

**COMMUNITY BOARD 7/MANHATTAN**  
**Full Board Meeting**  
*American Youth Hostel*  
891 Amsterdam Avenue (West 103<sup>rd</sup> Street)  
**November 5, 2003 7:00 PM**

Minutes of Full Board meeting of October 7, 2003 were reviewed. (Approved: 18-0-1-0 counted, 18-0-1-0 signed).

***Chair's Report, Hope Cohen***

- Evelyn Tamarin resigned from the board.
- Manhattan Borough President appointed Charles Simon to the board.
- Ben & Jerry's provided ice cream in honor of former Chair Larry Horowitz
- Several people spoke in honor of Larry Horowitz, including:
  - Sherrie Taft-Leone spoke on behalf of MBP Virginia Fields for his contribution to CB7
  - Ethel Sheffer spoke about Larry's wonderful tone and expertise
  - David Harris spoke about Larry's contribution to negotiations on The School at Columbia.
  - Dan Zweig spoke about Larry's perseverance as a 2.5-year Chair
  - Hope Cohen spoke about Larry's wisdom and calm and presented the gift of a crystal apple
  - Larry Horowitz thanked everyone for their kind words
  - Commissioner Jonathan Greenspun, Mayor's Community Assistance Unit, read a letter of appreciation to Larry Horowitz from Mayor Bloomberg
  - Council Member Gale Brewer presented a proclamation of appreciation to Larry Horowitz.
  
- Hope Cohen discussed various issues related to the proposed new structure of Community Board 7:
  - She needs all requests for committee assignments by end-of-day Thursday and plans to announce new committee assignments after November 11<sup>th</sup>. New committees will be active in December.
  - Several members raised questions and concerns about the content and process of re-structuring. Hope responded that the new structure will be discussed at the November Steering committee, and that the By-Laws Task Force will make sure the proposed new Standing Committees are permitted by the existing By-Laws.
  - Single committee assignments are intended to help members to focus, but measures will be taken to "cross-educate" board members about issues on various committees.
  - Single committee chairs will enhance accountability and help develop the knowledge and skills on the board through delegation and deeper involvement.
  - All functions previously performed by CB7 will still be performed by CB7, just not necessarily in the same combinations. The Community Development committee will work with the NYPD and FDNY.
  - The Membership Development committee will actively pursue member engagement.
  - The Strategy and Budget committee will help all committees to develop clear budget priorities for the district.
  
- Hector Santana will chair the Public Housing Task Force
- School at Columbia Task Force will be meeting soon with Columbia officials about ensuring a proper selection process for community applicants to the School.
- New 311 data will enhance CB7's ability to serve the community

- She discussed the plan to incorporate 311 data into the CB7 database.
- She also discussed work between CB7 and Municipal Arts Society on the application of a Geographical Information System to improve community service.
- She announced that crime in both precincts 20 and 24 has decreased; grand larceny remains the highest major crime. Police have focused on narcotics arrests on 109<sup>th</sup> Street, Broadway-Amsterdam Avenue, and in and around Amsterdam Houses.
- Moonlighting (the nightclub) is going away.
- Frederick Douglass Houses has a new field-turf playing field, funded by Council Member Phillip Reed.

### ***Public Session***

- Alan Flacks announced housing help on 19 November.
- Jan Smulyan expressed disappointment about drug use, noise, and security on 109<sup>th</sup> Street.
- Barbara Good complained about noise and crime on 109<sup>th</sup> Street- several board members concurred
- Tom Otterness announced proposal for an exhibit on the Broadway Malls.
- Joan Jankell announced NY Public Library campaign to raise funds and book sale at the St. Agnes branch next Friday, Saturday, and Sunday
- Peter Arndtsen announced a town hall meeting on 12 November sponsored by Columbus Amsterdam BID and NYC History Day on 7 March 2004.
- Tom Vitullo-Martin discussed opposition to replacement of Park West Presbyterian Church at West 86<sup>th</sup> Street and Amsterdam Avenue by an apartment complex.
- Abby Cook-Mack introduced herself as Senator Schneiderman's liaison to CB7.
- Pete Lindner introduced himself as Senator Tom Duane's liaison to CB7. He discussed Senator Duane's attention to problems in the Amsterdam Houses neighborhood.
- Phyllis Gunther announced a presidential forum on 20 November.

### ***Reports by Legislators***

- Council Member Phillip Reed thanked Larry Horowitz for his work. He announced his victory of 93% of the vote, which reflects his fair representation of people in the district. Wards Island is now part of Council Member Reed's district, which adds 1300 beds for single adults. This is Council Member Reed's last two years under current term limits..
- Assembly Member Scott Stringer thanked Larry Horowitz for his work. He just returned from a tour of NY cities. He opposes the MTA use of large LED advertising screens in Manhattan and encourages a CB7 resolution through the Transportation committee. He congratulated Council Member Brewer on her victory. His office is studying possible renovation of Soldiers and Sailors monument.
- Council Member Brewer announced that the West Side had 21,000 total votes in the election of November 4, more than any other city district. She announced a plan to incorporate 311 data into CB7 database. She announced that interns are piloting wireless communications in the district. She assigned a staff person to address issues related to public schools in the district.

### ***Business Session***

#### **NYC Budget and Capital Planning Committee**

**Chair: Helen Rosenthal**

#### **Resolutions Re:**

1. Budget priorities for the Fiscal Year 2005 NYC Capital Budget (Approved: 30-2-0-0 counted, 29-2-0-0 signed)

- Klari Neuwelt moved to promote the 72<sup>nd</sup> Street ramp (#18) to #11, above other Parks priorities. (Disapproved: 14-12-4-0)
- Ethel Sheffer questioned the request for a study and stabilization of the Soldiers and Sailors Monument (#13) and offered alternative funding ideas, which were noted by Helen Rosenthal.

2. Budget priorities for the Fiscal Year 2005 NYC Expense Budget (Approved: 31-1-0-0 counted, 29-2-0-0 signed)

- Hector Santana pointed out that intercom systems (#12) were replaced three years ago and are maintained on a regular basis, and moved to drop the request (Approved: 31-1-0-0.)

### **Parks, Cultural Affairs and Libraries Committee**

**Co-Chairs: Barbara Adler and Bob Herrmann**

#### **Resolutions Re:**

3. NYC Department of Parks and Recreation on a proposal to install a temporary sculpture exhibit by Tom Otterness on the Broadway Malls in the fall and winter of 2004 (Approved: 28-1-0-0 counted, 29-1-0-0 signed)

Mr. Otterness and Patricia Hamilton, Department of Parks and Recreation, provided boards showing the proposed sculptures.

4. Green Market in Riverside Park South (Approved: 22-4-3-0 counted, 29-1-0-0 signed)

- Klari Neuwelt proposed that the approval be for a single season, which was accepted as a friendly amendment.
- Phyllis Gunther requested that the Sundays hours be specified, which was accepted as a friendly amendment.

### **Transportation Committee**

**Co-Chairs: Andrew Albert and Dan Zweig**

#### **Resolutions Re:**

5. **2211 Broadway** (West 78<sup>th</sup>-79<sup>th</sup> Street.) Application by The Aphorp to the Arts Commission for a distinctive sidewalk (Approved: 27-0-1-0 counted, 27-0-1-0 signed)

6. Application to the Mayor's Office of Street Activity Permits by the Lincoln Square Business Improvement District for curb use and partial street closings on December 2 for Winter's Eve at Lincoln Center (Approved: 30-0-0-0 counted, 31-0-0-0 signed)

7. **188 West 88<sup>th</sup> Street, New York Service Program for Older People, Inc.** (Amsterdam Avenue.) Request by New York Service Program for Older People, Inc., 188 West 88<sup>th</sup> Street, to the NYC Department of Transportation for a "No Standing, 8:00 AM to 5:00 PM" zone (Approved: 30-0-0-0 counted, 30-0-0-0 signed)

8. **154 West 93<sup>rd</sup> Street, Manhattan School for Children** (Columbus-Amsterdam Avenue.) Request by Manhattan School for Children, 154 West 93<sup>rd</sup> Street, to the NYC Department of Transportation for an additional "No Standing/No Parking" zone. Laid over.

9. **2724 Broadway** (West 104<sup>th</sup>-105<sup>th</sup> Street.) New application DCA#1132659 to the Department of Consumer Affairs by Hot Bread of 104<sup>th</sup> St Inc., d/b/a Hot Bread at 2724 Broadway, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 30 seats (Approved: 29-1-0-0 counted, 30-0-0-0 signed)

- Klari Neuwelt proposed inclusion of CB7 Guidelines, including non-disposable tableware and wait service, which was accepted as a friendly amendment for both Hot Bread and Acosta Deli.

- Hope Cohen indicated that in cases of changes to physical configuration, specific documents are signed by the applicant and CB7 Chairperson, making CB7's requirements enforceable by DCA. CB7's operational requirements are not enforceable.

10. **934 Amsterdam Avenue** (West 106<sup>th</sup> Street.) New application DCA# 1150466 to the Department of Consumer Affairs by Acosta Deli Restaurant Inc., d/b/a Acosta Deli at 934 Amsterdam Avenue, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 12 seats (Bundled with Hot Bread resolution, Approved: 29-1-0-0 counted, 27-1-0-0 signed)

11. **100 West 106<sup>th</sup> Street** (Amsterdam-Columbus Avenue.) Renewal application #B01397 to NYC Taxi and Limousine Commission by U. C. Columbus Radio Dispatch at 100 West 106<sup>th</sup> Street for a For Hire Base Station license (Approved: 29-0-0-0 counted, 27-1-0-0 signed)

### **Transportation Committee**

#### **Joint with Uniformed Services/Environment and Homeland Security Committee**

**Co-Chairs: Hector Santana, Melanie Radley and John Howell**

#### **Resolution Re:**

12. Close open street lamp bases (Approved: 26-0-1-1 counted, 26-0-0-0 signed)

- Barbara Adler requested that street fair operators be required to replace door plates. Dan Zweig did not accept the amendment as friendly and asked that fair operators be addressed by another committee. The focus here is to get DOT to get the bases closed as soon as possible.
- Peter Arndtsen, Columbus- Amsterdam BID, noted that most base openings are done by ConEd and other contractors, not street fair operators.

### **Land Use Committee**

**Chair: Richard Asche**

#### **Resolution Re:**

13. **61 West 62<sup>nd</sup> Street** (Columbus-Broadway.) Application #69-91-BZ to the Board of Standards and Appeals by the New York Sports Club to extend the term of a previously granted special permit that allowed the operation of a physical culture establishment at 61 West 62<sup>nd</sup> Street (Approved: 27-0-0-0 counted, 25-0-1-1 signed)

### **Landmarks Committee**

**Co-Chairs: Lenore Norman and Patricia Stevens**

#### **Resolution Re:**

14. **489 and 491 Columbus Avenue** (West 74<sup>th</sup> Street.) Application #041412 to the Landmarks Preservation Commission to construct a one-story rear yard addition at each building (Approved: 25-0-2-0 counted, 25-0-1-1 signed)

*Board Members Present:* Hope Cohen, Barbara Adler, Janet Alvarez, Richard Asche, Sheldon Fine, Georgette Gittens, Deborah Gobble-Lewine, Phyllis Gunther, Marlene Guy, David Harris, Robert Herrmann, Larry Horowitz, Joyce Johnson, Ulma Jones, Bobbie Katzander, Marc Landis, William Meyers, Eric Nelson, Klari Neuwelt, Sharon Parker-Frazier, Michael Roberts, Oscar Rios, Michael Roberts, Barry Rosenberg, Helen Rosenthal, Hector Santana, Ethel Sheffer, Barbara Van Buren, Thomas Vitullo-Martin, D. Maria Watson, Melanie Wymore, George Zeppenfeldt-Cestero, Dan Zweig.

*Board Members Absent:* Andrew Albert, Linda Alexander, Annette Averette, Peter Bailey, Dan Cohen, Guillermo Gonzalez, Jean Green-Dorsey, Douglas Griebel, John Howell, Betty Katz, Barbara Keleman, Lenore Norman, Melanie Radley, Elizabeth Starkey, Patricia Stevens.

**Youth Committee**  
**Co-Chairs: Joyce Johnson and Sharon Parker-Frazier**  
**November 18, 2003**  
**at The Valley, Inc. Headquarters at St. John the Divine,**  
**1047 Amsterdam Avenue (West 111<sup>th</sup> Street)**

**1. Presentation by Linda Williams, MLK Program Director/The Valley, Inc., on various programs.**

Linda Williams welcomed the attendees and provided an information package on the Valley.

Sandino Sanchez, Deputy Director of Education, provided an update on the use of the Riverside South Mitigation grant. Since 2001 the Valley has provided close to a thousand young people with summer jobs ages 14-21; 284 from the Upper West Side. The Valley employment services include job readiness, job search and shadowing. 200 employers participate in their program, such as Colgate-Palmolive, Children Aid Society, JP Morgan, Gucci.

Edwin Scott, Chief Program Officer, provided a summary of a gang conference he attended earlier in the day. The purpose of the conference was geared to bring awareness on the culture, philosophy and practices of gangs. The conference was attended by over 300 people, including parents, teachers, and law enforcement. The presentations ranged from identifying gangs through clothing, flags, colors, sporting apparel to verbal and non-verbal communications.

For future agenda items, the Youth Committee would like to revisit and expand on the gang issue.

**2. New Business**

Sharon Parker-Frazier announced that the Youth Committee has been reformed and beginning in December it will be called the Community Development Committee. The regularly scheduled meetings will be held on the 2<sup>nd</sup> Monday of the month, chaired by Joyce Johnson.

**Committee Members Present:** Joyce S. Johnson, Sharon Parker-Frazier. **Committee Members Absent:** Peter Bailey, Guillermo Gonzalez, Deborah Gobble-Lewine.

**Transportation Committee**  
**Co-Chairs: Andrew Albert and Dan Zweig**  
**November 10, 2003 7:00 PM**

Committee members adopted the October committee minutes.

**1. 154 West 93<sup>rd</sup> Street, Manhattan School for Children** (Columbus-Amsterdam Avenue.) Request by Manhattan School for Children, 154 West 93<sup>rd</sup> Street, to the NYC Department of Transportation for an additional “No Standing/No Parking” zone. No one from the school attended the meeting. Item laid over.

**2. Discussion with Fresh Direct (FD) on their delivery practices.**

Dean Furbush, COO of Fresh Direct, and the head of their transportation department, who supervises 250 people and 85 trucks, in the city attended. CB7 has received many complaints about trucks parking in metered spaces and operating the business on the streets.

Mr. Furbush described the business’ procedures. Serve 3-4,000 customers per night. At midnight, close down website and send computer orders to distribution center. Give two-hour window up to midnight for deliveries. Trucks take orders out. Park and stay as long as necessary, no longer. Could be in one location for twelve hours. Engines are turned off. Refrigerator units continue to run. Runners unload from trucks. 7 trucks on Upper West Side; one moves around with deliveries. 40-50 orders are on one truck. FD tries to determine best locations for trucks, away from residential areas. Will provide current locations. Asked if noise, workers, or parking are problems. Looking into reducing noise from refer units.

Mr. Albert said problem is trucks in one location for a long time. Committee looking at community parking needs and institutional requests for restrictions – seeking a balance.

Mr. Zweig asked again for list. The committee will look at which ones are problems. FD will email locations and provide updates.

**3. Application by Greenmarket to the Mayor’s Office of Street Activity Permits to conduct a market on Fridays on the north side of West 97<sup>th</sup> Street between Amsterdam and Columbus Avenues.**

Tom Strumolo represented GreenMarket. Reviewed reconstruction of sidewalk and need to move trucks to curb lane and use sidewalk only for tables. Getting parkers to observe the “No Parking” signs took some time, but is working now. Trucks may not double park. If there is not space, they unload and park elsewhere. Central Park Café wrote memo of support.

Detective Heidi Higgins, 24 Precinct Community Affairs, introduced P.O. Luzopone, traffic officer. The precinct welcomes the market; concerns include safety of school children and other pedestrians and traffic congestion. Trucks parked at Columbus Avenue end block site line. Not happy about issuing summonses and towing vehicles. The 24 Precinct prefers the Columbus Avenue location used during the sidewalk reconstruction.

Mr. Strumolo believes DOT will not approve Columbus Avenue and that West 97<sup>th</sup> Street is better location for market. Asked how far west from Columbus Avenue the Precinct recommends. No response.

Mr. Zweig asked the large number of people in attendance how many support market in current location? All did. How many would go to Columbus Avenue location? Not all would. Committee also received hundreds of support letters and emails.

Irving Polsky - 97<sup>th</sup> Street is a wide street per the zoning resolution and has a wide sidewalk. Recommended parking on sidewalk.

Resident – Daughter is a farmer at market. Columbus Avenue location does not serve the public. Since can't use sidewalk, curb lane is best.

Peter Conklin – Cars going too fast on West 97<sup>th</sup> Street. Asked PD to give tickets and control speeding.

Jean Lerner – Recommended moving market 30 feet to the west.

Peter Arndtsen, Columbus-Amsterdam BID - Suggested closing the street.

Founder of citywide greenmarkets - Spoke about PD traffic concerns when Union Square, which proved not to be true.

Mr. Albert summarized recommendations: Move to the west of the Café and work with the 24 Precinct on a plan.

DOT would consider a speed bump if the Board asked for it.

#### **4. Application by Greenmarket to the Mayor's Office of Street Activity Permits to extend the season at the Tucker Square market, and possibly add a weekday.**

Market runs through December. Want to extend operation through June 30, 2004 with 6 farmers. Parks Department supports adding 8:00 AM to 5:00 PM on Thursdays through June 30, 2004.

Bobbie Katzander asked about trucks parked in metered spaces along Broadway.

Klari Neuwelt asked why Thursday. Thursday markets would serve different population and would bring life to the park. Day works best for farmers' schedule.

Monica Blum, Lincoln Square BID, spoke in support of market and an additional day. Brings people into area. Restaurant across street has withdrawn objection to baked goods. Martin Luther King HS students could be interns in market.

Barbara Keleman moved to support market time extension and addition of weekday. Resolution adopted: 6-0-0-0. Board Member: 1-0-0-0. Public Members: 3-1-0-0.

#### **5. Presentation by Columbia University on the traffic study for the need of a designated left turn arrow from southbound Broadway turning east onto West 110<sup>th</sup> Street.**

Larry Kalman, Sam Schwartz Company, reported that they haven't completed studies. Expect to be done in a few weeks and will present first to Columbia University. Bus stop location will be included.

#### **6. 2828 Broadway, D'Agostino's Market (West 109<sup>th</sup>-110<sup>th</sup> Street).**

Mr. Kalman's firm recommended to the NYC Department of Transportation a loading zone on Broadway in front of D'Agostino's.

Mr. Zweig said loading zone was in original traffic plan.

Mr. Albert said can't discuss without D'Agostino's representatives.

#### **7. 2745 Broadway, Henry's (West 105<sup>th</sup> Street.)**

Ray Hoey, West 105<sup>th</sup> Street, represented Henry's. The lamp will be an extension of the plan approved for West 105<sup>th</sup> Street. Committee requested schematic before December 2 full board meeting.

Committee adopted resolution to approve application to the Arts Commission by Henry's Restaurant for the installation of a supplemental street lamp in front of 2745 Broadway.

Committee: 5-1-0-0. Board Member: 1-0-0-0. Public Members: 2-1-0-0.

**8. 40 West 69<sup>th</sup> Street (Central Park West-Columbus Avenue.). Application by 40 West 69 LLC to the Department of Transportation for a revocable consent for a fenced-in area with planters and trash receptacles.**

Thomas Vale, Vale Associates Architects, represented the owner and presented the application.

Proposed fence will leave ten feet of sidewalk and will create a depressed front yard. Members in opposition felt the fenced-in area would decrease sidewalk access.

The committee will vote on the application before the December 2 full board meeting after members can observe location for appropriateness.

**9. 156 West 94<sup>th</sup> Street (Columbus-Amsterdam Avenue.). Application by 156 West 94 LLC to the Department of Transportation for a revocable consent for a fenced-in area with planters and trash receptacles.**

Thomas Vale, Vale Associates Architects, represented the owner and presented the application.

Proposed 35" high fence will go to the stoop line and leave 8' sidewalk clearance. The proposed fence line exists on the block and will be even with other stoops. Clearance is 6'6" from fence to lamp post.

The committee will vote on the application before the December 2 full board meeting after members can observe location for appropriateness.

**10. Application #1089923 to the Department of Consumer Affairs by Sajjad Zaheer to construct and operate a newsstand on the northwest corner of Broadway and West 95<sup>th</sup> Street.**

Sajjad Zaheer presented the application.

Andrew Albert said that new newsstands will replace all existing ones; however, there is no moratorium on new applications. Proposed newsstand is located mid-block on the west side of Broadway between West 94<sup>th</sup> and 95<sup>th</sup> Streets, south of Symphony Space. Andrew Albert would like to see a drawing before or on the December 2 Full Board meeting; committee can then vote.

**11. Discussion of Intro 541, a Local Law to amend the administrative code of the city of New York in relation to the improper placement of stickers.**

Andrew Albert will write a resolution supporting Intro 541.

Committee: 6-0-0-0.

**12. Review of draft letter to FAA on helicopters.**

Draft letters to news organizations, submitted by Diana Schneider of ROAR, was reviewed. Members felt the letter went beyond noise control. News helicopters must report news. The committee declined to send the letters.

**13. New business:**

Michael Resin, resident of West 99<sup>th</sup> Street, requested a phone booth located in front of 243 West 99<sup>th</sup> Street, be removed because people are using it as a urinal since scaffolding was erected there six weeks ago. The landlord, Fisher Associates located at 152 West 57<sup>th</sup> Street, 212-315-3390, has not done any work on the building. Andrew Albert said owners are required to begin work on buildings within 30 days of erecting scaffolding. The committee will be in contact with the owners and get back to Mr. Resin by the next meeting date.

**14. New Business:**

Doug Millis, resident of West 96<sup>th</sup> Street said the taco truck which parks and does business in front of Gristedes on West 96<sup>th</sup> Street, uses two vans to block out parking space prior to 9PM. After 9PM, the taco truck parks in front of Gristedes and conducts business. He would like strict parking enforcement of the idling law and commercial parking on residential blocks after 9PM. Andrew Albert will research.

**15. New Business:**

Dan Zweig requested that DOT look into traffic calming measures between Columbus and Amsterdam Avenue on West 97<sup>th</sup> Street.

Attending: Andrew Albert, Dan Zweig, Phyllis Gunther, Bobbie Katzander, Barbara Keleman, Oscar Rios, Klari Neuwelt. Absent: Marc Landis, Elizabeth Starkey, Barbara Van Buren.

**Transportation Committee**  
**Co-Chairs: Andrew Albert and Dan Zweig**  
**November 10, 2003 7:00 PM**

1. **154 West 93<sup>rd</sup> Street, Manhattan School for Children** (Columbus-Amsterdam Avenue.) Request by Manhattan School for Children, 154 West 93<sup>rd</sup> Street, to the NYC Department of Transportation for an additional “No Standing/No Parking” zone.
2. Discussion with Fresh Direct on their delivery practices.
3. Application by Greenmarket to the Mayor’s Office of Street Activity Permits to conduct a market on Fridays on the north side of West 97<sup>th</sup> Street between Amsterdam and Columbus Avenues.
4. Application by Greenmarket to the Mayor’s Office of Street Activity Permits to extend the season at the Tucker Square market, and possibly add a weekday.
5. Presentation by Columbia University on the traffic study for the need of a designated left turn arrow from southbound Broadway turning east onto West 110<sup>th</sup> Street.
6. **2828 Broadway** (West 109<sup>th</sup>-110<sup>th</sup> Street). Request to the NYC Department of Transportation by D’ Agostino Supermarket for a loading zone.
7. **2745 Broadway** (West 105<sup>th</sup> Street.) Request by Henry’s Restaurant, 2745 Broadway, to the Art Commission to install a historic street lamp on West 105<sup>th</sup> Street between Broadway and West End Avenue.

**Steering Committee Meeting  
Hope Cohen, Chairperson  
November 25, 2003**

Hope Cohen called the meeting to order at 7:04pm.

**1. Selection of meeting night for Steering Committee.**

Hope Cohen announced that the Steering Committee will meet on Monday, Tuesday, or Wednesday of the 4<sup>th</sup> week of the month and asked the group for input. Based on preferences and constraints, the group decided that the Steering Committee would meet on the **4<sup>th</sup> Tuesday** of the month.

**2. Approval of committee changes.**

Hope Cohen presented the following resolution to change the standing committees of the Board:

Approval of committee structural changes, i.e.:

In accordance with IV.C.2 of MCB7's By-Laws, MCB7 Steering Committee approves the following changes to Standing Committees, to take effect in December 2003:

disbanding

- Landmarks
- Parks, Libraries & Cultural Affairs
- Uniformed Services / Environmental
- Youth

creating

- Commerce
- Community Development
- Parks & Preservation
- Strategy & Budget.

The group discussed the proposed structure, including whether all functions previously performed by the Board would still be performed within the business of the proposed standing committees. In particular, the issue of code enforcement, especially of rental and housing codes, was explored. Hope stated that Land Use and District Services Cabinet would cover housing and rental code enforcement issues, as would other committees when appropriate.

Sheldon Fine moved to approve the proposed structure. Barbara Van Buren seconded. The proposal structure was approved (9-0-3).

**3. Full Board Minutes**

Meeting minutes will be posted to the CB7 website each month. Hope Cohen expressed her desire that hand votes and signed votes be reconciled after each meeting. The group discussed whether hand votes or signed votes would be the official vote. Many expressed that vote

discrepancies not be published in the minutes. Several expressed support for a roll call vote, especially on close votes.

Hope decided that we will continue to track hand and signed votes; however, discrepancies will not be reported in the minutes. Roll call votes will be recommended for close votes.

#### **4. December Full Board Review**

Hope Cohen asked Committee Chairpersons whether they felt any issues should be discussed in preparation for the December Full Board. Dan Zweig noted that one street lamp resolution that could be controversial. Andrew Albert noted that a proposed newsstand could be slightly controversial.

Barbara Adler announced that the new Membership Development Committee will meet on Monday, December 1, 2003. The Committee will focus on re-invigorating Board Members, engaging new Members, educating Board Members, and fostering teamwork. The Committee will spend the next few months attending different committee meetings.

George Zeppenfeldt-Cestero asked whether interns might be integrated into Board business. Hope Cohen enthusiastically endorsed the use of interns wherever possible and asked that George and other Vice Chairs look into the use of interns on the Board.

Bobbie Katzander recommended that Robert's Rules of Order be studied by Board Members.

Tom Vitullo-Martin inquired about the Public Housing Task Force. Hope Cohen replied that she is waiting for Hector Santana, the Task Force Chair, to provide a status report.

#### **5. Borough Board Report**

Hope Cohen announced that the Borough President is sponsoring a forum on Mitchell Lama programs. She also announced the Borough Board intends to explore/address proposed changes to the powers of the State Liquor Authority (SLA) and the Department of Consumer Affairs' (DCA's) proposed "night life" license. Hope suggested that others volunteer to attend the Borough Board meetings on her behalf. Shelly Fine and George Zeppenfeldt-Cestero offered to attend. **Shelly Fine** will attend the December 18 meeting.

#### **6. The School at Columbia**

Larry Horowitz reported on a meeting between Members of CB7 and Columbia University regarding concerns that admissions and financial aid offerings would not meet the goals specified in the agreement negotiated between CB7 and Columbia. Larry and Hope were encouraged by the tone of the meeting. Sharon Parker-Frazier asked about Columbia's original commitment to partner with and mentor local public schools. While this was not discussed at the meeting on November 24, Larry and Hope agreed that it needed to be pursued in future discussions.

#### **7. Committee Reports/ Look-Aheads/ Issues**

CB7 office renovations are ready to start, but CB7 has no budget to cover the cost of temporary relocation. Penny Ryan is pursuing a resolution to this problem.

Lenore Norman inquired about a zoning review of community facilities. Hope Cohen reported that Tony Avella of Queens is compiling a proposal about community facility zoning. Hope suggested that the Land Use Committee review the draft proposal and prepare a statement of CB7's concerns for the January 2004 scoping session on the Environmental Impact Statement (EIS) associated with the proposed zoning text change.

Present: Hope Cohen, Barbara Adler, Andrew Albert, Richard Asche, Sheldon Fine, Larry Horowitz, Bobbie Katzander, Lenore Norman, Sharon Parker-Frazier, Barbara Van Buren, Melanie Wymore, George Zeppendfeldt-Cestero, Dan Zweig, Tom Vitullo-Martin.

Absent: David Harris, Robert Herrmann, John Howell, Joyce Johnson, Melanie Radley, Helen Rosenthal, Hector Santana, Jr., Patricia Stevens.

Respectfully submitted by Melanie Wymore.

**Minutes of Meeting of Parks, Libraries  
and Cultural Affairs Committee  
Community Board 7/Manhattan  
November 13, 2003**

The meeting was called to order at 7:05 p.m. by Co-Chair Robert Herrmann.

**1. PRESENTATION BY THE CENTRAL PARKS CONSERVANCY ON THE FINAL DESIGN FOR THE RECONSTRUCTION OF THE HECKSCHER PLAYGROUND AND ADJACENT LANDSCAPE**

Ed Benson and landscape architect Gary Dearborn of the Central Park Conservancy presented the final design, focusing on changes from the preliminary design. The project will be done in phases. Funding is now available only for the first phase. After questions and discussion, the Committee adopted the following resolution:

**RESOLUTION:**

Community Board 7/Manhattan **approves** the final design for the reconstruction of the Heckscher playground and adjacent landscape in Central Park.

VOTE: Committee members: 2-0-0-0.

Non-committee board members: none present

Public members: none present

**2. REVIEW OF PARKS DEPARTMENT REQUEST FOR PROPOSALS FOR ADVERTISING IN COMFORT STATIONS**

No one was present from the Parks Department. Committee members were unsure what they were being asked to do, or what the deadline, if any, was, though they noted that an RFP appeared to have been issued already with an issue date of "October 2003". Committee members agreed that the matter was controversial. Co-Chair Herrmann undertook to consult with the District Manager and communicate with committee members by e-mail as to follow-up.

**3. NEW BUSINESS**

Martin Hennessy, a community member, stated that he was concerned that the "Crabapple Grove" in Riverside Park (between about 91st St. and 95th St.) had been fenced in by the Parks Department and restricted to passive recreation, as kept locked at certain times. After discussion, he was advised that if his concern continued he should call the Board office to request that the Chair of the Committee put the matter on the agenda for discussion at a future meeting.

The meeting was adjourned about 7:35 p.m.

Minutes by Klari Neuwelt

Committee Members Present: Robert Herrmann, Klari Neuwelt. Committee Members Absent: Barbara Adler, Linda Alexander, Betty Katz, Daniel Cohen, Phyllis Gunther.

**Landmarks Committee**  
**Co-Chairs: Lenore Norman and Patricia Stevens**  
**November 20, 2003**

1. **West 70<sup>th</sup> Street and Broadway.** Application #032777 to the Landmarks Preservation Commission to construct a metal and glass newsstand on the southeast corner of Broadway.

**Presenter:** Thomas Warnke, Architect

**Discussion:** Newsstand is 6’x12”, and 9’high. Material is aluminum with red strip at top. The site was disapproved by CB7’s Transportation Comm. There is no a newsstand on this corner. Since there are citywide newsstand regulations coming out soon applications should wait until the new regulations come out. Committee questions the necessity for a stand at that site. Client did research and decided on this site.

Annette Kramer: There is already a stand on Broadway and 69<sup>th</sup> Street. There is already a lot of traffic on this site because there is a school and garage nearby.

**Outcome/Resolution:** Put over until next month so we can see what is going on citywide with the new regulations for newsstands.

2. **56 West 66<sup>th</sup> Street, ABC Studios** (Central Park West-Columbus Avenue.) Application #042706 to the Landmarks Preservation Commission to replace windows.

**Presenter:** Cosmo Venezia, Architect

**Discussion:** Application is for new windows for armory. Amory was built at turn of century and ABC purchased for studios. Building has one-over-one and loophole windows, and all are sealed shut for recording purposes. Applicant wants to change from wood to aluminum double glaze windows especially for recording and to decrease background noise. Windows will be exact replicas of original windows and painted a dark green. All architectural details will be maintained.

**Outcome/Resolution:**

BE IT RESOLVED THAT the Landmarks Committee of Community Board 7/Manhattan **approves** application #042706 to the Landmarks Preservation Commission to replace windows.

*Committee: 2-0-0-0.*

3. **27 West 74<sup>th</sup> Street** (Central Park West-Columbus Avenue) Application #0442507 to the Landmarks Preservation Commission to install a stoop gate.

The applicant did not attend the meeting.

**Outcome/Resolution:**

BE IT RESOLVED THAT the Landmarks Committee of Community Board 7/Manhattan **disapproves** application #0442507 to the Landmarks Preservation Commission to install a stoop gate.

*Committee: 2-0-0-0.*

4. **175 West 76<sup>th</sup> Street** (Amsterdam-Columbus Avenue.) Application #0031735 to the Landmarks Preservation Commission to install a chimney flue on the north façade.

The applicant did not attend the meeting.

**Outcome/Resolution:**

BE IT RESOLVED THAT the Landmarks Committee of Community Board 7/Manhattan **disapproves** application #0031735 to the Landmarks Preservation Commission to install a chimney flue on the north façade.

*Committee: 2-0-0-0.*

**5. 100 West 78<sup>th</sup> Street** (Amsterdam-Columbus Avenue.)

The application was withdrawn.

**6. 329-337 West 85<sup>th</sup> Street** (West End Avenue-Riverside Drive.) Application #0042654 to the Landmarks Preservation Commission to install aluminum sashes within existing square-headed window frame and to paint the stone on the façades.

**Presenter:** Stephan Cohan and Beth Markowitz, managing agent

**Discussion:** Refinanced coop for cash for rebuilding and restoring building. One building was listed as individual landmark and other 4 buildings were never notified of their landmark status. Façade was in such poor condition that pieces of façade could be pulled off by hand. Building is sandstone and was painted with enamel paint. To remove existing paint, 3 or 4 inches of façade would have to be removed. Applicant wants to repaint façade with paint that is breathable. Colors will be sandalwood, brown, evergreen and slate red.

Applicant is working with LPC on windows. Windows will be replaced with aluminum that will be painted green. Round windows will be wood, painted green. Windows will be one-over-one double-hung. There will be no visible difference between wood and aluminum windows.

**Outcome/Resolution:**

BE IT RESOLVED THAT the Landmarks Committee of Community Board 7/Manhattan **approves** application #0042654 to the Landmarks Preservation Commission to install aluminum sashes within existing square-headed window frame and to paint the stone on the façades.

*Committee: 2-0-0-0.*

**7. 257 Central Park West** (West 85<sup>th</sup>-86<sup>th</sup> Street.) Application #033536 to the Landmarks Preservation Commission to apply a stone veneer to the base of the building.

**Presenter:** Jay Butler, engineer for building

**Discussion:** Coating was removed and stone underneath is in poor condition with many patches. Laminate would go against the base with a small cap. It is a good color match with the rest of the building. New material is made of stone and will be scored as in the original.

**Outcome/Resolution:**

BE IT RESOLVED THAT the Landmarks Committee of Community Board 7/Manhattan **approves** application #033536 to the Landmarks Preservation Commission to apply a stone veneer to the base of the building.

*Committee: 2-0-0-0.*

**8. 105 West 72<sup>nd</sup> Street** (Amsterdam-Columbus Avenue.) Application #042003 to the Landmarks Preservation Commission to legalize the removal of a balcony on the 11<sup>th</sup> floor without Landmarks Preservation Commission permits.

**Presenter:** Robert James, Architect

**Discussion:** Balcony was on 11<sup>th</sup> floor and was removed in 1992. Balcony was in serious disrepair and board tried to repair. 2 engineer firms concluded that the balcony could not be saved and recommended to remove because of hazardous nature. It was an ornamental balcony with just window openings—not doors. It is difficult to say if masonry has been compromised because of removal. If replaced balcony would have a surface of 120-130 feet and water drainage would be an issue.

**Outcome/Resolution:**

BE IT RESOLVED THAT the Landmarks Committee of Community Board 7/Manhattan **approves** application #042003 to the Landmarks Preservation Commission to legalize the removal of a balcony on the 11<sup>th</sup> floor without Landmarks Preservation Commission permits.  
*Committee: 2-0-0-0.*

9. **75 Central Park West** (West 67<sup>th</sup>-68<sup>th</sup> Street.) Application #042335 to the Landmarks Preservation Commission to legalize the installation of single-pane windows without Landmark Preservation Commission permits and the installation of through-the-wall air conditioners.

**Presenter:** Georgia Ladas, Architect.

**Discussion:** Apartment 7B seeks to legalize windows, which were replaced without approval. Originals were 3 over 3 and were replaced with single pane windows. Coop board has not applied for a master plan and has not considered muttons, which would create impression of panes. There 6 different types of windows in the building. Coop board should develop a master plan.

**Outcome/Resolution:**

WHEREAS, the original 3 over 3 windows were replaced with single pane windows; and  
WHEREAS, muttons been not been considered in order to create impression of 3 over 3;  
and

WHEREAS, there 6 different types of windows in the building and no master plan for future replacements; and

WHEREAS, the applicant states the installation of through-the-wall air conditioners is no longer part of this application;

BE IT RESOLVED THAT the Landmarks Committee of Community Board 7/Manhattan **disapproves** application #042335 to the Landmarks Preservation Commission to legalize the installation of single-pane windows without Landmark Preservation Commission permits, and urges the applicant's architect to consult with LPC on the development of a master plan.  
*Committee: 2-0-0-0.*

10. **318 West 81<sup>st</sup> Street** (West End Avenue-Riverside Drive.) Application #041767 to the Landmarks Preservation Commission to legalize the installation of an areaway fence and areaway paving without Landmarks Preservation Commission permits.

The application was laid over at LPC. The applicant did not attend the meeting.

11. **407 Amsterdam Avenue, d/b/a Bar None** (West 78<sup>th</sup>-79<sup>th</sup> Street.) Application #042496 to the Landmarks Preservation Commission to modify storefront infill, signage and lighting installed without Landmarks Preservation Commission permits.

**Presenter:** Jason Gelfand, owner of Bourbon Street Bar.

**Discussion:** Landlord wanted to refinance but was told to make corrections. Color of background behind sign is to be painted black and sign will remain. Other signage will be

replaced with retractable black awning without signage. Storefront will be replaced with natural oak French doors, which will match existing door. Open conduit and coach lights will be removed.

**Outcome/Resolution:**

BE IT RESOLVED THAT the Landmarks Committee of Community Board 7/Manhattan **approves** application #042496 to the Landmarks Preservation Commission to modify storefront infill, signage and lighting installed without Landmarks Preservation Commission permits.

*Committee: 2-0-0-0.*

**12. 410 Amsterdam Avenue, d/b/a Bel Sguardo Restaurant**

**Presenter:** Julio Leder-Luis, R.A.

**Discussion:** West side of Amsterdam Avenue next to Lucerne Hotel. Planning to put a restaurant on 1<sup>st</sup> and in cellar floor. For ADA, doors will be recessed 18” for access. Landlord is putting in a cornice that has been approved by LPC. Proposing a retractable red awning with name of restaurant in black, red and white. Storefront framing will be wood, painted black. Doors will be higher than they are now and there will be lintels above doors and under cornice.

**Outcome/Resolution:**

BE IT RESOLVED THAT the Landmarks Committee of Community Board 7/Manhattan **approves** application #040036 to the Landmarks Preservation Commission to install a new storefront infill.

*Committee: 2-0-0-0.*

**13. New Business:**

Tom Vitullo-Martin gave a report on West Park Presbyterian Church. Building is in disrepair and meets virtually no codes. Most of congregation moved to Rutgers. Church has entertained the idea that a developer would tear down church and build a tower and new church, as of right. Friends of West Park, residents of adjacent buildings, are planning financing to save building. Adjacent buildings will lease air rights over building. Requested a letter of support from CB7.

**Committee Members Present:** Lenore Norman, Patricia Stevens. **Committee Members**

**Absent:** Janet Alvarez, Marlene Guy, Ulma Jones, William Meyers.

**Land Use Committee**  
**Richard Asche, Chairperson**  
**November 19, 2003**

**1. 2-11 West End Avenue.** Presentation of applications #030214ZMM and #30215ZSM to the Department of City Planning by 2-10 West End Avenue Associates, LLC for rezoning of the east side of West End Avenue, between 59<sup>th</sup> to 60<sup>th</sup> streets, from M1-6 to C4-7 and a special permit for an accessory parking garage.

Attorney Marvin Mintzer of Fischbein, Badillo, Wagner & Harding, and architect Jim Davidson of Schuman Lichtenstein Claman & Efron, presented a mixed-use project proposed by 2-10 West End Avenue Associates for the site currently occupied by the Gaseteria (i.e. east side of West End Avenue between West 59<sup>th</sup> Street and West 60<sup>th</sup> Street). The building would include residential and commercial space, as well as a parking garage; the residential component would be entirely rental and would use '80-20' financing, i.e. yielding 20% affordable housing.

The project requires rezoning of the site from M1-6 to C4-7 (FAR of 10), as well as a special permit for an accessory parking garage, and an inclusionary housing bonus to increase FAR from 10 to 12. Originally, the applicant had planned to use inclusionary housing credits from a 20-unit building on West 51<sup>st</sup> Street for the bonus; however, the plan is now for the inclusionary housing to be on-site to increase the project's FAR from 10 to 12. A 10-FAR building would yield 246 units (of which 49 would be affordable); a 12-FAR building would yield 300 units (of which 60 would be affordable, in addition to the 20 being built on West 51<sup>st</sup> Street).

The application for rezoning now includes the rezoning of the site to the proposed project's east from M1-6 to C6-2, which is in accordance with what is believed to be the overall plan of the Department of City Planning (DCP) for the southwest corner of Manhattan Community District 7 (i.e. C4-7 on the avenues and C6-2 on the midblocks). Ethel Sheffer and others expressed interest in DCP sharing its plan with the Board as soon as possible.

The applicant is also proposing a text change to the NYC Zoning Resolution to allow the inclusionary housing to be used for projects in C4-7 zones in Manhattan Community District 7; currently the bonus is only available in R10 zones. Both C4-7 and R10 zones allow buildings of 10 FAR.

In addition, the public, 15-space garage requires a special permit.

A discussion ensued regarding the merits of the project, including the Committee's reaction to the architectural aesthetic as well as the appropriateness of the zoning requirements. In addition, the role of City Planning in relation to the immediate area was discussed with a focus on the development of building and zoning guidelines. According to Lenore Norman, Ethel Sheffer and Hope Cohen, joint committees on CB 4 and CB7 have long pursued a plan from City Planning.

The Committee expressed its approval of the plan to provide on-site inclusionary housing. Separately, City Planning confirmed that the garage entrance was within the prescribed parameters, as was the height of the street wall. The developer, Cambridge Companies, discussed

inclusion of 9,000 square feet of ground floor retail space and added that its marketing efforts would be directed to small, local retailers.

At the request of Richard Asche, and the agreement of the Committee, the issues to be voted upon were divided into three parts, with the following results:

1. The Committee **approves** the application #030214ZMM to the Department of City Planning to change the zoning for the site on West End Avenue between 59<sup>th</sup> to 60<sup>th</sup> streets, from M1-6 to C4-7.  
8-0-0-0
2. The Committee **approves** the proposed text change to the NYC Zoning Resolution to allow inclusionary housing in C4-7 zones in Manhattan Community District 7.  
7-0-1-0
3. The Committee **approves** the application #30215ZSM to the Department of City Planning for a special permit for a 150-space public parking garage at the site with an entrance on 60<sup>th</sup> Street.  
7-0-1-0

## **2. Continued discussion of land use and housing issues**

Land Use Committee plans to arrange meetings with Department of Housing and Preservation to discuss future housing opportunities in the CB7 district. Richard Asche will be drafting a letter requesting a meeting.

Hope Cohen brought information about Community Facilities zoning reforms, being introduced by Council Member Tony Avella, and distributed a summary description of the proposed reforms. There will be a scoping session on the Environmental Impact Statement (EIS) of the proposed reforms in January. Members of Land Use should familiarize themselves with the issue in order to be prepared to provide testimony for that scoping session.

Present: Richard Asche, Hope Cohen, D. Maria Watson, Ethel Sheffer, Barry Rosenberg, William Meyers, Lenore Norman and Linda Alexander. Absent: Janet Alvarez, Annette Averette, Peter Bailey, Doug Griebel, Betty Katz, Melanie Radley, Tom Vitullo-Martin.

**Health and Human Services Committee**  
**November 17, 2003**

**Special Community Forum on the Health of the Upper West Side**

The New York City Department of Health and Mental Health (DOHMH) has done Community Health Profiles of the entire City. They requested the opportunity to present their report on the Upper West Side, Zip Codes 10023, 24, and 25 to the community through the Board Committee.

It should be noted that it was not possible to do the study according to smaller units, and so findings reflect the area as a whole, and do not separate out smaller units which may not reflect the same conditions.

Census data (2000) indicated that people on the Upper West Side are older than the New York City average, and there are fewer children (under 17) than the City average. More people are white, 66% compared to 35% average in NYC districts. 22% were born outside the US, with the top countries of origin being the Dominican Republic, Germany, and the United Kingdom.

In general, the report indicated that West Siders are healthier than residents of other areas, with general health, maternal and child health, preventive care, and access to medical care being above average. Leading causes of death in 2001 were heart disease and cancer. Death rates for pneumonia and flu, stroke, and chronic lung disease were higher than the average for the City. Leading causes for hospitalization were heart disease, accidents and injuries, cancer and mental illness.

**Areas of Concern in Report**

AIDS continues to be a growing problem, with 198 individuals newly diagnosed with HIV in 2001, and 2,570 individuals living with AIDS in our community.

While prenatal care, and low birth weight are average or better than the rest of the City, figures for both are poorer than national goals

Lead poisoning in children continues to be a problem. (A study is currently being done of lead poisoning on the Upper West Side, and findings should be presented at a Committee meeting in the beginning of the year.

Smoking and alcohol misuse are significant health problems.

**Comments from Public**

There was general appreciation of the work which had been done, but recognition that there were areas of concern which had not been closely looked at.

The increasing number of older individuals highlighted the need to look at services addressing that population. St Luke's-Roosevelt and Ryan Community Health Center have moved in that direction, and will be asked to present their activities at a future meeting. The

NORCs in the community have identified health as a large area of concern for older people, and we will be following that.

The high rat population in the community is of great concern, and a report is needed of what is being done about that.

Specific mental health services are unknown by many who would want their assistance, and information should be more accessible.

The Health Department study was seen as a good beginning, heading us in directions to follow up in the Community.

**THE NEXT MEETING OF THE COMMITTEE WILL BE ON 12/16.**  
**THE HEALTH AND HUMAN SERVICE COMMITTEE WILL MEET ON THE THIRD**  
**TUESDAY OF THE MONTH IN THE FUTURE.**

At the next meeting, there will be follow-up planning on the issues raised at the November meeting.

**Committee Members Present:** Barbara Van Buren, Deborah Gobble-Lewine, Jean Green-Dorsey, Barbara Keleman. **Absent:** David Harris, Annette Averette, Georgette Gittens, Phyllis Gunther, Marc Landis, Elizabeth Starkey