. Also, open bathrooms or install composting toilets. KN: One object of the renovation project is to permit it to be used without DPR supervision.

#### Discussion on Budget Priorities for FY2017 NYC Budget

Dan Cohen (former CB7 member), founder of Friends of Anibal Aviles Playground:- Meeting with WSFSSH, which is working on converting city garages on the 108<sup>th</sup> Street into housing. People would like to work with the playground, including the redevelopment of the playground. In addition, WSFSSH might try to include a bathroom opening onto the playground. The lack of a bathroom at the playground has been a problem. He wants to insure that the playground is included in CB7's budget priority requests. Budget Priorities from KN (Labeled October 19<sup>th</sup>). We are the only committee that meets annually with our agency (DPR) in preparing our budget priorities. Bloomingdale Playground is completely funded, which is very exciting. The Hippo Playground landscape is crossed off the list from last year because that project has been funded. Bennerson is also crossed off because it has been funded, as discussed tonight. Steering Committee will meet tomorrow to prioritize both capital and expense items, but we always go into the Steering Committee meeting with our own P+E list.

#### Capital Budget:

Cherry Walk is "very important." Remains the number one item of the committee. Particularly important on questions of lighting and path reconstruction. The Park is in both Helen Rosenthal and Mark Levine's districts, and a multi-agency responsibility, and KN expects there needs to be a task force or similar group to spearhead a way to move this along as a project. KN "We want to get it done." KN and MB note how difficult the terrain is. Seems likely that because it is a multi-faceted project, it really needs to be an all fronts effort that can be done by a task force. KN believes it unlikely that federal funds will be available because DPR says that federal funds are not available for work on already existing paths. KN: most of the rest of the items on the capital list are updates on last year's requests, with minor changes due to various items having minor changes in text or dollar amount. Playground 89 is under construction, finally. On The Rotunda, DOT since last year has secured funding and is developing plans to do their part of the renovation over several years in the relatively near future. But DPR needs to raise about \$30 million for its part of the Rotunda renovation. One issue is that no one ever writes checks for Riverside Park similar to the size of checks for items within Central Park (although there is a Riverside Park Conservancy).

With regard to the last item on the capital list, because private sidewalks along CPW are not usually funded by private sources, we always keep the restoration of the CPW sidewalks on our list, particularly to maintain a Central Park item on our capital list

#### Expense Budget:

Two items would be new this year, both urged by Penny Ryan. One is street tree maintenance, because there is no maintenance money for keeping street trees in good condition. MB and DS believe that people in adjacent buildings can adopt trees, but it seems like people are not always participating in the program. KN notes that buildings are not always in the business of understanding how best to take care of street trees outside. MB wants to add root maintenance, which seems to find agreement among the committee.



Lance Tupikin, working for Special Projects Coordinator in MBP Brewer's Office – Can I receive the minutes from today's meeting? KN will review and make sure that the minutes go out to him. lance.tupikin@gmail.com.

Second new item, KN notes issue with Parks Department vehicle maintenance because of a lack of independent system or process to repair them. Penny strongly believes this is important, and committee seems to agree as a whole. Committee agrees to add both new items to its capital priorities list. The Committee has one DEP expense priority item: enforcement of the anti-idling laws. DEP has no dedicated funds to enforce the law, and there is effectively no enforcement. 311 complaints are not a viable enforcement mechanism. This is a district wide issue. A joint meeting with Commissioner Lloyd scheduled by Helen Rosenthal's office was canceled and never rescheduled. KN wants to redouble our efforts (this is the only non-Parks Department item on either of our lists). MB, would it be helpful to coordinate with the local Police Departments? KN, yes of course, but the Police Department has no interest to find someone idling at any particular moment. KC, always remember that there are two forces, and Traffic Enforcement should be involved. DS, what is their incentive? KN, enforcement shouldn't be difficult if an effort is made, and it might make sense to put pressure on DEP. MB, should we look at this as both a carrot and a stick problem? Can we have people give us presentations on this topic in order to learn more about the topic? Foster a greater relationship with DEP. MB believes that DEP can be very helpful if we start doing particular outreach as a committee, in order to foster a dialogue. The Committee notes: the DEP community outreach person attended a Committee meeting last year and was not helpful. His only suggestion was to call 311 with individual complaints, which does not work. He declined to return.

On a general basis, KN wants to increase our work on environmental issues and increase involvement of individual committee members on projects. MB offers to start thinking and approaching DEP as our "scout" on this.

Eric VonKolm – community member: Just here looking at local news and looking over what he wants to use or not in a project called Upper West Side Live, wanting to bring more information to the community. KN: It looks likely that CB7 will have a new Committee, to be discussed at the Steering Committee meeting tomorrow.

Final budget priority item: KN wants to highlight the interest in the Transfer Bridge from the last Full Board meeting, specifically looking at where money would come from for "Phase 3." Parks wants to find a way in which the bridge would be secured and accessible to the entire public, not just for programs or special events. The utility of the connection is that the Transfer Bridge would be open to the public, and we should add it to the bottom of our list to keep attention on the topic. Committee agrees to add to the capital budget priorities at the end of our list.

MB: Is there an ADA evaluation of the playgrounds all over CB7? KN suggests that MB speak with Board member Catherine DeLazzero.

MB: Should we add an item regarding basic maintenance parks? KN notes we already have an item in our requests for park maintenance. She believes that we have this covered by #3 on our list.



KN: Thank you to KC for coming to the budget priority meeting with the Parks Department. Also, KN welcomes Committee members to come to the Steering Committee tomorrow, at which budget priority items will be ranked for CB7 as a whole.

Meeting called to a close at 9:02PM.

**Present:** Klari Neuwelt, Ken Coughlin, Meisha Hunter Burkett, Christopher Riano and David Sasscer.

**Absent:** Steven Brown.



**Land Use Committee Meeting Minutes**  
**Richard Asche and Page Cowley, Co-Chairpersons**  
**Joint with Housing Committee**  
**Nick Prigo, Chairperson**  
**October 21, 2015**

The following Land Use Item was presented and the action is recorded below:

1. **100 West 72nd Street, d/b/a Miccass Physical Therapy, PC and Momentum Fitness, LLC (Columbus Avenue).** Application # 188-15-BZ to the Board of Standards and Appeals by Sheldon Lobel, P.C. for a Special Permit pursuant to ZR Section 73-36 to permit a physical culture establishment in the cellar level of the premises.

The attorney representing the applicant presented the project. The proposal was a straight forward use of the below grade space for a fitness and physical therapy center. No questions were asked.

Motion to approve:

*Land Use Committee: 14-0-1-0. Non-Committee Board Members: 1-0-0-0*

The following Land Use Committee joint with Housing Committee item was presented and discussed only. No action was taken at this meeting

2. **Zoning for Quality and Affordability (ZQA) and Mandatory Inclusionary Housing (MIH) text amendments.** Information about the proposals and PDF versions of the text amendments are available at the following links: [MIH](#), [ZQA](#). Potential impacts on MCD7 are available at [www.nyc.gov/mcb7](http://www.nyc.gov/mcb7). Comments are due at the Department of City Planning on November 30, 5PM.

An illustrated PowerPoint presentation of both text amendments was presented with representatives from the Department of City Planning (DCP) that included: Eric Olsen, Community Planning Liaison, CB7; Stephen Johnson, and from Department of Housing Preservation & Development (HPD): Michael LaShala, Deputy Director for Housing.

Both committees had reviewed a previous version of the **Zoning for Quality and Affordability (ZQA)** earlier this year when the Draft Environmental Impact Review (DEIS) was presented, which CB7 had responded to in the form of a letter. Neither committee had previewed the **Mandatory Inclusionary Housing (MIH)**. While the documents might be considered linked, they serve different goals which is to provide an additional 200,000 affordable housing units in the next ten years and preserve affordability of 120,000 existing units. The **Mandatory Inclusionary Housing (MIH)** was presented first. For details of this proposal, please refer to this link to access this document:

[www.nyc.gov/html/dcp/pdf/housing/mih\\_presentation\\_0915.pdf](http://www.nyc.gov/html/dcp/pdf/housing/mih_presentation_0915.pdf).

The focus of the presentations shifted to the second text amendment, the **Zoning for Quality and Affordability (ZQA)**. A revised and updated presentation was provided that included easier to read graphics and better illustrations to demonstrate the changes that this text envisions as the presenters stated in animated Venn diagram slide # 7 "Affordability and Quality makes for Smarter Zoning." The link for this revised document is:

[http://www.nyc.gov/html/dcp/pdf/zoning-qa/presentation\\_0915.pdf](http://www.nyc.gov/html/dcp/pdf/zoning-qa/presentation_0915.pdf)

Key features of this text amendment include Affordable Senior Housing and Care Facilities, creation of Inclusionary Housing and requirements to create more transit accessible



affordable housing options. These three goals also incorporate changes to permit a more interesting streetscape and residential architecture.

For the Affordable Senior Housing and Care Facilities, additional height will be permissible but not exceeding 4-6 stories; equate multi-family housing floor area to senior housing and care facilities; allow increased floor area that incorporates elevators.

For the Affordable Housing, provisions are made to permit:

- Reduce or eliminate off-street parking.
- Better ground floor retail at the ground floor with a 5'-0" increase for ground floors only.
- Cap the number of floors.
- Permit narrow setbacks at the sidewalk to provide planting strips, front courtyards, bay windows or recesses within the upper floors to provide greater variety in the design and appearance of the facades.
- Eliminate black or flat street walls.

Examples of how these changes could change and improve the architecture for new affordable housing projects were described and illustrated in comparative grey renderings (before) and (after) colored renderings.

Committee and board members present were given opportunity to comment or ask questions first. Responses from presenters are in *italics*. These are summarized below:

- Sheldon Fine: Can we confirm what is meant "affordable housing?"  
*Various explanation of what this term means were offered in comparison to market rate housing.*
- Richard Ashe: This text amendment seeks to invite developers to reach for the largest zoning achievable, as no proposal would be lower but use the increased height and bulk to best advantage. Why is the DCP requiring a project to effectively resort to "spot zoning?"  
*There will be two tracks of permit applications - one for the private developer requesting zoning changes, and one for developers submitting applications that create substantial new residential density.*
- Ethel Sheffer: Does the Voluntary Inclusionary Housing Program continue?  
*Yes.*  
 Will this continue with the additional of the Mandatory Inclusionary Housing requirements?  
*Voluntary Inclusionary Housing Program will continue in parts of the City. In CB7, R9A will stay as it exists.*  
 What types of projects and where do the funds go generated by the payment option?  
*These funds will come primarily from small projects of 11-25 units, that are too small for HPD to administer and rather than be on site or off-site payments will be paid into this fund.*
- Audrey Isaacs: The Board of Standards & Appeals (BSA) is not a planning authority, so which agency and what will the criteria be for hardship relief?  
*Hardship relief will follow the same five criteria that presently exists, but written with more specific findings relating to housing.*



- Sheldon Fine: Can you define the Community Board role / Community Review Process for these proposed programs?  
We are in the process of creating the program where Public Review would be ULURP.
- Robert Espier: This text amendment precedes the process so how will the target ratio of 50% - 50% be achieved?  
*Over times we create the program and the funds increase.*
- Louisa Craddock: This mandatory Inclusion is essentially a set of rules that will correspond to mapping, right? So what would the mapping be?  
*When there is a re-zoning or an up-zoning that would require affordable housing, every application from that point onwards would be subject to MIH requirements.*
- Howard Yaruss: When there is an 80% - 20% maximum number of units provided vs. the cost of market rate units, will the new ratio be better than the existing percentages?  
*This will vary by neighborhood.*
- Mark Diller: Is the target number based on percentage of floor area rather than on the number of units?  
*Floor area.*  
How does the developer decide what percentage to create?  
*This will vary by area served.*
- Jeanette Rausch: What are the triggers for East New York Re-Zoning?  
The UWS will be treated differently.  
Given the limitations for new development sites within Cb7, other areas would appear to be more feasible -- Chelsea, Hudson Yards etc. The result is that hardship relief for projects in our area will be a large loophole as an unintended consequence.  
The 11-25 unit housing is also laid out as a potential loophole for payment in-lieu and this should be studied in greater detail.  
Much of the requirements would seem to lead to spot zoning without any mapping or enacting corresponding legislation. The triggers need to be fully explored for all levels of housing percentages being considered.
- Mel Wymore: The 1/2 mile limits the possibility of keeping the new units within or close to our district.  
*We will be working towards encouraging the affordable units to remain on site.*
- Members of the public were invited to speak and also ask questions. As before, where responses were provided by the presenters, these are indicated in *italics*.
- Susan Nial: Provided a written statement for the record that objects to the approval of the affordable housing amendments for several reasons:
- The revisions have little to do with zoning and relegates appropriateness and design to the Landmarks Preservation Commission as much of the Upper West Side is within an historic district.
  - There is no comprehensive planning, mostly adjustments to zoning.



- There is no provision or requirement of transparency for lot mergers, to determine the extent and scale of the change/development.
- The changes do not demystify "as-of-right."
- No rigorous enforcement of the newly built affordable housing -- the concerns are for the developers not the tenants.
- The proposal will encourage demolition of existing smaller scale buildings that are presently tenanted by lower income residents.
- In conclusion urges the Community Board to reject these plans and instead request zoning pursuant to a comprehensive plan.

Batya Lewton Can the comments made by the Board be put into a resolution based on tonight's meeting?

Sean Khorsandi: The current presentation contains lots of revisions from previous versions. There are now more documents to review including the lengthy texts that appears more as a "document dump" all within a few days rather than readable detailed and digestible material.

- Major concerns include:
- Lack of provisions for enforcement.
- No regulation after 15 years.
- LPC oversight with a limited staffing available to review even more applications.
- More incentives for owner/developers and less provisions for tenants.
- At this stage generally a need for more information and explanation before a realistic assessment can be made.

*The presenters were receptive to the comments. With regard to enforcement and affordable housing enforcement, both would be provided through HPD.*

Joseph Bolanos: The model of affordable housing is based on leasing. It is permanent affordable housing that is what is at stake. The standard [lease] term is typically 1-2 years. What happens if employment status or income increases? What are the consequences of changes in tenant's status?

*The housing will remain permanent. The tenant can remain in place with no changes to their rent.*

Susan Simon: The Mayor's push to produce this low income housing is admirable. When he previously served on the City Council he wanted historic districts and contextual zoning, now he looks at affordable housing and allows mega towers. The issue of off-site affordable housing and the payments do not come close to the tax breaks given to developers. The focus is no longer on neighborhoods but favoring developers.



Cara Kelly: This is a lot to digest in a very short time frame. The text calls for increased density increasing an already crowded district - more traffic, more pedestrian, less schools. The new developments will be built and not preserve the older developments. How can we keep the existing housing stock and maintain its viability?

Barbara (?) In this new plan for affordable housing, there is a lot of commercial rentals. What will happen to the ground floor apartments? There is no incentive to retain existing small retailers in the older existing buildings. There are many empty storefronts on Columbus and Amsterdam Avenues.

*The retail is permissible and our new rules will make retail less difficult to create/encourage smaller stores.*

Unknown: There are no studies to support the proposed changes that speak to need. How are tenants to be protected once provided an apartment? Who verifies income levels and that affordable salary limits have not been abused?

*Once you are qualified and placed, you are able to remain. While there have been reports of abuse in other type of affordable housing programs -- rent stabilization there is not much checking -- for permanent programs, there are very few cases.*

Joseph Bolanos: The DCP currently limits the width of retail stores on certain avenues. Under this new proposal, could retail also be on a second floor with the increased height?

*First, the current Enhanced Commercial District corridors will not change. The increase in height is to permit better ground floor retail accommodation. As long as the retail stays within the increased ground floor height a second level could be possible.*

Mel Wymore: As a final comment, the entire premise of the proposal is not actually incentivized. Zoning is a conveyance of value and everything here is about the FAR market: Can you get the maximum FAR and return on investment. Why should the developer get a larger building, they should be able to carve the affordable housing out of the present and zoned FAR.

Given the complexity of the two proposed text amendments and the need to learn as much as possible this evening, no resolution will be drafted and considered. As there is a lot of information to consider, a second joint Land Use and Housing Committee Meeting will be scheduled for Monday, November 2, at the Community Board Office at 7 pm. In the interim, the committee members are encouraged to submit any additional questions and comments to Richard Asche who will compile a new list for forwarding to HPD and DCP. In addition the committees will start a draft resolution for circulation by committee members only before this



second meeting to be able to present a resolution to the Full Board on Wednesday, November 4, at Mount Sinai Roosevelt Hospital, 1000 Tenth Avenue (*West 59th Street*).

Being no further business, the meeting was adjourned.

Respectfully submitted by Page Cowley, Co-Chair Land Use

**Present:** Richard Asche, Page Cowley, Louisa Craddock, Brian Jenks, Jeannette Rausch, Peter Samton, Roberta Semer, Ethel Sheffer and Howard Yaruss. **Housing Committee:** Nick Prigo, Robert Espier, Madelyn Innocent, Audrey Isaacs, Genora Johnson and Jeanette Rausch. **Board Member:** Mark N. Diller. **On-Leave:** Lillian Moore. **Absent:** Tina Branham, Sheldon J. Fine, DeNora Getachew and David Sasscer.



**Steering Committee Meeting Minutes**  
**Elizabeth Caputo, Chair**  
**October 20, 2015**

1. CB7 priorities for FY2017 NYC Expense and Capital Budgets  
Mel Wymore, Chair Budget Committee; Mark Diller applauded for efforts on this committee
  - a. Expense Budgets
    - i. Community Boards: increase budget for non-personnel costs
    - ii. Department of Sanitation: dedicated collection truck to service the street recycling cans
    - iii. NYPD: increase budget for uniformed patrol officers
    - iv. NYCHA: monies for training for skilled personnel to do NYCHA repairs
    - v. DPR: monies for Pest Control personnel
    - vi. Department of Youth & Community Development: increase baseline for monies for afterschool & OST program in public schools and neighborhood CBOs
    - vii. DHS: Homelessness: funds for Homebase Services to prevent eviction
    - viii. DEP: monies for dedicated enforcement staff for anti-idling law
    - ix. ACS: funding for baselined early learn programs, including UPK and Head Start
    - x. DPR: monies for additional park enforcement patrol
    - xi. DPR: park maintenance staff
    - xii. NYPL: restore staff and operating budget of libraries in District
    - xiii. Dept H & C Dev: funding for summer youth employment
    - xiv. DPR: Playground associates
    - xv. Mental health: community training at Ryan Center for Mental Health First Aid
    - xvi. Dept of Sanitation: additional service to collect trash from overflowing baskets
    - xvii. DPR: street tree maintenance
    - xviii. DPR: DPR vehicle maintenance
  - b. Capital Budgets
    - i. DOT: Install pedestrian count-down timers at 10 intersections
    - ii. DOT: Fund street-scape safety improvements
    - iii. DPR: Reconstruction of Cherry Walk
    - iv. NYCHA: Allocate space for and renovate senior center at Douglass Houses
    - v. DPR: Purchase of DPR equipment
    - vi. NYPL: Renovate Bloomingdale Library
    - vii. DPR: basketball
    - viii. DOT: street & curb lane resurfacing
    - ix. DPR: Soldiers & Sailors Monument
    - x. DOT: audible signals for crossing street
    - xi. DPR: Renovate Anibal Aviles Playground, W 108 St & Amsterdam Avenue
    - xii. DOT: Reconstruct Riverside Drive between W 104 St and W 110 Street



- xiii. HPD: Create and preserve Supportive Housing
- xiv. DOT: pedestrian initiated traffic crossings in Central Park
- xv. NYPL: Performing Arts Library
- xvi. DPR: Renovate Dinosaur Playground

2. Communications Committee

Chair asking Linda Alexander & Su Robotti to Co-Chair committee

Respondent to inquiries from public and press

Help Committee Chairs get word out about resolutions, positions, etc.

Do NOT need Board or Steering Committee to approve creation of Communications Committee

Do NOT give quotes to press; do NOT serve as spokesperson for CB7

3. Press Inquiry Protocol

Committee Chairs being asked to comment to press about certain issues

At Borough Board found that it is standard policy for anyone speaking to press to let Chair know before doing so and get authorization from Chair

4. Committee Chair and Member Responsibilities

a. Member responsibilities

- i. HHS: gives each member the opportunity to organize a meeting
- ii. Parks Committee: Initiating Cherry Walk project supervised by a committee member because it involves multiple Community Boards, multiple City Council Members, City, State and federal governments; got Chair's permission to
- iii. Housing Committee: Task Force: meet and greet at each Douglass building so residents can meet CB7 reps
- iv. Preservation: have Cee members (not Committee Chairs) present the resolutions once in awhile
- v. BCI: same as Preservation Committee's approach
- vi. Absences from full Board meetings and committee meetings:
  - 1. An individual has repeatedly been warned but has not improved re his attendance; he has said he cannot commit to improve attendance
  - 2. 7 absences from full Board and/or standing committees within 12 month period is sufficient for removal for cause; this individual has been absent much more than 7 times during his 1 ½ year tenure
  - 3. Steering Committee is going into Executive Session; it will take a vote to determine whether or not to recommend to remove this Board Member for cause
  - 4. If Steering Committee votes to remove him for cause, Steering Committee will give the individual notice Steering Committee has taken a vote to remove him and the grounds for that vote
  - 5. Steering Committee will give that person the opportunity to respond
  - 6. After receipt of person's response, Steering will determine whether or not to refer removal of this person for cause to full Board



7. If Steering determines to refer to full Board, (unless individual resigns) item will be placed on the agenda for a vote at the full Board meeting
8. After due deliberation, recommendation that individual be removed from CB7 for cause was adopted: 13:0:0:0

5. November Full Board Agenda

Moving these items towards the top of the agenda:

Land Use/Housing: zoning for quality and affordable housing

Preservation: Collegiate

BCI: similar to Preservation

**Present:** Elizabeth Caputo, Andrew Albert, Page Cowley, Mark Diller, Audrey Isaacs, Blanche Lawton, Klari Neuwelt, Madge Rosenberg, Mel Wymore, George Zeppenfeldt-Cestero and Dan Zweig. **Board Members:** Christian Cordova, Kenneth Coughlin, Mark Diller, Sheldon J. Fine and Christopher Riano. **Absent:** Jay Adolf, Richard Asche, Catherine DeLazzero, DeNora Getachew, Brian Jenks, Gabrielle Palitz, Michele Parker, Nick Prigo, Suzanne Robotti and Eric Shuffler.



**Transportation Committee Meeting Minutes  
Andrew Albert and Dan Zweig, Co-Chairpersons  
October 13, 2015**

**Report on West End Avenue redesign community survey - E. Sheffer**

Ethel Sheffer reported on the findings of the survey undertaken by traffic consulting firm Nelson/Nygaard, with respect to the West End Avenue re-design, completed some 6 months ago. Questions raised during the discussion included: how was the community notified of the survey? Why were delivery truckers such a small percentage of the response? When will DOT do their own survey? Has traffic moved to another avenue, due to the re-design?

Ethel explained that there appeared to be an equal number of folks satisfied and unsatisfied with the re-design, and that it would be difficult to draw conclusions from the survey. DOT usually does their own survey a year after the changes, and we look forward to their evaluation of the changes.

**West End Avenue redesign - discussion of Crash data - R. Robbins**

Rich provided information on crash stats, with the following interesting info: for the period examined, there were 31 crashes in the 70's, 19 in the 80's, 27 in the 90's, and 14 in the 100's.

Rich also provided a chart of crashes with injuries for West End Ave. Most interesting was the broad based reduction in the average count of injuries in crashes/day comparing the period prior to the traffic pattern change to the period after the change.

A member of the public, Tag, stated that noise and honking of horns was worse in the 90's blocks, particularly 97th-98th & West End Avenue, as well as dangerous racing down West End Avenue.

**Lincoln Square B.I.D. - Winter's Eve celebrations/street closures**

Monica Blum, President of the Lincoln Square Business Improvement District, gave an over-view of the upcoming (Monday, November 30, 2015) Winter's Eve celebrations, including a rundown of the proposed street closures, length of time, entertainment, etc. of the annual event. A resolution of approval was given.

Community Board #7 approves the Lincoln Square B.I.D.'s proposals for street closures for the annual Winter's Eve celebrations.

Vote:                   Comm: 8-0-0-0

N.C.B: 2-0-0-0

Monica went on to discuss the Lincoln Square bowtie changes DOT is undertaking, and expressed a strong preference for a brick treatment for "suicide knot", as opposed to the regular concrete DOT is proposing. This would make it obvious which was the proper place for pedestrians to cross, especially when there is snow on the ground, as it would provide a "raised surface."

The committee recommended that CB7 send a letter to DOT supporting the brick treatment for this area.

130 West 87th Street revocable consent - stoop, steps, fenced-in area

The applicant did not attend the meeting, so a protected disapproval was given.



Vote: Comm: 8-0-0-0

NCB : 2-0-0-0

### **Discussion of Enforcement -**

Discussion continued from the previous month on the subject of enforcement of all types of traffic violations in CD7. Rich Robbins wanted to know why this item was back on the agenda. Dan explained that last month we had compiled a list of enforcement items for motor vehicles, bicycles, and pedestrians; this month would be the time to discuss what and how to implement and improve enforcement in CD7. There was agreement that representatives of the police should be present and invited to the December meeting to talk with them about how we can help them and work with them to effect greater enforcement, and that will be done. After some discussion the item was laid on the table to be brought back at a later time. Peter Arndtsen, of the Columbus-Amsterdam B.I.D., expressed an opinion that he feels the 20th Pct seems to have a better handle on traffic enforcement than the 24th Pct.

### **Budget Priorities discussion**

The committee discussed the 2016 budget priorities, with a strong preference given to those that would impact pedestrian & vehicular safety. After a discussion, it was agreed that those priorities of a "continuing nature" would become "tier 2" priorities, while those affecting safety would become a "tier 1" budget priority. The list has been submitted.

### **New Business**

Rich Robbins introduced a resolution concerning pedestrian fatalities and injuries, and indicating the Transportation Committee's goal of reducing these:

### **RESOLUTION**

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

- Our community has suffered a large number of tragic deaths on our streets in recent years.
- In addition to the well-publicized deaths, 505 people were injured on our streets in 2013, 464 people were injured in 2014, and 332 people were injured between January 1 – September 30, 2015, a pace for ~450 injuries in 2015.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan's first Transportation-related priority for 2016 is to work to significantly reduce the number of deaths/injuries on our streets, with a goal of zero deaths and a goal of at least a 1/3 reduction in injuries in 2016; and

BE IT FURTHER RESOLVED THAT CB7 calls on the New York City Department of Transportation ("DOT"), the New York Police Department ("NYPD"), and all other relevant City agencies to work with CB7 and our elected officials on an on-going basis to coordinate and prioritize efforts to achieve these zero death and reduced injury goals in 2016; and



BE IT FURTHER RESOLVED THAT CB7 calls on the DOT, NYPD, the New York State Departments of Transportation and Motor Vehicles and other relevant State departments and authorities consistently to provide CB7 with timely and current reports with sufficient detail and ancillary information as well as providing regular oral presentations and analyses from experts and representatives with pertinent information and expertise as needed so that CB7 can engage each month in a fact and data-driven discussion and analysis at the Transportation Committee and/or the full Board to identify the highest priority actions that will have the biggest impact on reducing deaths and injuries, and to develop a plan to achieve these zero death and reduced injury goals in 2016, including without limitation providing statistics and detailed back-up information relating to deaths, injuries and incidents of concern; details of the implementation of activities undertaken to achieve these goals and feedback on their intended and collateral effects; and suggestions for further action or revisions to on-going strategies.

Vote to be taken at pre-meeting – after the full text is available to committee to read.

Present: Andrew Albert, Dan Zweig, Linda Alexander, Isaac Booker, Ken Coughlin, Richard Robbins, Roberta Semer and Howard Yaruss. Chair: Elizabeth Caputo. Board Member: Mark Diller. On-Leave: Lillian Moore. Absent: Anne Raphael and Suzanne Robotti.



**Health & Human Services Committee Meeting Minutes**  
**Catherine DeLazzero and Madge Rosenberg, Co-Chairpersons**  
**October 27, 2015**

Agenda: Panel discussion on **mental health**, with representatives from the organizations and agencies listed below.

- 7 p.m. Introduction – Robert Espier, HHS committee members, and panelists
- 7:05 p.m. Heidi Schmidt, Director of Government Relations, Department of Homeless Services/NYC Safe
- James J. Boyd, Jr. Deputy Director of Community Relations with a representative from Preventive Services, Administration for Children’s Services
- Michael Blady, LCSW-R, Chief Operating Officer, The Bridge Mental Health and Housing Solutions
- Alison Arthur DeHaven, LCSW, ACT Team Director, Goddard Riverside Community Center
- Andrew Pardo, LCSW, Executive Director and Rob Basile, PsyD, Director of Clinical Services, Metropolitan Center for Mental Health
- Fern Fleckman, LCSW, Chief Behavioral Health Officer, William F. Ryan Community Health Center
- Lois Herrera, Chief Executive Officer, Office of Safety and Youth Development/NYC Department of Education; and representatives from the NYC Department of Health and Mental Hygiene and Mt. Sinai/St. Luke’s Roosevelt Health System will also attend and share comments.
- 8:15 p.m. Discussion

**Discussion questions (for panelists):**

- What do you know about this issue and how it affects people in our district? Who is affected, how are they affected, and what kind of help is needed? [with specific data if possible]
- What resources and services do you provide or would you recommend? What solutions are you working on? [with brochures or handouts if possible]
- How do you measure quality and effectiveness? Which agencies approve your work, and how (and what) do you report to them? What are you contractually required to do?
- Are there any new research or policy trends that we should be aware of?
- Every year Community Board 7 produces a list of budget priorities for our district (for FY2017 which starts July 2016). What would you suggest we list as a budget priority, for how much, and for what reason?



- What do you need from us? What can we do to help?

Heidi Schmidt: NYC Safe: Mayor's initiative in response to homeless on street (or live in shelter and spend day on street) whose mental health issues might make them violent; Mayor's Office Criminal Justice, HHC & others to create hub where all sharing info; who are the needy; how can we help them; how can we do outreach; DHS has outreach teams; when complaint via 311; outreach team goes to person and repeatedly engages homeless person; if team feels person mentally ill and has outbursts, distribute info to agencies; 255 shelters; 11 sites have clients for mental health challenged persons; increase social workers and DHS peace officers; right to arrest; trained by John Jay Criminal Justice training; discourage acting out; 25<sup>th</sup> shelter: number 911 calls dropping for those residents; none of DHS mental health shelters in CB7's district

James Boyd: ACS: Preventive Services & Mental Health; child welfare case; you might be requested to participate if open ACS or you may participate voluntarily by calling ACS and ask to participate in program; Babette Spain: Preventive Services to prevent placement of children into foster care; community based; nonprofits provide the services; how well are families doing; what services available in CB7; 11 preventive providers (Children Aid, NY Foundling, Lincoln Watts, Children Village; JCC Assn; Grand Wyndham; Comm Solutions, among others; utilization rate: full capacity for some; traditional models of what providing not enough; 7 models of care; mental health screenings available; sometime have psychologists and psychiatrists; trauma informed care; 963 families can be served in CB7; evidence based model; family functional therapy deals with infancy to 18 high risk; structural therapy short term; multi systemic can; multi system treatment (drug abusing youth); children 0 – 5 parent child psych (1 event trauma; early intervention); family treatment substance abuse & mental health; mentally delayed; physical health problems; Andrea Goetz: oversee mental health, domestic violence & substance abuse services; consultants: clinical experts respond if case called into NYS registry and it appears issues of concern in these area; mental health assessments; mental health coordination unit work with hospitalized youth; coordinate with other agencies to support families

Michael Blady: behavioral services agency; HQ W 108 St; founded 1954 by group of patients discharged from hospital; dumped into SROs without supports and/or services; self-help community; 1969 Bridge hired Exec Dir because government wd give housing contract so long as there was staff; 4 boros; 2300 per year annually; house 800 of them in supported housing (various levels of support); just opened mixed use building (low income families and those needing support in 1 roof); works only with adults with serious mental illness, substance abuse, homelessness, veterans, grant from Oak Foundation, support persons aging in place in their residential programs; most of outpatient services in W 108 St; personalized outpatient recovery program for mental health persons (day program; 5 hours per day; 175 registered clients receiving therapy and/or meds; outpatient rehab program for drug rehab; outpatient clinic program); partner with Ryan Center for primary care facility with special needs clients; work with Mt. Sinai DSRIP with preferred providers to lower costs of providing care, reduce hospitalization, improve quality of care; urban farms; expressive arts and poetry program; art exhibit at MOMA's community space; trauma informed care; 57 units of housing in CD7

Alison Arthur DeHaven: Goddard Rside Comm Center; ACT Team; historic settlement house since 19<sup>th</sup> century; Goddard provides an array of services; older adults; children youth; arts programs; smaller



mental health division; club house the other place; vocational program for those with mental health; housing programs for mental health persons; ACT Team: works with severely ill population; started in 1970s; international program; evidence based (research says its effective); keeps hospitalizations and incarcerations down; lowers costs as a result; contract for 17 years; serve all of Upper Manhattan; most with severe mental illness end up living in poverty; anyone could experience it, regardless of income or ethnicity; unique because interdisciplinary team (psychs, nurses, case managers, social workers); make home visits wherever it's convenient for patients to meet; 6 contacts per month per patient; initially work in crisis to stabilize with right meds and stabilize patient; then work on other goals; reconnect to work or school; help find better housing; perhaps not paying rent; perhaps delusional; not letting Super in to do important repairs; inappropriate public behavior in or in front of building; if want to keep housing unit, help restore relationship with building where live; interface with families, landlords; Team might be present when Super comes in to fix leak; four ACT Team for forensic population (Riker's Island population has many inmates with mental health issues, and substance abuse problems); lower costs

Andrew Pardo: established in UWS in 1962; for working class and low income patients; serve 2300 patients; individual, group therapy; many treated in Spanish; 120 therapists (psych, psych, social workers); 20% of patients are children; Robert Basile: 60% come not from referrals but form community directly; HQ on W 86 St; treat all ages (5- 95); family work; trauma often in children's experience of those needing care; many groups created to address the dysfunction children have in their lives; e.g., older teens, girls latency, boys latency; varied staff; evidence based therapy; can provide long term therapy; often see patients while undergoing psychosocial changes; family therapy; collaborate with guidance counselors and teachers to see if IEP necessary; go to DISRIP meetings; coordinate with hospitals;

Fern Fleckman: Ryan Community Health Center: Fed Q'd Health Center; fed oversight and funding (for uninsured and underinsured); 50,000 patients served among 16 sites in network; mental health also supervised by NYS Office of Mental Health; health dependent upon good mental health; universal screens include depression and alcohol usage; more targeted screen for anxiety; Article 31 services; integrated medical record; good access to primary care providers re health of those providing mental health services; services provided at Booker T. Washington Middle School; treat range of mental health disorders; no stigma because coming to Ryan Center, not specifically known as mental health treatment center; can self-refer or provider can refer; 2014 saw 1651 patients through network for mental health services; patient level medical home; Level 3 standards; applying to continue that level; National Comm Quality Accreditation: want that org to certify that Ryan Center providing quality care at Level 3; Mental Health First Aid: train lay people in community to identify to persons with problems, encourage them seek professional services, encourage good self-care, give information about services

Lois Herrera: road map for mental health services; DOE providing mental health first aid to school staff; training staff for at-risk youth; helps staff interact with students; interact with other gov agencies; overseas office of guidance and counseling; substance abuse prevention program; supports students in supportive housing and ACS; 1.1 million children; supports for all children; targeted programs with children starting to challenging behavior; mental health clinic; refer if not onsite

Dr. Alberto Escallon, Mt. Sinai/St. Luke's/Roosevelt; Director of Outpatient Services for children; 18 beds; DOE presence give daily classes; multidisciplinary team; full capacity; more intense services; no IEP required; mental health & substance abuse for children; day program; outpatient services 1500 visits



per month; mother child services; early psychotic disorders; ADHD; preventive services; school based programs; expanding into schools; handle most acute outpatients; training institution; 60 staff members (half in training);

Miki Fiegel: young people aging out at 18; put into residences with much older patients; not desirable mix; response by Bridge Michael Blady: have 18-26 programs/housing; Delbert Browne of DHS sends to Covenant House or Safe Zone for LGBT; Dr. Escallon: don't discontinue treatment at 18;

Sheldon Fine: serving increased population of Korean and Chinese households in CD7; Fern: don't provide mental health services thru a translator; professional should speak same language as patient. Babette Spain: use translators

Sheldon Fine: LGBT teenagers have special mental health issues; bullying; unhealthy interactions; socialization; 12-18: services for them? Fern: in middle and high schools; target services for homeless LGBT; peds: teen clinic for those above 12 on their own for certain services; Rob Basile: ask questions for all patients entering clinic in a given week: LGBT self-identification questions more sensitive Fern: transitional housing for those aging out of services (i.e., those above 18 but still young)

Madge: asking CB7 to include in its budget priorities: Bridge: need funding for vocational training; need jobs in community; for advocacy with employers to avoid stigma for prospective employee; education of community to avoid stigma; internships; volunteer opps; Dr. Escallon: what does community feel about services we are providing; good feedback; Boyd: safe sleep; high mortality rates for infants during sleep; collaborating with other agencies; circulate Manhattan Preventive Directory; recruiting foster parents; national adoption month; mentoring programs for young people.

**Present:** Catherine DeLazzero, Madge Rosenberg, Christian Cordova, Robert Espier, Miki Fiegel, Sheldon J. Fine, Audrey Isaacs and Genora Johnson. **Chair:** Elizabeth Caputo. **Absent:** Rita Genn.