

**Full Board Meeting Minutes  
Helen Rosenthal, Chairperson  
St. Luke's-Roosevelt Hospital  
November 5, 2008**

Helen Rosenthal called the meeting to order at 7:13 pm. Minutes from the October 2008 Full Board meeting, after correcting the vote on Resolution #3 at that meeting to 30-4-1-0, were approved: 27-0-2.

**Chairperson's Report: Helen Rosenthal**

- The chair reported on the results of the October Question of the Month on the CB7 website – asking for thoughts about Department of Education's proposals to alleviate overcrowding in the schools in our District. The question received more than 400 responses, an order of magnitude more than any previous question. The chair reviewed the themes of the responses received.
- The question of the month for November asks for the community's most important concern relating to new development proposed or in process in our District.
- The chair addressed the issue of Board member attendance at full Board and committee meetings. Records reflecting attendance will be discussed at committee meetings during the month of November. The chair advised that the Borough President will look carefully at a member's attendance when deciding whether to reappoint that member.
- The meeting with members of various departments of City government concerning enclosed sidewalk cafes will be posted on our CB7 website shortly, and the issue will be discussed at the Transportation Committee meeting on Tuesday, November 11th.
- Fordham University's plans for its Lincoln Center campus will be discussed at the Land Use Committee meeting on November 19th.

Professional leaves of absence: The chair advised that it has been brought to her attention that the Board is required to have a full-Board vote on whether to grant a leave of absence from attending Board and committee meetings. Previously, the chair would grant excused absences on an ad hoc basis. The Board discussed the issues relating to leaves, the need for confidentiality for certain issues, and other matters. The chair referred the question of the effect of an approved leave of absence on quorum requirements be researched. Following this discussion, Resolution 17, to approve professional leaves of absence to Liz Samurovich, Dan Meltzer and Luis Reyes was adopted 28-0-3-0.

**By-laws:** The chair noted that there was a discrepancy between CB7's by-laws and the practices governing our meetings. The chair confirmed that the City Charter requires that a resolution must be approved by a majority of votes cast, not merely more yeas than nays. A committee chaired by Jeff Siegel will present per our procedures a draft a resolution to amend our by-laws accordingly.

**Green Report: Elizabeth Starkey, Co-Chair.**

- An Environmental Forum will be held on Wednesday, November 12th, from 6:30-8:30, at B'nai Jeshurun. The program includes a panel discussion with Senator Eric Schneiderman, representatives from Environmental Alternatives, the Mayor's office, and others. Those attending will receive an informative sheet on how to reduce one's carbon footprint.
- At a meeting to be held on November 13th from 6:30-8:30 at PS 87 on West 78th Street, Transportation Alternatives and West Side Renaissance will discuss initiatives to tame traffic, encourage bicycles, and discourage cars.

## **Manhattan Borough President's Report: Sari Bernstein**

- The Borough President testified on October 27th hearings expressing concern over simultaneous requests for proposals relating to DFTA's senior centers, case management and home delivered meals, and the plan to consolidate senior centers.
- A Food Conference will be held on November 19th at Columbia University, including discussions on healthy and sustainable foods with notable panelists.
- The required Equal Employment Opportunity training for all Community Board members and staff will be available at 6 pm on December 2nd immediately prior to our next full Board meeting.

## **Legislators' Reports**

Assembly-Member Linda Rosenthal, after being congratulated by the Board on her reelection:

- Her bill to end vacancy decontrol when a stabilized rent reaches \$2,000 per month may finally be taken up by the State Senate.
- The Assembly is being called back into session to address additional budget cuts being sought on top of those from the August 2008 special session due to projected increases in the State's budget deficit; the public's thoughts and ideas about items that should not be cut are welcome.
- Education, health care and core services should not be cut, and the pain should be spread. The Mayor that day cut Education funding in the middle of the school year, some had already been spent.
- Neither the proposed tax on "millionaires" nor the restoration of the commuter tax was likely to be taken up this year.
- Free flu shots would be available on November 13th at her District Office.
- Delivery workers at Saigon Grill were awarded more than \$4M in back pay and damages. The hope is that the decision will be signal appropriate treatment for delivery workers.
- Introduced Greg Monte – her new community liaison.

Assembly-Member Dick Gottfried, after being congratulated on his reelection:

- The special session of the Legislature to make further budget cuts is due in part because Wall Street revenues account for 15-20% of the State's budget.
- Some 80% of the State budget is spent on health care (including Medicaid) and education, so it is hard to cut deeply without hurting people's lives.
- State should roll back substantial tax cuts for the highest earners before cutting key services.

Council Member Gale Brewer:

- The Mayor's most recent budget cuts include elimination of 3,000 positions, and possibly eliminating 1,000 slots in the incoming class at the Police academy.
- The Department of Education will be cut \$181M this year, \$385M next. While the Mayor promises that the cuts will not "affect the classroom," it is certain that they will affect the schools – these cuts are "drastic."
- Libraries and cultural institutions will be cut 2.5% this year and 5% next, reducing the number of days libraries can remain open from 6 to 5.5.
- The Mayor plans to rescind the 7% property tax decrease as of January rather than waiting for it to sunset in July. The \$400 rebate promised to property taxpayers has already been cut without warning to the owners, who were expecting to receive the rebate in October.
- It is important in these times to avoid pitting one portion of our community against another.
- Council Member Brewer praised the work being done by Jennifer Freeman and the Community Education Council regarding the difficult and controversial issue of overcrowded schools in our District, and addressed the consistent failures of the Department of Education to plan adequately.

## Public Session

Blythe Bondoc of the Avondale Group introduced her firm's home health care initiatives.

Winifred Armstrong announced a presentation at the Bloomingdale Public Library on the history and future of our community's underground water, and issues which recently were brought to the fore by problems encountered in the construction sites at Park West Village

Calvin Solomon of the New York County DA's Office: The District Attorney's office and the Police Commissioner sponsored a successful gun buyback program in October, during which 744 guns were recovered for a no-questions-asked payment of \$200 per gun.

Jarred Chausow of State Senator Tom Duane's office:

- Looks forward to the opportunity to bring his issues to the floor, including a real rent reform campaign, which is one of his priorities.
- Introduced a new bill to require landlords to pay the tenant's attorney's fees if found to have harassed stabilized tenants, with a triple recovery of attorney's fees if the landlord knowingly asserts bogus non-primary residence claims (issue referred to the Housing Committee).

Shane Seeger of Assembly-Member Daniel O'Donnell's office:

- An event on Wednesday, December 3rd at Goddard Riverside will include a discussion of changes to Medicare, and a discussion of SCRIE, a little-used rent freeze available to seniors.
- A tenant clinic will be held on Thursday, November 20th, at which a volunteer attorney will be available to confer with the community.

Michael Meade of State Senator Eric Schneiderman's office:

- The Senator is already at work in Albany on the new budget issues being raised by the Governor.
- The new majority creates an opportunity to change the way business is conducted by the Senate.
- Promoted the Climate Change Event reported on by the Green Committee (above).

Tom Vitullo-Martin of CB7 reported on a dangerous situation at the northbound 86th Street station of the #1 train. The closing of one of two stairwells for a month is creating severe congestion at peak hours that is preventing succeeding trains from discharging or leaving the station. Board member Andrew Albert will raise the issue at the Transportation Committee.

## Business Session

### Transportation Committee

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

Enclosed Sidewalk Café Applications:

1. **244-246 Columbus Avenue** (West 71st-72nd Street.) A resolution to approve the renewal application DCA# 1224900 to the Department of Consumer Affairs by Madison on Columbus Corp. d/b/a China Fun, for a two-year consent to operate an enclosed sidewalk café with 6 tables and 11 seats. An issue had been raised at committee about bicycles being stored next to the bus stop. The owner assured the committee that a suitable bike management plan would be implemented, and on that basis the resolution was approved by the committee. The resolution was adopted: 26-5-0-0.
2. **441 Amsterdam Avenue** (West 81st Street.) The resolution to approve New/ Change of Ownership application DCA# 1283643 to the Department of Consumer Affairs by JPS Ventures, Inc. d/b/a Saint James Gate, for a two-year consent to operate an enclosed sidewalk café with 5 tables and 16 seats was adopted: 26-5-0-0.
3. **2596 Broadway** (West 98th Street.) A resolution to approve renewal application DCA# 0803246 to the Department of Consumer Affairs by Wah Nan Restaurant Corp. d/b/a Hunan Balcony Restaurant for a two-year consent to operate an enclosed sidewalk café with 10 tables and 20 seats was adopted: 26-4-1-0.

4. **2672 Broadway** (West 102nd Street.) The resolution to approve renewal application DCA# 1063188 to the Department of Consumer Affairs by Plaza Mexico, Inc. d/b/a Mama Mexico, for a two-year consent to operate an enclosed sidewalk café with 14 tables and 40 seats was adopted: 26-5-0-0.

Unenclosed Sidewalk Café Applications:

5. **447 Amsterdam Avenue** (West 81st -82nd Street.) The resolution to approve renewal application DCA# 0990613 to the Department of Consumer Affairs by New Store Restaurant Corp. d/b/a EJ's Luncheonette, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 15 seats was adopted: 30-1-1-0.

6. **2418 Broadway** (West 89th Street.) The resolution to disapprove renewal application DCA# 1172236 to the Department of Consumer Affairs by Three Friends, LLC d/b/a Georgia's Cafe, for a two-year consent to operate an unenclosed sidewalk café with 11 tables and 26 seats was presented based on a history of complaints concerning ventilator noise. The committee deferred action until the full Board meeting in order to afford the owner an opportunity to attend a committee meeting immediately prior to the full Board meeting, but the owner did not attend. The Committee's resolution to disapprove the application was adopted by the Committee 10-0-0-0. The full Board adopted the same resolution 29-0-1-1.

7. **2740 Broadway** (West 105th Street.) The resolution to disapprove renewal application DCA# 1222176 to the Department of Consumer Affairs by Silver Moon Bakery, Inc. d/b/a Silver Moon Bakery, for a two-year consent to operate an unenclosed sidewalk café with 22 tables and 44 seats was presented.

- The committee noted the establishment's refusal to follow the proposal by the committee to reduce the size and coverage of the requested configuration, which reduction was consistent with the configuration proposed by the committee in previous years.

- Alan Flacks, who lives near the cafe, urged the Board to disapprove, indicating that it is inappropriate for a bakery to have an outdoor cafe, that wrap-around sidewalk cafes should not be approved, and that this applicant's current use extends beyond the agreed limits.

- The Board was advised that the amount of space for tables and chairs outdoors was extremely out of proportion to that available inside the establishment.

- The resolution to disapprove was adopted: 29-0-2-1.

Parks & Preservation Committee

Klari Neuwelt and Lenore Norman, Co-Chairpersons

8. 610 West End Avenue (West 89th – 90th Street.) The resolution to approve an application to the Landmarks Preservation Commission for ground-floor restoration was adopted: 30-0-0-0.

9. **28 West 76th Street** (Central Park West.) The resolution to approve an application to the Landmarks Preservation Commission for removal of an existing rear-yard extension and the construction of a flat rear façade, which was deemed by the committee to be minimally appropriate in large part because it is not visible from a pedestrian way, and because the applicant modified the surface materials to address the committee's concerns, was adopted: 29-0-0-0.

10. **320 Central Park West** (West 92nd Street.) The resolution to approve an application to the Landmarks Preservation Commission for a new master plan for window replacement (that would not be a mandatory replacement for all residents) was presented.

- Walter Melvin, the applicant's architect, emphasized that the prior master plan was not workable due to the expense and difficulty of installation of the required windows. The proposal offered would keep the major separation lines in the larger panes, but not the smaller multi-light divisions.

- Jill Cohen, chair of the building's window committee, related that the staff at LPC endorsed the configuration presented. The new design will be fuel efficient. Only one shareholder would replace windows under the current plan. Acknowledged that shareholders who had replaced their windows prior

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to the current master plan were unlikely to replace the windows again to match the new design.

- Howard Stevens, former co-chair of the Board's Parks & Preservation Committee, observed the need to delicately balance preservation with viability in residences, and endorsed the plan.
- The members of the full Board discussed the relative merits of the proposal, the original design, and the compromise sought by the committee. The Board also debated the proper measure of deference to informed committee action.
- After debate, the Board adopted the resolution to approve: 20-7-3-0.

11. 390 West End Avenue, The Aphorp (West 78th-79th Streets.) The resolution to approve the application to the Landmarks Preservation Commission for the installation of air conditioner cooling towers on the center of the roof of the eastern portion of the full-block building (i.e. the roof over the Broadway frontage), which was minimally visible from a distance of 7-14 blocks away, and which the Buildings Department indicated would be viable, was adopted: 26-1-1-1.

12. 117 West 81st Street (Columbus-Amsterdam Avenues.) The resolution to approve application #09-0104 to the Landmarks Preservation Commission for enlargement of and modifications to the penthouse was adopted: 28-0-0-0.

13. 312 West 88th Street (West End Avenue.) The resolution to approve application # 09-1612 to the Landmarks Preservation Commission for rear-yard addition was adopted: 28-0-0-0.

Business & Consumer Issues Committee

Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

New On-Premises two year liquor license application:

14. The resolution to approve 127 West 72nd Street, Kaya NY Corporation, d/b/a Penang was adopted: 24-0-0-0.

Strategy & Budget Committee

Alberto Cruz and David Harris, Co-Chairpersons

The chair opened the discussion of budget priorities by noting that all Community Boards are facing two budget cuts – a reduced baseline from FY09, and an additional cut for FY10. The cuts will directly impact the Community Board's ability to respond to the needs of our community and provide a forum for the community's voice on important matters. On that basis, the chair endorsed the recommendation that restoring full funding to all Community Boards should be our Board's first expense priority.

15. After discussion among the members of the Board, and a friendly amendment consisting of the addition of the phrase "with urban art" in priority number 7 on the list of Capital priorities, the resolution to approve the Board's Priorities for the Fiscal Year 2010 NYC Capital Budget as presented was adopted: 27-0-0-0.

An amendment was offered to eliminate item 7 on the list of proposed priorities for the Expense Budget. The Board debated the rationale for the priority as proposed, and the concerns on which the amendment was based. After deliberation, the Board voted not to accept the amendment.

16. The Board then concluded its discussion of the expense budget priorities, and after deliberation, the resolution to approve the Expense Budget priorities as presented was adopted: 26-2-0-0.

The meeting adjourned at 10:45 pm.

Present: Barbara Adler, Andrew Albert, Linda Alexander, Lindsey Boylan, Hope Cohen, Alberto Cruz, Mark Diller, Miki Fiegel, Sheldon J. Fine, Paul Fischer, Marc Glazer Victor Gonzalez, Phyllis E. Gunther, David Harris, Lawrence Horowitz, Ulma Jones, Barbara Keleman, Blanche E. Lawton, Johnetta Murray, Klari Neuwelt, Lenore Norman, Sharon Parker-Frazier, Anne Raphael, Madge Rosenberg, Helen Rosenthal, Roberta Semer, Ethel Sheffer, Jeffrey Siegel, Elizabeth Starkey, Barbara Van Buren, Thomas Vitullo-Martin, George Zeppenfeldt-Cestero and Dan Zweig. Absent: Richard Asche, Page Cowley, Sonia Garcia, , Rosa Gonzalez, Molly Gordy, Robert Herrmann, Bobbie Katzander, Lillian Moore, Gabrielle Palitz, Michele Parker, Melanie Radley, Oscar Ríos, Liz Samurovich, Charles Simon, Melanie Wymore.  
On Leave: Daniel Meltzer, Luis O. Reyes

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**Transportation Committee**

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

**November 11, 2008 7:00 PM**

Meeting called to order by Andrew Albert and Dan Zweig co-chairs at 7:05pm.

New Business: Jane Oshanna came to speak about Papa John's sidewalk café. This café was disapproved by CB7 in spring 2008. DCA attorney advised them that DCA had turned down the café. Yet the sidewalk café appeared in about Sept. 2008. Jesse from Gail Brewer's office will investigate into why under those circumstances the café was approved or allowed to operate.

Report and discussion on DMP/DCA meeting on enclosed cafes.

Complex discussion took place regarding the problem of how to appropriately and fairly return enclosed sidewalk café spaces to regular sidewalk use when they are left abandoned, unused, or used for other than a restaurant/cafe.

Concerns were aired for the right of the general public to use of the sidewalk, rights and responsibilities of restaurant operators with cafes, rights and responsibilities of property owners, and the city's responsibilities toward enforcement of regulations governing enclosed cafes.

Agencies with enforcement power often did not know when cafes were abandoned and were not informed by other agencies that did know. A procedure to establish communications between involved agencies was deemed to be necessary.

Discussions included determining and permitting succession of tenancy for an enclosed café, determining when a café is abandoned or unused, the posting of a bond to guarantee the café's removal when it becomes unused, who should post such a bond, which should hold the bond, and under what circumstances such a bond should be distributed or forfeited.

The committee in consensus established the following set of procedures to be considered for recommending implementation through executive order and guidelines and legislation as needed. It is expected that these will need a further look and consideration of time frames for the various steps.

Revocation of consent - If an enclosed café is reported to DCA as vacant, and is found by subsequent investigation to be vacant, and remains vacant for a period of 6 months; then DCA should immediately revoke the consent for the enclosed café premises.

Revocation of consent – If an enclosed café is reported to DCA or found by DCA to be used for other than permitted use for an enclosed café, the consent for that enclosed sidewalk café shall be immediately revoked.

Notification: At the time the consent for an enclosed café is no longer active due to non renewal, abandonment, or any other reason, DCA shall notify DOB, City Council, and the Community Board.

Dismantling – If the enclosed café has had its consent revoked for use in other than permitted manner, or remains abandoned or unused for a period of 6 months since its last period active consent for the operation of the enclosed café, an order to dismantle the café shall be issued by DCA.

Notification: DCA shall immediately notify DOB, City Council, and the Community Board regarding the order to dismantle the enclosed café.

Bond requirement – The restauranteur upon having his enclosed café approved shall post a bond of \_\_\_\_\_, intended to be sufficient to cover the cost of removing the café. The bond shall be held by the City of New York. The restauranteur would be permitted to tear down the enclosed café and reclaim the posted bond.

Dismantling responsibilities: If an order to dismantle is issued and the restauranteur does not remove the café, the restauranteur shall forfeit any right to the posted bond. The owner of the property is required to

remove the enclosed café. Upon removal of the café by the property owner, the property owner may apply to claim the posted bond for the cost of removing the café. If the owner does not remove the enclosed café, the bond remains forfeited and the City may begin the process of removing the café and bill the property owner for the expense.

**Old Business:** P.J. Clarke's submitted a letter describing steps they had taken at their location near Lincoln Center to clean up and improve operation of their exhaust system. They indicated that no-one working on the project had detected any odor emanating at peak periods of operation.

**Report to Borough President** – 2007-2008 Accomplishments – Transportation Committee  
The following three items were added to the existing report for 2008.

Bike lane trial period on West 106 Street

Change in direction of traffic for West 61st Street between West End and Amsterdam Avenues.

Proposed curb cut and special permit for garage at West 86th Street and West End Avenue.

The list will be reviewed again at the December Transportation meeting.

Review of Newsstand list – a quick review of the list of newsstands on the list gathered by the committee was made to determine if any other areas still needed to be covered.

More New Business: Ulma questioned why St. James Gate who took over Louis' Westside Café was allowed to have a wrap-around café when we generally do not permit wrap-arounds. Some felt we should never allow wrap-around café's; others felt that this should remain general policy but leave room to decide each application on a case by case basis. In the original Louis' application many years ago, the local residents came out in great support for the full wrap-around configuration citing the desire for increased street life to make the area more lively and less desirable for street dealing of drugs.

The meeting was adjourned at 9:30pm.

Present: Andrew Albert, Dan Zweig, Linda Alexander, Marc Glazer, Ulma Jones, Bobbie Katzander, Barbara Keleman, Blanche E. Lawton, Anne Raphael and Oscar Rios. Board Members: Hope Cohen and Paul Fischer.

**Business and Consumer Issues Committee**

**George Zeppenfeldt-Cestero and Michelle Parker, Co-Chairpersons**

**November 12, 2008 7:00pm**

1. **236 W. 78th Street** (Broadway-Amsterdam), Stand Up 236 LLC, D/B/A Standup NY. Application for liquor license transfer. Applicants are Dani Zaldanan and Gabriel Waldman. They will be continuing the operation of the comedy club on the main floor and a performance space on the second floor. They will have 8 – 10 employees, including a security guard on the sidewalk to monitor lines and to attempt to curtail smoking by patrons of the comedy club. Hours of operation, 8:00 PM – 12:00 AM on week nights, and 8:00 PM – 3:00 AM one weekends.

Resolution: Committee approved the application for a new liquor license for Stand Up 236 LLC, d/b/a Standup NY., Committee approves 7-0-0-0

Present: Michelle Parker, George Zeppenfeldt-Cestero, Marc Glazer, Rosa Gonzalez, Ulma Jones, Anne Raphael and Madge Rosenberg. Absent: Lindsey Boylan.

**Parks and Preservation Committee**

**Lenore Norman and Klari Neuwelt, Co-Chairpersons**

**November 13, 2008**

1. New business.

Lenore Norman reported on several meetings she had attended recently:

--Last week, task force on Preservation at Manhattan Borough President Scott Stringer's office. The discussion focused on how to improve communications with the Landmarks Preservation Commission in order to clarify procedures. More proposals should be decided on the Commission level rather than on a staff level, especially when the project is large and affects an area that is definitely visible such as the front façade.

A number of ideas were floated to go to the Commission for discussion. Nothing was settled, but it was agreed that we had to find a way to assist the Commission.

--Several weeks ago, meeting organized by Tom Vitullo Martin on the status of protecting non-designated historic churches. Shelly Fine spoke about problems he has encountered with churches. Page Cowley is arranging for someone to speak at a future meeting to address the issues of these at-risk historic structures.

--Yesterday (Nov.11), meeting at IS 44 (Columbus Ave. and 77th Street). The school yard has been repaved. The architects had a preliminary proposal for a new fence design to replace the existing chain link fence. Proposal was for a box design, with smaller openings below (to prevent climbing), larger openings above. The presentation was not developed sufficiently to present at the November Parks & Preservation Committee meeting, so the decision was made to postpone their presentation until the December meeting.

Klari Neuwelt then reported on a meeting she had attended recently:

--Regarding the southern (final) portion of Riverside South (59th -61st Streets, West End Ave. to the Hudson River). The design shows five modern glass angular towers designed by French architect Christian de Portzamparc, different from the masonry and glass structures in the northern part of the development. At a public information session sponsored by CB 7 several weeks ago (approx. 100 in attendance), a number of issues about the new design had been raised concerning: traffic; the architecture; river access; crowding; the design of the open spaces between buildings; the need for at least one new school; retail.

The public review process will begin with the scoping meeting for the environmental impact statement at City Planning in January 2009.

2. Discussion with the Department of Parks & Recreation on a request for proposals for an Outdoor Arts & Craft Fair at Margaret Mead Green (Columbus Avenue, West 77th-81st Streets) and a proposal by Council on the Environment for a Green Market (Columbus Avenue, West 77th-79th Streets) on the Sundays that the Crafts Fair is not operating. Presented by Charles Kloth, Director of Concessions Revenue, Parks Dept.

Speakers included: Cathy Chambers, Greenmarket Operations Manager; Jonathan Lipnick of the West 81st Street Block Association; Peter Wright, President of the Friends of Roosevelt Park and Co-chair of the West 77th Street Block Association; Ann Snee, Co-chair of the West 77th Street Block Association; Simon Gaon, Executive Director of the American Arts and Crafts Alliance; Myron Hissee, painter and Crafts Fair vendor.

The Columbus Avenue Crafts Fair has been in existence for approximately 30 years. It was originally established through an agreement with the community, and the community received funds from the fair. In 1989 the Crafts Fair was made into a concession by the Parks Revenue, so the money is no longer kept in the community but instead goes into the City's General Fund. Under the most recent concession

agreement (which expired at the end of October), the Crafts Fair paid \$300,000 into this fund. The Crafts Fair currently takes place six times a year: on three consecutive weekends in October and three consecutive weekends in May. Its booths currently extend along the east side of Columbus Avenue from 77th to 81st Streets and then continue east on 81st Street towards Central Park West.

In considering whether or not to issue a new RFP to allow the Crafts Fair to remain, a number of issues and areas of concern were discussed:

--The uneven quality of the crafts for sale. While the majority is handmade, a portion of the vendors also offer mass-produced goods.

--The potentially negative impact the Crafts Fair has on local Columbus Avenue retail establishments.

Barbara Adler, Executive Director for the Columbus Avenue BID, submitted a letter expressing concern that the items for sale at the Crafts Fair were similar to what is sold at shops on Columbus Avenue, thereby hurting the business of local establishments.

-The crowding along 81st Street, which is primarily a residential block (as opposed to the more commercial nature of Columbus Avenue). The neighborhood residents would like the extent of the Crafts Fair to be limited to the four blocks along Columbus Avenue.

--The relationship of the Crafts Fair to the year-round Sunday Greenmarket. Over the past few months, while the IS 44 school yard (located diagonally across from the southern end of the Crafts Fair) has been under construction, the Greenmarket has been temporarily located along the east side of Columbus Avenue from 77th to 79th Streets. Even after the school yard renovation is complete, the Greenmarket would like to remain in this new location so it can expand. In order to co-exist, the Greenmarket would agree to relocate (with fewer vendors) back to its pre-renovation school-yard area for the six Sundays during the Crafts Fair.

Regarding the proposal to permanently relocate the Greenmarket to the Columbus Avenue location, concerns were expressed regarding:

--large trucks which need to park near to the vendors, effectively creating a wall along the avenue

--the pedestrian crowding, which would become year-round along these currently quiet sidewalks.

--the appropriateness of this kind of year-long street market being situated along the western sidewalk bounding the American Museum of Natural History.

--the possibility of an expanded Greenmarket relocating to another school yard (perhaps the midblock asphalt school yard of the Brandeis High School; this site presented several problems; inadequate truck parking space, also the mid-block location has less public visibility.)

--consideration being given to having the Greenmarket remain its current size and return to its original IS 44 school yard location

Two separate resolutions proposed:

1. Resolution to APPROVE the Parks Dept. issuing a new RFP for the Columbus Avenue Crafts Fair, to take place six weekends each year, with its location limited to the east side of Columbus Avenue between 77th and 81st Streets, and with the types of crafts to be sold more clearly defined and closely monitored to be true "crafts".

Committee members: 10-0-0-0; Non-committee Board members: 0-1-0-0

2. Resolution to APPROVE a new location for the Sunday Greenmarket 46 weeks per year along the east side of Columbus Avenue from 77th to 79th Streets, and in the IS 44 school yard during the six Sundays of the Crafts Fair.

Committee members: 4-6-0-0; Non-committee Board members: 0-1-0-0.

The committee supports having a year-round Greenmarket somewhere in this area but found the particular location inappropriate. They welcome the Greenmarket representatives to return at a future meeting with alternative locations.

Note: At the conclusion of the entire Parks & Preservation Committee meeting later in the evening, Jeff Siegel returned to the Greenmarket vote, expressing concern that procedurally if the resolution to approve did not pass, it should have been turned around and re-proposed as a resolution to disapprove, to be voted on by the Committee. By the time the discussion occurred, two of the P + P members who had originally voted to approve the first resolution had left, so the resolution was not turned around for re-voting. Since the Greenmarket rep. expressed her desire to come back to another meeting with alternatives, the Committee decided that the Greenmarket item might not need to be presented at the December Full Board meeting.

**3. The Carrere Stair, West 99th Street, Riverside Park.** Presentation by the Department of Parks 7 Recreation on plans to replace the bluestone stairs and decorative cut bluestone on the stair landing; replace a missing section of the balustrade, and clean and reset it; correct structural issues in the retaining wall below; replace the adjacent asphalt paths and fencing; and prune the trees in the immediate area of work. Introduced by John Herrold, Riverside Park Project Administrator, then presented by Margaret Bracken, Riverside Park Landscape Architect, with additional info by Jim Dowell, Director, Riverside Park Fund.

The stair was designed in 1916 by Carrere and Hastings, a prominent NYC Beaux Arts style architectural firm whose work also includes the New York Public Library at 42nd Street. The stair was built in memory of one of the firm partners, John Marvin Carrere, who was killed in a car crash.

The stair is currently in deteriorated condition, as is a portion of the western retaining wall. Most of the balustrade is in good condition (it needs to be cleaned), although a small portion is missing and needs to be replaced. The original bluestone plaza was in poor condition and was temporarily repaired and repaved with asphalt about five years ago.

\$600,000 has been allocated for this restoration project, which should be sufficient to complete the construction work. If there are insufficient funds remaining to also do all the landscaping work proposed, some of the landscape pruning in the Park might need to be put off. Alternatively, the landscaping work may be able to fall under the general Riverside Park Parks Dept. budget for pruning work, or the Riverside Park Fund may be able to provide some funds for the landscaping.

The original materials (stones from the original Olmstead 1880's retaining wall, pink Milford granite for the balustrade, bluestone for the plaza paving and stairs) will be used. They have the original drawings which they will be following closely. Two aspects of the original design (a bronze plaque at the center of the bluestone start paving, and a stone bench on the edge of the plaza) were never built, and they will not be added now.

The estimated project schedule is a 6-9 month construction period beginning in September or October 2009.

The restoration project will be reviewed by the Landmarks Preservation Commission and by the Public Arts Commission.

Resolution to APPROVE: Committee members: 10-0-0-0; Non-committee Board members: 1-0-0-0.

**4. 55 Central Park West** (West 65th – 66th Streets.) Application to the Landmarks Preservation Commission for a rooftop addition and an extension of the southwest corner of the 19th floor to enclose an existing terrace. Presenter: Charles Wolf, (assisted by Rhonda Wist), Dean/Wolf Architects.

In 2000, this project was presented to and approved by the CB7 Parks & Preservation Committee. It was issued a Certificate of Appropriateness by LPC, which was extended in 2003 for 5 years. The C of A expired in October 2008. This application is for a new C of A for essentially the same work. The architects said that the current massing proposed is the same as what was originally approved in 2000. The only real modification to the originally approved design is the spacing of the mullions on the Penthouse greenhouse enclosure which are now spaced more closely, modeled on the adjacent original greenhouse structure.

A mock-up had been done in 2000. The 19th floor terrace enclosure will be constructed of brick to match the existing brick, with windows matching the existing windows below in design, size and position. It will be slightly visible from 65th Street, because the church structure to the south of 55 CPW is shorter than the apartment building.

The Penthouse greenhouse will be made of low-E coated clear glass within a black painted steel frame, with black painted steel mullions, matching the original adjacent greenhouse structure. It will first be visible at a distance of 350 feet, standing in Central Park. The architects estimate that only the top 18 inches will be visible.

Resolution to APPROVE.

Committee members: 10-0-0-0. Non-committee Board members: 1-0-0-0.

The Committee further recommends to the co-op board (via the architect) that if a second greenhouse structure is proposed by another tenant for the north side of the original greenhouse, its design should follow the design of the new greenhouse to create a symmetrical Penthouse composition.

5. **56 West 70th Street** (Columbus Avenue – Central Park West.) Application to the Landmarks Preservation Commission for renovation of the ground-floor façade. Presenter: John Ellis, Architect. This project was presented at the October P & P meeting. There are two components to the renovation:
- i. A small bulkhead will be built on the roof of this 5-story brownstone (to conceal water cisterns, and other components of his client's "green" efforts). The architect represents that it will not be visible from any public way. (Not before the Committee.)
  - ii. Renovation of the ground floor facade and entry court:
    - a. Entry court: The front entry court will now be renovated within the property boundaries, 4.5 feet front to back, plus a 2 foot planter. (At last month's meeting, the proposal was to extend the front courtyard out into the public sidewalk area). DOB approved their proposal to install a hatch in the floor of the front entry court which will provide Con Ed and other utilities direct access to the Cellar from the exterior. At the outer perimeter of the entry court, a new enclosure will be constructed to replace the existing open metal railing. The new enclosure will be 36" tall along the sidewalk edge, 42" tall at the end walls. An open black metal railing 18" tall will rest on a solid masonry base wall (faced in stucco?) which will conceal trashcans behind, with a planter above. The architect has agreed to modify the flat surface of the base, introducing four recessed panels to modulate the surface and relate to the alternating solids and voids of the entry court enclosure wall next door at 58 West 70th St. The architect further agreed to simplify the spacing of the open vertical bars so they are equally spaced, instead of having a varying rhythm as shown in the drawings, again to make this open rail similar to its adjacent neighbor at 58 West 70th Street.
    - b. Ground floor facade: The brick facing existing only at the ground level story of the building will be removed. The architect has had several investigatory probes done and found that the original striated stone (visible on the adjacent brownstone at 58 West 70th Street) appears to be present. The renovation will expose and restore the stone façade. A new front door made of a clear glass center panel in an oak frame will replace the existing front door. There will be no change to existing window.

Resolution to APPROVE as modified: Committee members: 10-0-0-0. Non-committee Board members: 1-0-0-0.

6. **108 West 74th Street** (Columbus Avenue.) Application to the Landmarks Preservation Commission for a rear-yard addition. Presenter: John Ellis, Architect.

This is a proposal for a rear yard addition, to be constructed at Cellar level, filling the rear lot fully side-to-side and extending back to end 3 feet 8 inches off the rear property line. The new structure will be built within the height of the existing side yard walls. The filling in of the back yard is permissible as the building is less than 100 feet west of Columbus Avenue and is in a commercial zone. (There is an existing tree within the last 3 feet 8 inches at the rear of the lot that they will try to preserve. There is also the possibility that an exterior stair providing direct access to the roof terrace will be constructed within this strip of space.)

The new cellar level enclosure will not be visible from the public way. The roof terrace will be solidly constructed (concrete on metal decking) to support the weight of plants. A black painted metal railing of evenly spaced vertical bars will surround the roof terrace, the only element of the new construction visible within the rear gardens above the existing property walls.

Resolution to APPROVE: Committee members: 10-0-0-0. Non-committee Board members: 1-0-0-0.

7. **137 West 74th Street** (Amsterdam-Columbus Avenue.) Application to the Landmarks Preservation Commission for stoop re-installation, penthouse addition, and rear-yard elevation. Presenters: Robert Moulin, Brian Chevchek, Moulin & Associates, Architects.

There are three components to this renovation:

i. Front façade work, including

--Reconstruction of the original stoop modeled on the design of the stoop of its adjacent sister building at 139 West 74th Street (visible in the tax photo; the stoop at 137 West 74th Street was already missing then). The stoop will be constructed of the same materials and faced in the same stone as the original stoop. A “demi-lune” opening with decorative wrought iron metalwork will open into the under-stoop area, a variation of the rectangular opening at the 139 West 74th Street stoop.

--New front doors will be a pair of single-panel beveled glass doors within oak frames in front of a pair of solid-panel 3-panel interior doors (modeled on original doors). The interior doors will be made of oak or the wood found to be used originally in this brownstone grouping. There will be a glass transom above the doors.

--Addition of a new metal wrought iron security gate and planter to enclose the lower entry court. The metal railing will be painted black metal with some small decorative ironwork details.

--New black wrought iron window gates at the two front ground level windows. The architects described the design of the window gates as incorporating some of the decorative details of the under-stoop entry gate shown on drawing LM-18.

--Regarding lighting: Recessed downlights will be installed behind the existing canopy-type projection projecting from the building façade above the original parlor floor front doors. There will also be some simple wrought iron and glass surface mounted wall lights.

ii. Penthouse addition. This will be a small structure situated at the center of the roof, not visible from the public way. It will be built of masonry, grey zinc or lead-coated copper roofing, and clear glass in a dark bronze frame. The side roofs will be more steeply pitched around centered dormers.

iii. Rear yard addition. The existing L-shaped rear yard addition will be removed, replaced by a rear yard addition which extends the full width of the 20 foot property. It will be 4 stories tall, set back 30 feet from the rear property line above a garden level greenhouse structure which ends 24 feet away from the

rear property line. The addition will be constructed of red antique brick, with large fixed clear glass panes and French doors set within dark bronze finish steel frames. The doors will be broken up with horizontal muntins (five per door below, three per door above), but the large fixed window will be a single unmodulated glass panel. Railings at the terrace and Juliet balconies will be made of dark bronze finish steel, horizontal bars in a contemporary design.

Kim Haslinger, a neighbor at 141 West 74th Street expressed concern about dust and noise and the extent of construction equipment planned (the architects said that the messiest, noisiest part of the work is done as demolition is complete), to inquire about the length of construction (12 months, estimated to begin Dec. 2009) and to raise awareness of the mice and rat infestations along the block. Ms. Haslinger took the architects' business cards for future communication.

3 resolutions:

1. APPROVE front facade work including new stoop:

Committee members: 10-0-0-0. Non-committee Board members: 1-0-0-0.

2. APPROVE new penthouse:

Committee members: 10-0-0-0. Non-committee Board members: 1-0-0-0.

3. APPROVE rear yard addition:

Committee members: 8-2-0-0. Non-committee Board members: 1-0-0-0.

8. Review of attendance.

Blanche Lawton and Miki Fiegel each have three absences recorded for the Parks and Preservation Committee. Miki believes one of them is incorrect; she will follow up with the office.

The meeting was adjourned shortly before 11 pm.

Meeting minutes prepared by Gabby Palitz

November 13, 2008

Revised November 18, 2008

Present: Lenore Norman, Klari Neuwelt, Mark Diller, Miki Fiegel, Molly Gordy, Phyllis E. Gunther, Blanche E. Lawton, Gabrielle Palitz, Roberta Semer and Jeffrey Siegel. Board Member: Paul Fischer.

Absent: Lindsey Boylan.

**Housing Committee**

**Victor Gonzalez and Charles Simon, Co-Chairpersons**

**November 10, 2008**

The meeting was called to order at 7:09 P.M.

We went around the room and everyone introduced themselves. The first speaker was Jared Chasow, Legislative Aide/Community Liaison to NYS Senator Thomas K. Duane. He was there to explain a Bill (S8784) about Real Property Law that the senator is going to introduce that creates tenants' right to recover certain attorneys' fees incurred as a result of service of notice based upon false facts or allegations. The co-authors of this bill are Senators Duane and Krueger. After Mr. Chasow explained the bill, there was dialogue and the following were the results: If possible more plain language; what if any were the causes of why this bill is being introduced (example: clerical error by landlord); and how this bill can be made better (if at all possible). Mr. Chasow will bring back all of our ideas and will try to come back with a revised version, and then we will possibly consider a resolution.

From here we spoke about the forum titled "The Future of Public Housing" that we plan to have in early 2009. We discussed the site, John Jay College, and possible moderators Professor Fritz Umbach or Nicholas Dagen Bloom. We hope to have it on a Sunday, which will be a more convenient day and hope to meet with the staffers of the electeds to plan the presence of the actual electeds. In addition, it was thought to extend an invitation to the other Manhattan community boards as well. We are still the early stages and appreciate any comments and/or suggestions.

At the end of this discussion, Sharon suggested as future topics, Human services with regards to shelters, Mr. E. Marrero (guest from the public) 80/20's.

The meeting adjourned at 9:20 P.M.

Present: Victor Gonzalez, Charles Simon, Rosa Gonzalez, Johnetta Murray and Sharon Parker-Frazier.

Absent: Sonia Garcia, Lillian Moore and Melanie Radley.

## **Health and Human Services**

**Barbara Van Buren and Madge Rosenberg, Co-Chairs**

**Madge Rosenberg and Barbara Van Buren, Co-Chairpersons**

November 18, 2008 7:00 PM

Carlos Infante, Manhattan Coordinator for Food Stamp Program from NYC Human Resources Administration (212 331 4647), spoke about his agency's administration of the Federal Food Stamp Program. Although more people in our community are in need of food stamps much of the federal funds for food stamps are going unused.

The HRA, under its new head John Doer, is advocating and promoting the use of food stamps for those in need by making application easier.

- HRA is partnering with local social agencies so that applicants can fill out applications in their own neighborhoods with the help of local social workers.
- Client information is now computerized. HRA is working toward having the whole application process on line.
- Hours for application have been extended to Saturdays and 6 pm weekdays.
- Application has been reduced from 16 pages to 4 pages.
- Applicants receiving SSI can call in application.
- If applicants at food pantries have no ID, agency can contact HRA directly at 877 477 8411
- Rather than applying for the whole public assistance package, more applicants are applying for only food stamps and/or Medicaid, which meets federal targets.
- Financial eligibility caps are being raised.
- Local social agencies should continue to push City Council to push HRA for reform.
- Complaints about unhelpful or unpleasant case managers should go to Bert Blaustein, Deputy Commissioner (212 331 4640).
- Community agencies that do not now help with food stamps can be more involved, working with HRA to encourage and process applications.
- Fingerprints are still required before approval of application.

Mr. Infante will give us a list of our community-based agencies that aid the processing of food stamp applications. We will send him the list of all of our community-based agencies, religious organizations and NYCHA (through Victor) contacts, so that HRA can extend processing in our neighborhood. CB7 will post a list of places in the community that offer application help.

Mr. Infante will return to the Committee to discuss Medicare and Medicaid, One Shot Deal Program, and programs for non-custodial fathers. We will notify our community based organizations.

Lillian Moore is working with the PWNC Coordinating Committee in Park West Village to start an Aging in Place organization. She is compiling a Resource Book for the whole PWV community listing schools, doctors, social service agencies, political representatives, services of the Community Board. She'll share that with us when it is completed.

Another working group from the 102 and 103 Street Block Associations is developing an Aging in Place program for their neighborhood. We'll keep up-to-date with their activities. Ruth Ellen is part of their group.

The Committee was updated on the new RFP for the Senior Centers. Efforts are still being made to postpone its implementation. The Borough President, Council Members, State Legislators, and community groups are all working towards this goal.

The New York AIDS Coalition continues to work towards the full implementation of the mandated AIDS curriculum in the public schools. We will be getting updates on their success.

# COMMUNITY BOARD 7 Manhattan

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Meeting was adjourned.

Present: Barbara Van Buren, Madge Rosenberg and Lillian Moore. CB7 Chairperson: Helen Rosenthal.

On-Leave: Daniel Meltzer. Absent: Miki Fiegel, Sonia Garcia and Barbara Keleman.

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**Land Use Committee**

**Richard Asche and Page Cowley, Co-Chairpersons**

**November 19, 2008**

1. Master Plan for Fordham University, Lincoln Center Campus. (West 60th -62nd Streets between Columbus and Amsterdam Avenues). Informational presentation by Vice President, Brian Byrne, PhD., Donald Clinton, Cooper Robertson & Partners, architects and planners, Diedre Carson, Attorney representing the University interests, and Lee Weintraub, Landscape Architect.

The architect explained that they were not seeking zoning relief for use. The project is “as-of-right” for FAR 10.

The project is designed to be in two phases: Phase I – completed by 2014, and Phase 2 - completed by 2032.

The actions required are, in summary:

- Waivers for the building envelopes
- Waivers for the sky exposure plain of the various component buildings
- Curb cuts
- Interior courtyards
- Distance between buildings
- 

While CB7 had seen the project at preliminary presentations over a year ago, and elements had been worked on, such as the connections between buildings and the elimination of the triumphal entrances and “bridged” structures between buildings on 62nd street, CB7 still had concerns:

- 62nd street frontage: Improvement of the Law School component and appreciated the design of Pei Cobb Freed in that the building was no longer a portal, however further information would be helpful as to the massing of the building now oriented “off the grid.” Transparency to the Avenues and the side streets remains a goal.
- Columbus Avenue: The scale is very grand and set backs are high and shallow making the buildings seem larger. It is understood that the buildings have dropped to 93’-0” and 48’-0” respectively.
- The stairway to the podium remains problematic, although less formidable, the public access is not recognizable or easy to navigate.
- West 60th Frontage: Adding windows at the street level is a welcome addition, concern about the set back entrance to access the dormitory.
- Design Criteria: How is Fordham bound to the ideas shown?
- Use Restrictions: The use is for 3A community education, how do the shared residential development parcels fit in this equation?
- Garages: Need more information on the need and apportionment between University needs and those of the developments.

There were many general questions from the public regarding the next meetings and their ability to make comment. It was agreed that a larger venue would be needed and that two meetings would be scheduled in December for this project.

A second meeting Land Use Committee Meeting is scheduled for Wednesday, December 17, at the CB7 offices, 250 West 87th Street, if there are still outstanding comments for the following evening, although there are other items on the agenda.

2. **40 West 68th Street** (Central Park West – Columbus Avenue). Application to the Board of Standards & Appeals by York Preparatory School for a lot coverage variance to allow expansion of the school.

250 West 87<sup>th</sup> Street, New York, NY 10024  
 Phone: (212) 362-4008 Fax:(212) 595-9317  
 Web site: [nyc.gov/mcb7](http://nyc.gov/mcb7) e-mail address: [office@cb7.org](mailto:office@cb7.org)

The attorney representing York Preparatory School and the headmaster for the school, Mr. Stewart, made the presentation explaining the need for the expansion and the programs that have been added, a “jumpstart” program to better serve the students which is a part of their mission. They explained that the need for the expansion was borne from an external cyclical report. This report identified that several dedicated functions were lacking: a nurse’s station, four classrooms, and bleachers for the gymnasium. In order to meet the particular findings of the Board of Standards & Appeals five findings need to be met regarding hardship -- the uniqueness of the site and programmatic needs with no other way to enlarge the property.

- Physical Limitations
- Financial limitations
- No impact to the community character
- Not a self created hardship
- The minimum variance necessary is being requested.

In addition to questions from the Land Use Committee, about the findings of the report and other ways to resolve the short comings identified in the external report, there were members of the community who were in opposition to the project and a group that had prepared an alternate assessment of the project without impact the rear yard and affecting the adjacent properties. Larry Horowitz, architect for York Preparatory, responded to many of the questions and concerns.

First to make a statement in opposition to the project was an alternate proposal that had been shown to the school by Eric Palatnik, attorney and Paul Taylor of Stonehill and Taylor Architects. Both presenters are residents of the building at 67th that will be affected by the proposed rear yard additions. Their proposal stacked the new program requirements without the addition of a second level at the rear and western side of the building. A second issue was the combined zoning lot and previous alterations which had already used the floor area allocated for this site when the adjacent building on this site was constructed. The issue is the extent to which the floor area has already been built out to the maximum of the site.

Others in oppositions were representatives from: 17 West 67th Street, 33 West 67th Street, 27 West 67th Street and individuals: Diane Garrett, Jeannine Acevedo, Dora Shandell, Mary Green and Bruce Simon, among those that spoke out in opposition to the project.

The presenters believed that the design proposed by Mr. Horowitz met their needs and that Mr. Horowitz was uniquely qualified having worked with the school for many years and with the previous owner of the property having undertaken alterations and rehabilitation work prior to York Preparatory School purchasing the building.

Given the concerns of the neighborhood and the questions raised from the Land Use members in attendance, it was agreed that there would be a site meeting to see the impact and potential light and air impacts to adjacent properties and to ask the applicant to return to a second meeting when the committee had an opportunity to review the application in greater detail.

There was a motion to request he applicant to wait until the next meeting of the Land use Committee wherein further opportunity to discuss the project could take place as there was sufficient time before a response to the Board of Standards & Appeals needed to be submitted.

Land Use Members:

In favor- 5, Opposed - 0, Abstained – 0, Present not voting – 1.

Board Members:

In favor- 1, Opposed - 0, Abstained – 0, Present not voting – 0.

The next Land Use meeting where this project will be on the agenda is scheduled for December 17 at 7:00pm at the CB7 Offices at 1250 West 87th Street.

There being no further business the meeting was adjourned.

Respectively submitted by Page Cowley, co-chair Land Use Committee

Present: Richard Asche, Page Cowley, Hope Cohen, Mark Diller, Ethel Sheffer and Jeffrey Siegel. Board

Chairperson: Helen Rosenthal. Absent: Molly Gordy, Paul Fischer, Lawrence Horowitz, Daniel Meltzer, Lillian Moore, Liz Samurovich and Tom Vitullo-Martin.

**Green Committee**

**Elizabeth Starkey and Melanie Wymore, Co-Chairpersons**

**Monday, November 24th, 2008 7:00 PM**

**1. Report on Climate Change Program**

Green Committee Public Member Paul Reale reported on the special presentation co-sponsored by MCB7 Green, B'nai Jeshurun Environmental Action Hevra, and various elected officials on November 12. More than 400 people came to the program at B'nai Jeshurun, where Mr. Reale presented Al Gore's Inconvenient Truth slideshow and moderated a panel discussion on climate change. The evening concluded with the audience writing hundreds of advocacy postcards on climate legislation to a variety of elected officials.

**2. Cellular Phone Antenna Installations on Residential Buildings**

Council Member Gale Brewer discussed her proposed legislation to require monitoring by New York City inspectors of radio frequency emissions from cellular phone antennae on residential buildings. Residents (especially of rental buildings) have expressed concerns to Council Member Brewer about possible health effects of such emissions from cell antennae on their buildings. Radio frequency (and other telecommunications) issues are under federal jurisdiction, with little opportunity for local preemption of regulation. Only two federal inspectors are assigned to cover all of New York City. Antenna installations may have revenue implications for the city as well. Council Member Brewer noted that while New York City collects only \$300-1600/month per antenna on city-owned buildings, landlords installing antennas on building roofs are collecting as much as \$3500/month per antenna. Hope Cohen suggested that such a revenue stream makes a building more valuable and should be considered in future assessments for property taxation.

Ms. Cohen further noted that while residents may have legitimate concerns about the aesthetics and structural integrity of cellular phone antennae, there is no scientific evidence for the contention that their radio emissions cause health problems. Council Member Brewer agreed about the lack of evidence for health problems, but hopes to set minds at ease by employing city inspectors to demonstrate that emissions from the antennae meet federal guidelines.

Outcome/resolution:

BE IT RESOLVED THAT Community Board 7/Manhattan supports the City Council legislation proposed to be introduced by Council Member Gale Brewer to require city monitoring of radio frequency emissions from cellular phone antenna installations on residential buildings.

Committee: 2-1-0-0 Public: 2-0-0-0

**3. Discussion with Paul Elston, President, Riverside South Planning Corporation**

Paul Elston, President, Riverside South Planning Corporation (RSPC), presented two issues for the committee's information and consideration:

- Lack of reporting by current Riverside South developer, Extell, on use of environmentally sound building materials since it became the developer of Riverside South in 2005
- Opportunity for proactive green planning for Riverside South parcels L, M, and N (i.e., West 59th-West 61st Street, West End Avenue to Riverside Boulevard).

RSPC had a contractual relationship with original Riverside South developer, the Trump Organization, under which (among other responsibilities) the developer was required to report to it on the planned use of environmentally sound materials and construction practices. Extell did not report to RSPC on development of parcels G and H, but has now agreed to report on those (i.e., after the fact of construction) and on I and J, currently being developed. Copies of the reports will be available as well to MCB7 and

elected officials, upon request.

RSPC opposes the additional 730,000 square feet of floor area Extell is now proposing for parcels L, M, and N (to be known collectively as “Riverside Center”), maintaining that the floor area approved for the original project in 1992 is dense enough. Moreover, RSPC views this planning moment – when Extell is seeking to reopen the Restrictive Declaration governing development of Riverside South – as an opportunity to insist on increased sustainability requirements reflective of advances in knowledge and technology since 1992. These include: LEED Gold certification for building design and construction; integrated planning and development of parks and infrastructure, such as a possible Metro North Railroad station and power/steam cogeneration plant; and landmarking and adaptive reuse of the Con Edison steam plant, originally designed by McKim, Mead & White for Interborough Rapid Transit (i.e., IRT subway) in the early twentieth century.

The committee was very interested in [Mr. Elston’s presentation \(attached\)](#) and plans to discuss RSPC’s proposals in December, as it develops its contributions to MCB7’s comments on the scope of work proposed for the Draft Environmental Impact Statement. MCB7 is developing comprehensive comments in preparation for the Riverside Center scoping hearing, currently scheduled by City Planning for January 8, 2009. Council Member Brewer urged the committee to meet with Rit Aggarwala, Director of the Mayor’s Office of Long-Term Planning & Sustainability, on these issues as soon as possible. Riverside Center offers an opportunity to showcase a range of sustainability initiatives.

There being no further business, the meeting was adjourned.

Present: Hope Cohen, Phyllis Gunther, Helen Rosenthal (ex officio)

Absent: Bobbie Katzander, Charles Simon, Elizabeth Starkey, Melanie Wymore