

## **December 2004 Minutes**

### **Full Board Meeting Hope Cohen, Chairperson**

**December 7, 2004**

#### **Goddard Riverside Community Center**

**Hope Cohen called the meeting to order at 7:12 pm**

**The November full board minutes were approved (16-0-3)**

#### **Chairperson's Report – Hope Cohen**

- **Welcomed the return of member Barry Rosenberg**
- **Introduced new members Luis Reyes and Victor Gonzales**

#### **Manhattan Borough Board Report**

**The MTA will begin a pilot program for rapid bus transit in Manhattan and other boroughs. Hearings for the Manhattan program will be held in December.**

#### **Report on the Solid Waste Management Plan (SWMP) – Charles Simon**

- **The newly formed "Team SWMP", chaired by Mr. Simon, is reviewing the Department of Sanitation's Draft Environmental Impact Statement (DEIS), which can be found at [www.nyc.gov/sanitation](http://www.nyc.gov/sanitation), and developing questions and comments.**
- **NYDS will hold public hearings in December on the DEIS in catchment areas with waste transfer stations that will handle household garbage. Since the West 59th Street Marine Transfer Station has been reserved for commercial waste, no hearing is planned for the West Side until plans are developed.**
- **MCB7 and MCB4 will submit comments on the DEIS by the January 24, 2005 deadline and are seeking a meeting with NYDS regarding proposed plans for the West 59th Street Marine Transfer Station.**
- **City Council will hold hearings on the plan and DEIS in January/February 2005.**

#### **Reports by Legislators**

##### **City Council Member Gale Brewer**

- **City Corporate Counsel will fight illegal tourism at Dexter House Hotel, 245 West 86th Street.**
- **Lincoln Square Neighborhood Center, 250 West 65th Street, is building a teen center.**
- **Goddard Riverside is building a new teen center and auditorium.**
- **Wise Towers, West 90th Street, Amsterdam-Columbus Avenue, is building a new playground.**
- **Brandeis HS, West 84th Street, is renovating the exterior of the building and working with CB7 and local residents on construction impacts.**

- Met with banks on the West Side, in conjunction with CB7's Commerce Committee, to rally support for local schools.
- Expressed her opposition to the proposed West Side Stadium and agreed to get information on who determines zoning for the platform over Amtrak.

#### **Public Session**

Danielle Podlucky, of NY Senator Tom Duane's office, reported on the Senator's debate against the Rockefeller Drug Law Reform Act, which inadequately addresses problems with drug laws. He also opposes the West Side Stadium. She announced new documents about affordable housing posted on the Senator's website.

Danielle Decerbo, of Councilmember Christine Quinn's office, discussed opposition to West Side stadium projects; announced zoning hearings on December 13th at City Hall and stadium hearings on December 16th at the Javits Center.

Abbey Cook-Mack, of NY Senator Schneiderman's office, introduced her replacement Christina Harvey. Ms. Harvey announced passage of the minimum wage increase of \$2/hour and the Senator's begrudging support of the Rockefeller Reform Act.

Jason Haber, of NY Assemblymember Scott Stringer's office, discussed a series of governance and budget process reforms to be decided in January.

Sue Calvin, of Council Member Philip Reed's office, voiced support for the new historic light poles on West 106th Street.

Fotini Karamboulis, of Court Appointed Special Advocates, announced volunteer opportunities for students and citizens.

Alan Flacks urged citizens to not call 311 because it is costly and not effective.

Mildred Ortega, of 911 Truth.org, described the mission of her nonprofit and urged public support.

Parvati Devi discussed improper disposal of refrigerators and poor follow-up by Sanitation. 311 did not work effectively for her.

Jamaal King, of Central Park Conservancy, announced upcoming programs at the Dana Discovery Center in the northern part of the park: Holiday Lighting, Poetry in the Park, and Kwanza festivities, and a job fair.

#### **Business Session**

##### **Steering Committee**

Hope Cohen, Chairperson

##### **Resolution for Ratification:**

1. Resolution to add No Parking space east of the curb cut and reduction of No Parking zone on West 78th Street to resolution approving curb cut at PS 87 on West 77th Street to allow for snow removal was adopted: 31-0-0-0.

##### **Parks & Preservation Committee**

**Lenore Norman, Chairperson**

**Resolution Re:**

**2. 322 Central Park West (West 92nd Street.) Resolution to approve application #052689 to the Landmarks Preservation Commission to approve a master plan governing the future installation of window and through-the-wall air conditioner units was adopted: 31-0-1-0.**

**Transportation Committee**

**Andrew Albert, Chairperson**

**Resolutions Re:**

**3. Resolution approving the West 106th Street Distinctive Lighting Project in which cobra-head light poles will be replaced with M-poles from Central Park West to Riverside Drive was adopted: 32-0-0-0.**

**4. Resolution to approve the request by P.C. Richards for a truck loading zone on the south side of West 87th Street, running 80 feet to the west from the Amsterdam Avenue corner, on Mondays, Wednesdays and Fridays, 7-10AM was not approved. A substitute resolution to approve a loading zone on Amsterdam Avenue, Mondays, Wednesdays and Fridays, 7AM- Noon was adopted: 32-3-0-0.**

**Peter Lerch expressed procedural concerns regarding a change in location of the proposed loading zones. He noted that middle class people depend on alternate street parking spots.**

**Susan Levin urged disapproval of the resolution. She argued that the zone would reduce parking spots and cause traffic congestion. She supports loading/unloading from Amsterdam Avenue.**

**Anthony Vargas opposed the resolution on the grounds on environmental impact.**

**Iona Goldstein expressed her concern that DOT will not listen to the CB7 vote. She argued that trucks belong on avenues, not streets.**

**Donata Galluccio emphasized the importance of preserving residential quality of life, especially since PC Richards has an alternative loading zone on the Avenue.**

**Mildred Antonelli expressed concern that PC Richards is already proceeding with a loading zone on 87th Street because new steps are being constructed. She discussed the possibility that emergency vehicles will be blocked from passing through 87th Street.**

**Linda Faulisi discussed the potential traffic hazards on 87th Street.**

**Alison Gavin discussed her opposition to the loading zone and urged the Board to preserve residential quality of life.**

**Daisy Lindo voiced her agreement with others in opposing the loading zone.**

**Michael Perkins explained that PC Richards had multiple points of access for loading from the Avenue.**

Alice Khang explained that the new signs (posted in error by DOT) have presented a dry run of the loading zone. She noted that the conditions have worsened the quality of life on the street.

Kevin King stated his opposition to the resolution.

Mr. John Fluge, of PC Richards, explained that they did not ask DOT to post the signs as currently posted. He noted that there is ample space on 87th Street for emergency vehicles to pass through the street. He said that PC Richards is a community-minded company.

Steve Frank noted that the block is only 200 feet long, quite short for an 80-foot truck. He also suggested that traffic would create lots of noise.

Patrick Reynolds opposed the loading zone. He stated that a fire truck could not turn onto the street with a truck in place.

Michael Rosker discussed how a loading zone would destroy the charm of the residential street.

Stephen Holder-Style discussed safety issues, especially with respect to blockage of emergency response vehicles.

Andrew Albert proposed an alternate resolution to place the loading zone on Amsterdam Avenue. Helen Rosenthal seconded. Mr. Fluge agreed to the Amsterdam Avenue location. The Board discussed substitute and adopted it.

5. 413 Amsterdam Avenue (West 79th-80th Street.) The resolution to approve the new application DCA#1003929 to the Department of Consumer Affairs by The Magical Duck, LLC, d/b/a Ristorante La Grolla, for a two-year consent to operate an unenclosed sidewalk café with 11 tables and 22 seats was adopted: 30-0-0-0.

6. 247 West 72nd Street (Broadway-West End Avenue.) The Transportation Committee did not adopt a resolution regarding the new application (change in ownership) DCA#115445/ULURP# N040265ECM to the Department of Consumer Affairs by EW HW BG, LLC, d/b/a Dougie's, for a two-year consent to operate an enclosed sidewalk café with 8 tables and 26 seats. After lengthy discussion, the Board adopted a resolution to approve the application: 20-10-2-0.

Land Use Committee

Richard Asche, Chairperson

Joint with Transportation Committee

7. 2636 Broadway (West 100th Street.) New application DCA#1169442/ULURP#N050023ECM to the Department of Consumer Affairs by PS Brothers Gourmet, Inc., d/b/a Indus Valley, for a two-year consent to operate an enclosed sidewalk café with 9 tables and 23 seats. A friendly amendment to remove statements about restaurant closings and construction in the area was accepted. A proposed amendment to send back to committee failed. The resolution to disapprove the application was adopted: 28-2-0-0.

Jose Jorge spoke against the enclosed sidewalk café. He said the café would obstruct the line of sight on the corner of Broadway and 100th Street.

Steve Wygoda, architect for the applicant, argued that the restaurant might reasonably expect approval of an enclosed café because other enclosed cafes exist in the neighborhood.

The meeting was adjourned at 10:00 pm.

Respectfully submitted by Melanie Wymore.

Present: Hope Cohen, Barbara Adler, Andrew Albert, Linda Alexander, Janet Alvarez, Richard Asche, Victor Gonzalez, Jean Green-Dorsey, Douglas Griebel, Phyllis Gunther, Robert Herrmann, Lawrence Horowitz, Joyce Johnson, Ulma Jones, Bobbie Katzander, Barbara Keleman, William Meyers, Eric Nelson, Klari Neuwelt, Lenore Norman, Sharon Parker-Frazier, Luis Reyes, Oscar Rios, Michael Roberts, Barry Rosenberg, Helen Rosenthal, Ethel Sheffer, Charles Simon, Elizabeth Starkey, Patricia Stevens, Steve Strauss, Barbara Van Buren, D. Maria Watson, Melanie Wymore, George Zeppendfeldt-Cestero, Dan Zweig.

Absent: Annette Averette, Sheldon Fine, Georgette Gittens, Guillermo Gonzalez, Marlene Guy, David Harris, John Howell, Chris Policano, Melanie Radley, Freddie Richardson, Sean Smalls, Thomas Vitullo-Martin.

Minutes will be uploaded as they become available.

Transportation Committee

Andrew Albert, Chairperson

December 14, 2004

**1. Areaway - 58 West 83rd Street (Central Park West-Columbus Avenue.)**

Sheila Bauchman appeared. This would enlarge the existing areaway, and bring the fence line out to match surrounding buildings. Garbage would be enclosed. The Committee approved the design and passed the following resolution:

**BE IT RESOLVED THAT Community Board 7/Manhattan approves the application and plans to enlarge the areaway at 58 West 83rd Street.**

Committee: 5-0-0-0. Non-Committee Board Member: 1-0-0-0.

**2. Request by Greenmarket for a Saturday market at Stranger's Gate, West 106th Street and Central Park West.**

Tom Strumolo appeared for the Greenmarket. The market would be at Strangers Gate, at 106th Street & Central Park West. It would operate from 8AM to 5PM - on either a Saturday or Sunday. (day not determined yet) It would operate between July and the holidays in December, 2005. Ira Manhoff, of the local retailer Epicure, asked if suppliers could operate at the market, and the response was: if they pass all the requirements that all Greenmarket merchants must pass. DEBNA strongly supports the market, as Ron Hoffman testified. Many neighbors of the proposed market also testified in support. One controversial point - 2 trucks would be on the east side of Central Park West, between the crosswalks. Some thought that could be an eyesore, but Mr. Strumolo said it was essential for supplying the farmers. The Committee passed the following resolution:

**WHEREAS, Greenmarkets are enjoyed by many community residents; and**

**WHEREAS, the plan for the Strangers Gate Market is well-conceived as compared with the plans provided last year; and**

**WHEREAS, DEBNA and many community residents support the Greenmarket; and**

**WHEREAS, local merchants who previously objected to a Greenmarket are now willing to support it on a trial basis;**

**BE IT RESOLVED THAT Community Board 7/Manhattan approves the application for a Greenmarket at Strangers Gate for one weekend day, between the hours of 8AM and 5PM from July, 2005 to December, 2005, provided that:**

- 1. The Greenmarket manages an orderly set-up and removal of the tents and merchandise, including a thorough cleaning of the site following breakdown.**
- 2. This approval creates no precedent beyond the pilot period.**
- 3. All the terms of the operation of the Greenmarket, including the location of the trucks, will be subject to review during the pilot project period, and on its conclusion.**

**Committee: 4-1-0-0. Non-Committee Board: 1-0-0-0. Pubic Members: 4-0-0-0.**

### **3. Bike Rack Locations**

**Committee will inspect the locations, and caucus prior to the full board meeting in January.**

### **4. 302 Columbus Avenue d/b/a Lenny's (West 74th-75th Street.)**

**Unenclosed outdoor cafe application. Site is the former location of Diwan Curry House, on Columbus Avenue. Robert Callahan & Mr. Chu appeared for Lenny's. After a review of the plans, they were revised to 9 ft. outdoor seating has been reduced from 24 to 18, indoor seating is 35. The cafe will be broken down each day. Revised plans are to be submitted to the Community Board prior to the January meeting. Approval is predicated on receipt of those plans.**

**BE IT RESOLVED THAT Community Board 7/Manhattan approves the application for an unenclosed outdoor cafe for Lenny's.**

**Committee: 5-0-0-0. Non-Committee Board Member: 1-0-0-0.**

### **5. 2672 Broadway d/b/a Mama Mexico (West 103rd Street.)**

**David Freire, architect, and Juan Rojas Campos, of Mama Mexico appeared. This is a renewal of the existing enclosed sidewalk cafe license. As it was a renewal, very little discussion ensued.**

**BE IT RESOLVED THAT Community Board 7/Manhattan approves Mama Mexico's application for a renewal of their existing enclosed sidewalk cafe.**

**Committee: 3-1-0-0. Non-Committee Board Members: 2-0-0-0.**

### **6. Request by Holy Name School to name secondarily West 97th Street between Broadway and Amsterdam Avenue in honor of their 100th anniversary.**

**Dorothy Valla and Richard Grieco appeared for Holy Name. Their proposal is to secondarily name West 97th Street between Broadway & Amsterdam Avenue**

"Holy Name Way", in honor of their 100th anniversary in the community. A discussion took place citing the pros and cons of secondarily naming a street for a religious institution, as well as what precedents would be set. It was mentioned that every institution on the West Side might ask for similar naming rights. Great pains were taken to express that everyone had the greatest respect for Holy Name, and that this discussion was not aimed at them specifically, but in the larger context. Finally, a resolution opposed to the secondary naming was passed.

WHEREAS, secondarily naming streets has become controversial on the West Side; and

WHEREAS, secondarily naming a street for a religious institution has implications beyond the symbolic gesture; and

WHEREAS Community Board 7/Manhattan has the greatest respect for Holy Name and all the good work they do; and

WHEREAS, the suggestion of a plaque or a temporary secondary naming was suggested to commemorate the 100th Anniversary of Holy Name, and was rejected; and

WHEREAS, the secondary naming of a street could start an avalanche of requests from similar institutions;

**BE IT RESOLVED THAT Community Board 7/Manhattan opposes the secondary naming of 97th Street between Broadway & Amsterdam Avenue for Holy Name School.**

Vote: Committee: 2-2-0-0. Non-Committee Board Members: 1-0-1-0.  
(Resolution not approved - will be heard at full board)

**7. Application #1184942 to the Department of Consumer Affairs by Jay Patel to construct and operate a newsstand on the northwest corner of Broadway and West 72nd Street.**

An application for a newsstand at the NW corner of 72nd & Broadway was brought by Jay Patel. It would be in front of Urban Outfitters. No rendering of the newsstand was presented. The applicant said he would have one brought to the Community Board office prior to the full board meeting in January. The committee will caucus before the meeting to consider the application.

#### **8. New Business**

Judith Layzer & Elizabeth Starkey brought the subject of pedestrian safety at the 73rd & Amsterdam/Broadway intersection to the committee's attention. Bikes frequently ride opposite the direction of traffic there, and delivery bikes are the worst offenders. It was suggested that a pedestrian interval at either 73rd & Broadway or 73rd & Amsterdam might mitigate the problem pedestrians face there. It was also suggested that the Police visit local restaurants that utilize delivery bicycles to alert them to the laws regarding bicycle safety, as well as the requirement that the establishment name must be on the bikes. The Committee will follow up on these suggestions. Additionally, we have scheduled a meeting with the Manhattan Borough Commissioner to visit the site & investigate the feasibility of a pedestrian only interval on the traffic lights.

**Committee Members Present: Andrew Albert, Bobbie Katzander, Barbara Keleman, Charles Simon. Board Member Present: Elizabeth Starkey. Committee Members Absent: Eric Nelson, Oscar Rios, Dan Zweig.**

**Commerce Committee**

**George Zeppenfeldt-Cestero, Chairperson**

**Committee did not meet in December.**

**Parks and Preservation Committee**

**Lenore Norman, Chairperson**

**DECEMBER 9, 2004**

**The meeting was called to order at 7:05 p.m. by Klari Neuwelt.**

**1. PRESENTATION ON PROPOSED DESIGN FOR PLAYGROUND FENCE REPLACEMENT AT IS 144 (COLUMBUS AVENUE, BETWEEN WEST 76TH STREET AND WEST 77TH STREET)**

**Barbara Adler, Executive Director of the Columbus Avenue BID, and Bill Stein, an architect with Richard Dattner Associates, presented the preliminary design for a new fence for the schoolyard, to run the length of the block on Columbus Avenue and wrap around on the side streets. This location is in a landmark district.**

**The BID would pay \$150,000, about half of the cost, and public officials would contribute the rest from their discretionary funds.**

**Judith Bronfman, of the 76th Street Block Association (between Columbus and Amsterdam), Peter Wright and Anne Snee, of the 77th Street Park Block Association, and Elizabeth Starkey had questions and comments, as did members of the Committee. The questions and comments focused primarily on design, the location of gates, durability and maintenance, including funding for maintenance.**

**The matter is not yet calendared at LPC. and the proponents do not yet have input from the school or the flea market. The Committee suggested that they obtain that input and return either when the application is calendared by LPC and the design is more complete, or earlier if they choose to.**

**2. RICHARD TUCKER SQUARE: DPR PROPOSAL TO INSTALL PUBLIC ART PROJECT FROM HERB ALBERT'S TOTEM SERIES FROM APRIL THROUGH SEPTEMBER 2005 IN TUCKER SQUARE**

**The Department of Parks and Recreation withdrew the request.**

**3. CERTIFICATE OF APPROPRIATENESS APPLICATION: 20 WEST 71ST STREET, APPLICATION #053022 TO THE LANDMARKS PRESERVATION COMMISSION TO CONSTRUCT A ROOFTOP ADDITION**

**Reuben Jorsling , a designer with Face Design, appeared in support of the application. The clients, Mr. and Mrs. Omar Brown, were not present. The application is for a rooftop addition. It would not be visible from the street from the direct front or from the east. However, from the west, approximately 25 square feet of the west bulkhead would be visible. The Committee asked a**

number of questions, and some members expressed concerns about rooftop additions.

**RESOLUTION:**

**WHEREAS**, the roof top addition will not be visible from the front or east, and only about 25 square feet (of the west bulkhead) will be visible from the west; and

**WHEREAS**, the visible part of the addition will be in brick that is sympathetic in color and material to the historic fabric of the building,

**Community Board 7:**

approves the application for a certificate of appropriateness for a rooftop addition to 20 West 71st Street.

**VOTE: Committee members: 4-0-0-0**

**Non-committee board members: none present**

**Public members: none present**

**4. LETTER TO LPC RE SIGNAGE AT THE DORILTON, 171 WEST 71ST STREET**

The Committee was advised by a communication from CB7 staff that the bank that has rented the old Weber space in the Dorilton wants to keep the large sign on the Broadway facade, which would not be legal as a new sign. The Dorilton is an individual landmark.

After discussion, the Committee decided to support sending a letter to LPC asking for a hearing on the issue.

**5. NEW BUSINESS**

Randy Vaughan, manager and part owner of the Chatsworth apartment building, brought up issues concerning the renovation of the 72nd Street dog run recently completed in Riverside Park. He stated that the southern border had been moved only 37 feet, though KC Sahl, Riverside Park Administrator, had said in an affidavit in litigation that it would be moved 100 feet. He also stated that DPR had not installed the vinyl fencing it had promised and that the run was frequently being opened by DPR prior to the 7:00 opening time. He also stated that the short shrubs installed in the renovation were not sufficient to buffer noise, and that the noise was about what it had been prior to the renovation.

After discussion, the Committee said that it was not in a position to interpret Mr. Sahl's affidavit. The Committee said that it would suggest to the Chair, Lenore Norman, that the dog run operation be reviewed within the next few months.

The meeting was adjourned about 9:15 p.m.

**Committee Members Present: Klari Neuwelt, Patricia Stevens, Phyllis Gunther, William Meyers**

**Committee Members Absent: Lenore Norman, John Howell, Betty Katz, Michael Roberts.**

Minutes by Klari Neuwelt

Strategy and Budget Committee

Helen Rosenthal, Chairperson

Joint with

Community Development Committee

Marlene Guy, Chairperson

November 15 and December 20, 2004

1. Child welfare issues, including Head Start, day care and after-school programs

The following shared information on programs and issues:

- Candice Anderson, Senior Policy Associate for Education and Child Care, Citizen's Committee for Children of New York (CCC);
- Frances Phipps, Head Start; Jennifer Mareno, Child Care/Head Start; and Katrina Kennedy, Administration for Children's Services (ACS);
- Tomas Hunt, Council Member Gale Brewer's Office.

Data and Issues:

- Citywide budget restorations for FY05 included \$9 million for 2,500 childcare slots, \$1.9 million to reduce fees for low-income working parents; and \$10 million to create 1,400 new quality child care slots.
- Estimated need for 100,000 child care slots for children from working families.
- Vacancies in head start programs are result of federal poverty guidelines, which haven't been adjusted in decades - \$17,000 for a family of 4 to be eligible. Some jurisdictions have obtained waivers to allow high family income. Request would go to the regional Health & Human Services office.
- ACS is supporting family day care because of lower overhead and ability to serve more children. City Council provided funding for 15,000 new slots in FY05.
- Funding for universal pre-K is \$200 million. 2 years ago, goal was \$500 million.
- Reviewed data on 7 head start and 12 day care sites in CD7. 6 head start programs are full-day, center-based programs; 9 day care sites are full-day, center-based programs, funded by ACS.
- Reviewed Out-of-school-time (OST) request for proposals (RFP). Programs for school-aged children will be consolidated in Department of Youth & Community Development (DYCD.) The RFP (available at [www.nyc.gov/dycd](http://www.nyc.gov/dycd)) will focus on communities with neediest populations of children. Expect reduced costs with school-based programs. Concern that moving programs from ACS to DYCD may result in underused facilities and fiscal crises in some agencies that provide a continuum of pre-school and after-school programs.

- Shanifah Rieara reported on ACS Network meeting for CD 2,4,5 and 7 and their interest in involving community boards.

**Follow-up:**

- Ms. Anderson agreed to get data on CD7 unmet need for child care services (day care and head start) and to identify all early head start programs in CD7.
- Ms. Kennedy agreed to get data on the number of day care vouchers, by age level, for CD7; data on the number of head start and day care program vacancies in CD7; and their most recent "certified waiting list" by program in CD7, which is updated weekly.
- Invite Susan Feingold, Director, Bloomingdale Family Program, to share her vast knowledge of the field and particular needs of the Manhattan Valley community at the January meeting.
- Inform religious institutions and Ryan Health Center about availability of head start slots.
- Advocate at all levels of government to maintain head start and day care funding for working families. Get committee assignments of electeds.
- Follow-up with ACS's Network for CD7 and explore using it to share program information and advocate for funding.
- Contact Matt Shottenfeld about the status of early head start.
- Contact Department of Education about their programs.
- Attend Citizens Committee for Children's policy briefings.
- Monitor implementation of the OST RFP and effects in CD7.
- Continue to work with Tomas Hunt on development of data about after-school programs in CD7.

[The committees discussed the information outlined above at the December meeting and developed actions steps.]

**2. Budget process for Fiscal Year 2006.**

A draft copy of CB7's budget process was distributed for review. S&B members will discuss at a future meeting.

**3. Next meeting date.**

The committees will hold a joint meeting on Monday, January 24, 7:00 PM.

**November 15:**

**Present: S&B:** Helen Rosenthal, Janet Alvarez, David Harris, Bob Herrmann, Elizabeth Starkey.

**Community Development:** Marlene Guy, Georgette Gittens, Sharon Parker-Frasier. Penny Ryan, Shanifah Rieara.

**Absent:** Sheldon Fine, Guillermo Gonzalez, Sean Small, Melanie Wymore.

December 20:

**Present: S&B: Helen Rosenthal. Community Development: Marlene Guy, Luis Reyes.**

**Absent:, Janet Alvarez, Sheldon Fine, Georgette Gittens, Guillermo Gonzalez, David Harris, Bob Herrmann, Sharon Parker-Frasier, Sean Small, Elizabeth Starkey, Melanie Wymore.**

**Health and Human Services Committee**

**Barbara Van Buren, Chairperson**

**Committee did not meet in December.**

**Land Use Committee**

**Richard Asche, Chairperson**

**Joint with Transportation Committee**

**Andrew Albert, Chairperson**

**and**

**Parks & Preservation Committee**

**Lenore Norman, Chairperson**

**December 15, 2004**

**Operator/purchaser Kenny Mance, attorney Robert E. Flahive, and architect Page Cowley presented the application for disposition of property by NYC Housing Preservation & Development (HPD) to the current operator of the Monterey Garage. This is an action that was recommended by MCB7 in 2002 when HPD was trying to determine how to dispose of the property.**

**The Committee approved the following resolution:**

**WHEREAS, Community Board 7/Manhattan recommended [22-0-3-0] to NYC Housing Preservation & Development (HPD) in September 2002 that HPD negotiate the sale of 137-139 West 89th Street, d/b/a Monterey Garage, to the current, long-term operator of the garage; and**

**WHEREAS, HPD and the current, long-term operator of the garage have negotiated a sale that includes the operator's commitment, as recommended by MCB7 in September 2002 that**

- the façade of this historic structure be restored**
- the facility be operated as a public garage for at least 30 years;**

**BE IT RESOLVED THAT Community Board 7/Manhattan approves application #C 050159HAM by HPD for**

- designation of 137-139 West 89th Street as an Urban Development Action Area, and an Urban Development Area Project for the area, and**

· the disposition of the property (an existing five-story garage) to the current, long-term operator, selected by HPD and previously approved by MCB7, through the Asset Sales Program for the adjusted, appraised fair-market value of \$2.3 million, with the provisos that

· the façade of this historic structure be restored

· the facility be operated as a public garage for at least 30 years.

Joint Committee Member vote: 3-1-0-0

Present: Richard Asche, Steve Strauss, Tom Vitullo-Martin, Hope Cohen  
[Chairperson is ex officio a Member of every standing committee]

Absent: Melanie Radley, Barry Rosenberg, Ethel Sheffer, D. Maria Watson.