

Full Board Meeting
Sheldon Fine, Chairman
December 5, 2006
St. Luke's - Roosevelt Hospital

Mr. Fine called the meeting to order at 7: 10 PM.

Minutes from previous full board meeting were approved: 25:0:1.

Chairman's Report: Sheldon J. Fine

- More than 40 people are participating in the 11-week CB7 community emergency response team (CERT) training, including several CB7 members.
- Barbara Adler announced a Board Development Committee event.
- Luis Reyes—The Health & Human Services and Youth, Education & Libraries Committees held a joint meeting earlier in the evening and are designing a questionnaire regarding implementation of the HIV/AIDS curriculum in schools in CD7. Dr. Roser Salavert, Local Instructional Superintendent, for Region 10 attended the meeting.

District Manager's Report: Penny Ryan

- Construction of CB7's offices has been delayed due to the default of the City's general contractor. The office will remain in temporary space at 1865 Broadway until renovation is complete.
- Thanked Assistant District Manager John Martinez for his work on the CB7 website and asked people to send in comments on improvements or additions for the site.
- To increase community outreach, asked groups to invite people on their e-mail lists to sign-up for mailings from CB7.
- Personnel Changes: Captain Timothy Beaudette is commander of the Central Park Precinct; Captain Kathleen O'Reilly is commander of the 24th Precinct; John Quirk is the superintendent of DSNY Manhattan #7; John Herrald is administrator of Riverside Park.
- The Mayor's Film Office is beginning a community friendly outreach program that will inform residents of a 'Code of Conduct' that film makers are to abide by when they are filming on a public street.
- Report any homeless people to the Bowery Residence Committee at (212) 533 - 5151. BRC provides the 24/7 outreach teams in Manhattan.
- January 29th is the Department of Homeless Services annual count of homeless people living on the street or in subways; call 311 to volunteer.
- Jewish Home and Hospital has corrected 90% of the problems reported by the 105th Street residents. Ede Fox of Council Member Viverito's office is taking the lead.
- 23 active construction sites in the district right now, a lot of time and effort has been going into monitoring these sites.

Public Session

- John Herrold – New Administrator of Riverside Park. Most recently he was the manager of Madison Square Park and Van Cortland Park.
- Robert Imershan – The Abraham Joshua Heschel School. The school has reached capacity and zoning laws will not allow any addition to the existing school building. The school needs more space.

- Susan Singer – New York Public Library—Bloomingdale Branch. The children's room of the branch is closed and undergoing renovations.
- Kristine Pankow – Concerned about the future of the First Baptist Church at Broadway and West 79th Street. The church is considering renovations that may alter the façade of this historic church.
- Cynthia Doty – West Siders for Responsible Development – Spoke about the proposed re-zoning of West 97th-110th Street.
- Jillian Youngblood—Congressman Jerrold Nadler's office. Happy about the Democratic Party's take over of Congress and looking forward to passing legislation now.
- Dan Berger—Congressman Charles Rangel's office. Congress will be back on January 4th and will focus each week on a different issue. Mr. Rangel feels that if there were a draft, wars would be handled with more care.
- Matt Bitz – Council Member Inez Dickens' office – West side zoning is at the forefront of the Council Member's agenda. Her office will get together the chairs of the community board land use committees to do a tutorial on rezoning.
- David Weinberg—Assemblywoman Linda Rosenthal's office. Governor Pataki brought forward DHRC amendments that are unfavorable to tenants. Ms. Rosenthal testified against these amendments.
- Michael Kaplan—Assemblyman Richard Gottfried's office. Mr. Gottfried testified against Pataki's DHRC amendments and on the banning of trans fats in New York City restaurants, which he believes will go a long way to the betterment of city health.

Manhattan Borough President's Report

David Cohen—Thanked everyone for attending the Borough President's December 4th town hall meeting and announced he is leaving the BP's office to continue his education.

Reports by Legislators

- Council Member Melissa Mark-Viverito – Concerned about rezoning issues on the UWS. The area along Manhattan Avenue, 104th-106th Streets, will be designated a historic district. The Ryan Health Center may lose its space on West 100th Street due to renovations. If it is allowed to return, it will have less space at market price.
- State Senator Eric Schneiderman – Announced progress in the NY State Senate. On education there was a set back with the CFE. City is going to receive \$2 billion a year minimum, which is less than awarded by the courts. The core of the fiscal crisis is Medicare, and there are better ways to pay for health care.
- Council Member Gale Brewer - Toured the City's new emergency response center where CB7 was reported to have the best CERT. Had a very good recycling event with over 500 West Siders. Martin Luther King, Jr. High School is the best soccer team in New York City and they were honored at City Hall. Her office is working on increasing memory on schools' computers.

Business Session

Transportation Committee

Andrew Albert and Dan Zweig, Co - Chairpersons

245 West 72nd Street, 2nd Floor West End Avenue - Broadway.) The resolution to approve a new application to NYC Taxi and Limousine Commission by TS Limo B, LLC., d/b/a Continental Private Car & Limousine, at 245 West 72nd Street for a For - Hire base station license was referred back to committee.

The resolution to approve application #1236878 to the Department of Consumer Affairs by Dewan Chowdhury to construct and operate a newsstand on the west side of Columbus Avenue between West 92nd and 93rd Streets was adopted: 34:0:5:0.

Parks & Preservation Committee

Lenore Norman and Klari Neuwelt, Co - Chairpersons

108 West 76th Street, (Columbus Avenue.) The resolution to approve application #07-2068 to the Landmarks Preservation Commission for the removal of the existing rear yard extension, the proposed new south (rear) facade and the restoration of the street façade was adopted 38:0:0:0.

Land Use Committee

Richard Asche and Page Cowley, Co - Chairpersons

44 West 87th Street. The resolution to approve the Department of Housing Preservation and Development's application to the City Council for the disposition of 44 West 87th Street to the West Eighties Associates LP was adopted: 35:0:0:3.

208 West 84th Street. The resolution to approve Department of Housing Preservation and Development's application to the City Council for the disposition of 208 West 84th Street to the West Eighties Associates LP was adopted: 35:0:0:3.

The meeting was adjourned at 8:55 p.m.

Present: Sheldon J. Fine, Barbara Adler, Andrew Albert, Linda Alexander, Richard Asche, Hope Cohen, Page Cowley, Alberto Cruz, Lance Dashefsky, Islande Dupoux, Guillermo Gonzalez, Victor Gonzalez, Phyllis E. Gunther, David Harris, Benjamin Howard-Cooper, Lawrence Horowitz, Joyce S. Johnson, Ulma Jones, Bobbie Katzander, Barbara Keleman, Eric Nelson, Klari Neuwelt, Lenore Norman, Gabrielle Palitz, Sharon Parker-Frazier, Anne Raphael, Luis O. Reyes, Oscar Ríos, Madge Rosenberg, Helen Rosenthal, Ethel Sheffer, Jeffrey Siegel, Charles Simon, Elizabeth Starkey, Barbara Van Buren, Thomas Vitullo-Martin, D. Maria Watson, Melanie Wymore and Dan Zweig. **On-Leave:** Jean Green-Dorsey. **Absent:** Jeffrey Bank, John Donohue, Josh Feldman, Marlene Guy, Robert Herrmann, John D. Howell, Chaumtoli Huq, Melanie Radley and George Zeppenfeldt-Cestero.

[top ^](#)

Steering Committee
Sheldon Fine, Chairman

The Committee did not meet in December.

[top ^](#)

Strategy and Budget Committee
Helen Rosenthal, Chairperson

[top ^](#)

Youth and Education Committee
Luis O. Reyes and Alberto Cruz, Co-Chairpersons

Minutes will be uploaded as they become available.

[top ^](#)

Transportation Committee
Andrew Albert and Dan Zweig, Co-Chairpersons
December 12, 2006 7:00 PM

The meeting was called to order by co-chair Albert at 7:07 P.M. on

1. 245 West 72nd Street

The base for TS Limo was discussed once again. As there was continuing community opposition, specifically by a resident of the building, the Committee discussed having TS Limo send a memo to all employees about their smoking in front of the building. There were also personal threats against an individual, so the applicant agreed to have all employees smoke either on the roof, or far from the front of the building. The applicant will bring this memo prior to the full board meeting for committee discussion.

2. 2418 Broadway (Georgia's Bake Shop)

As the applicant failed to appear, this matter was tabled. (Addendum - the applicant was contacted and will appear before the committee prior to the full board meeting in January.)

3. 320 Amsterdam Avenue (Citrus)

Jennifer Ng, operations manager, appeared for Citrus. There were minor modifications to the unenclosed cafe, so the Committee passed the following resolution:

BE IT RESOLVED that Community Board 7/ Manhattan approves Citrus's application for a minor modification to their unenclosed sidewalk cafe.

Vote: Comm: 5-0-0-0.

4. 423 Amsterdam Avenue (Sarabeth's)

Robert Callahan, expeditor, appeared for Sarabeth's. There were no changes to the existing unenclosed cafe, so the Committee passed the following resolution:

BE IT RESOLVED that Community Board 7/ Manhattan approves Sarabeth's application for a renewal of their unenclosed sidewalk cafe.

Vote: Comm: 4-1-0-0.

5. Bernie Wohl Way

Stephan Russo, Executive Director of Goddard-Riverside appeared before the Committee. He explained why the Northeast corner of 88th Street & Columbus Avenue was proposed to be secondarily named "Bernie Wohl Way". Bernie, long-time Westsider & leader of Goddard-Riverside for many years was much beloved on the West Side. He was also a former member of CB#7. The Committee passed the following resolution:

WHEREAS Bernie Wohl was instrumental in leading Goddard-Riverside Community Center for many years and securing its new facilities, and

WHEREAS Bernie Wohl contributed so much of his time and energy in improving the West Side and the conditions of those less fortunate, and

WHEREAS Bernie contributed many years of his life to community service, including serving on Community Board #7, and

WHEREAS the 88th Street Park Block Association has no objection to this secondary naming,

THEREFORE BE IT RESOLVED that Community Board 7/ Manhattan **approves** the secondary naming of the northeast corner of West 88th Street & Columbus Avenue as "Bernie Wohl Way".

Vote: Comm: 5-0-0-0

(Addendum - there will be a celebration of Bernie's life on his birthday, January 4, 2007, at 6:00 P.M. at the American Museum of Natural History, LeFrak Theatre.)

6. Broadway/110th Street turn change

This proposal has been withdrawn, due to opposition of Community Board 9 and the immediate neighbors. Columbia University does not need it, either.

7. PS#199

This has been tabled until the appropriate plans can be received by CB#7.

8. 333 W 86th Street (Atria)

As the applicant was not present, this matter was tabled until the next meeting.

9. Discussion of Intro 199 - the Traffic Information & Relief Bill

A lengthy discussion of this bill was conducted by Paul Steely White, of Transportation Alternatives, and Shula Warren, of Councilmember Brewer's office. After many questions, the Committee voted to support Intro 199.

WHEREAS this bill will encourage many motorists to switch to mass transit, and whereas many parts of the City are staggering under heavy traffic conditions, and

WHEREAS there will be a huge public information campaign surrounding Intro 199,

BE IT RESOLVED that Community Board 7/ Manhattan supports this bill as a first step in reducing the debilitating effects of traffic on neighborhoods and pedestrians.

BE IT FURTHER RESOLVED that Community Board 7/ Manhattan urges the sponsors of this bill to include a provision to fund additional service for transit, as many former motorists choose to switch to transit to enter & leave the Central Business District.

Vote: Comm: 5-0-0-0.

Present: Andrew Albert, Linda Alexander, Ulma Jones, Bobbie Katzander and Oscar Rios.

Absent: Dan Zweig, John Donohue, Guillermo Gonzalez, Barbara Keleman and Anne Raphael.

[top ^](#)

Business and Consumer Issues Committee
George Zeppenfeldt-Cestero and Jeff Bank, Co-Chairpersons
December 7, 2006

The meeting began at 7:15 P.M.

A spread sheet with the dates and sponsors of the multi-block street fairs proposed for 2007 was distributed.

There was no community opposition to any of them except Valley Restoration which was on the same date as another fair which would have shut uptown traffic on two different blocks on the same day. The Valley rep agreed to choose a new date.

The following were approved contingent upon their finishing their uncompleted application. George Zeppenfeldt- Cestero felt since we changed the BCI date on such short notice, it was only fair to give them time to resubmit a completed application: One Stop Senior Services 9-30-07; Mitchell Lama Residents 6-24-07

All others were voted on and approved.

2007 Multi-block Street Fairs:

Date	Sponsor's Name	Committee
Board Member		
Vote	Vote	
4/22/07 -Veritas, Inc. -----		5-0-0-0
4/22/07 -Duke Ellington Blvd. Neighborhood Association -----		5-0-0-0
4/22/07 -24 th Precinct Community Council -----		5-0-0-0
4/29/07 -Project Open at Lincoln Center Towers 1-0-0-0		3-0-0-0
5/06/07 -Strycker's Bay Neighborhood Council 1-0-0-0		5-0-0-0

5/06/07 -Broadway Malls Center 1-0-0-0	5-0-0-0
5/13/07 -Committee for Environmentally Sound Development -----	5-0-0-0
5/13/07 -Valley Restoration, LDC	New date
5/20/07 -West Side Chamber of Commerce 0-0-0-1	3-0-0-0
5/27/07 -Coalition for a Livable West Side -----	0-0-1-0
5/27/07 -Safe Haven West Side Basketball League 1-0-0-0	3-0-0-0
6/03/07 -West Side Federation of Neighborhood & Block Assoc 1-0-0-0	3-0-0-0
6/03/07 -The Broadway Malls Association -----	5-0-0-0
6/24/07 -Westside Crime Prevention Program 1-0-0-0	3-0-0-0
6/24/07 -Mitchell-Lama Residents Coalition complete*	Application not
8/05/07 -Lincoln Square Neighborhood Center 1-0-0-0	3-0-0-0
9/16/07 -West Side Chamber of Commerce 0-0-0-1	3-0-0-0
10/7/07 -St. Matthew's & St. Timothy's Neighborhood Center 1-0-0-0	3-0-0-0
10/7/07 -Concerned Citizens for Community Action 1-0-0-0	3-0-0-0
10/14/07 -NAACP Mid-Manhattan Branch -----	4-0-0-1
10/14/07 -Symphony Space 1-0-0-0	3-0-0-0
9/30/07 -Bloomingdale Area Coalition 1-0-0-0	3-0-0-0
9/30/07 -One Stop Senior Services complete*	Application not

*Materials were submitted.
Meeting was adjourned at 9:30 P.M.

Present: Jeffrey Bank, George Zeppenfeldt-Cestero, Ulma Jones, Anne Raphael and Madge Rosenberg. **Board Member:** Andrew Albert. **Absent:** Lance Dashefsky.

[top ^](#)

Parks and Preservation Committee
Lenore Norman and Klari Neuwelt, Co-Chairpersons
December 14, 2006

1. **Riverside Park. Presentation by Department of Parks and Recreation on the reconstruction of the Soldiers and Sailors Monument Plaza.**

Margaret Bracken, landscape architect, Riverside Park, presented the proposed design, supplemented by information from Bob Redmond of the NYC Parks Dept.

Gale Brewer has appropriated \$650,000 in the upcoming year's budget for this project.

Five years ago, plans for the plaza reconstruction were first submitted, approved by the Landmarks Preservation Commission, but the project was not built. Now, a new, simpler plan has been prepared, derived from extensive research in the Parks Dept. archives as well as an analysis of the existing usage patterns.

The plaza is located to the south of the Soldiers and Sailors monument, extending from 89th Street down to 87th Street. There are intermittent benches along the eastern side of the plaza facing out to Riverside Drive, as well as a line of benches along the fence at the plaza's western edge which look out over the Hudson River. There are also two chess tables with benches within the plaza area.

The existing conditions of the plaza are poor, with seriously deteriorated asphalt paving. There has only been minimal pavement patching since 1937, when the original 1902 plaza design was modified. Nevertheless, the plaza is used regularly by many neighborhood groups, including residents of the Kateri Nursing home at 87th St. and Riverside Drive (many of whom are wheelchair bound), the students from the Yeshiva across the street, and many neighborhood residents.

The siting for this Civil War monument was chosen because of its being one of the high points along Riverside Drive, affording dramatic river views. In the original 1902 plaza design, a strong north-south axis was established as the line of the pedestrian walkway from the south was extended directly to the monument entrance. The canopy of the elm trees lining the walkway framed the views of the monument when approaching from the south. To the west was an open lawn in which were placed the three cannons, facing out to the river. A continuous row of benches oriented towards Riverside Drive defined the eastern edge of the lawn. Ms. Bracken pointed out that at this time, Riverside Drive was lined with single-family mansions. Traffic on the Drive was relatively light, consisting primarily of horse-drawn carriages, with only an occasional automobile.

By 1935, when Robert Moses became Parks Commissioner, the condition of the grassy areas of the plaza had deteriorated. Soon after Moses took over, Riverside Park was widened significantly to the west, so that the western edge of the plaza was no longer situated on a bluff. In 1937, the plaza redesigned and enlarged. The extent of lawn area was significantly reduced, replaced by open areas of paving, and a secondary east-west axis relating to the three cannons (now set within the pavement) was added. The plaza's the western edge was defined by a curved fence line, and a row of river-facing benches was added. In effect, the plaza had become more like Olmstead's original late 19th century vision of a terrace dramatically overlooking the river.

The new design is a melding of the original 1902 design and the subsequent 1937 Moses-era overlay, reflecting the complex and layered history of Riverside Park. The strong north-south axis will be re-emphasized through the re-introduction of a lawn area to the west, which will surround some of the existing plaza trees. Unlike the original 1902 lawn, the area of green lawn will be less extensive. It will also be

broken into two sections, with a central paved cross axis established in line with the center cannon, and the north and south ends dictated by the positions of the north and south cannons. All three cannons will be physically accessible to visitors by being placed within enlarged cut-outs of the plaza's paved areas, not set within the grassy areas of the lawns. For protection of the lawns, they will be surrounded by a low (18" high) wicket fence.

Beyond the western edge of the lawns, a second pedestrian walkway will be created, bordered by the curving fence. The walk will be lined with river-facing benches. There will be selective pruning and clearing of some of the trees in the Park to re-open more of the original the river views.

At the northern end of the plaza, the paved area will expand (to an area approximately 90 feet x 50 feet), able to accommodate the daily useage by the Yeshiva students. It will also be able to accommodate the growing number of groups who gather at the monument to celebrate Memorial Day and other occasions. Additional green areas within the plaza will be created around other existing trees, planted with groundcover and seasonal bulbs. The entire plaza will be paved with the typical asphalt "hex" pavers. The new benches will be the "City Hall" style used throughout Riverside Park. New lighting will be the typical "Type B". The two existing chess tables will be moved to the south end of the plaza, shaded by existing trees. There will also be a "Type E" water fountain.

Comments: Michael Levine, President of the West 89th Street Block Association, and Hunter Armstrong of Landmarks West! both advocated the return to the original 1902 design, giving more prominence and visibility to the cannons by placing them within the original sloping, unfenced lawn and re-establishing the original plaza design, which Mr. Levine said was referred to as a "shore emplacement".

Ms. Bracken as well as John Harrold, the new Riverside Park Administrator, pointed out that the lawn will never look the way it was rendered in the historical postcards, given the day-to-day useage of unprotected lawn area: people will walk across it, creating "desire line" paths; children will run and play on the grass, eroding it; and the lawn will be used as a dog run. In addition to the cost to maintain the lawn, re-seeding requires time, and periodically fencing it off during these efforts.

Furthermore, placing the cannons on the lawn precludes their being ADA-accessible, and limits the ability of visitors to touch them, which they like to do.

George Shawl, Chair of the Soldiers and Sailors Association supported the new design for its taking into account the river views in relation to the monument, for its ability to accommodate large gatherings (as at Memorial Day), and for its lawn having been designed to prevent the green areas from becoming dog runs. Victoria England (also of the Soldiers and Sailors Association) also spoke in favor of the proposed design.

Jim Dowell, President of Riverside Park Fund praised the design for its melding of the two original concepts, while also taking into consideration modern-day concerns and local useage. He offered funds from the Riverside Park Fund to supplement Parks Dept. funds as needed to help maintain the reconstructed plaza.

*Resolution to **approve** the proposed design for the reconstruction of the Soldiers and Sailors Monument Plaza. Committee Vote: 6-0-0*

2. 44 West 87th Street.

Laura Jervis from West Side federation for Senior and Supportive Housing presented the general background of the project: the renovation of this city-owned 4-story-plus basement brownstone into seven permanent studio units for its current residents, and eight transitional units for people from the DOROT Homelessness Prevention Project. The project use was presented last month to the CB7 Land Use Committee, who approved it.

Next, the project architect Virginia Kindred of Red Top Architects described details of the exterior work. The existing facade (materials, architectural details, etc.) is in good condition, with the original stoop still remaining. The only significant facade work that will be required is replacement of the existing windows which are in poor condition. Ms. Kindred said that the replacement window units will be Landmarks-approved double-hung windows with insulated glass. For cost reasons, the windows will likely be aluminum, which Landmarks has found acceptable in the past. No window sections or frame installation details were presented, so a future presentation of these details will be necessary.

The other exterior work proposed involves the installation of a chair lift providing direct access from the sidewalk level to the lower courtyard. From here, a visitor or resident can enter the building at its basement level, and gain access to the upper floors using an elevator, which is planned as part of the interior renovation work.

Ms. Kindred presented schematic design sketches showing chair guide rails attached to the curving inner wall of the stoop. Page Cowley suggested they consider installing the chair lift at an alternative location for several reasons. First, mounting a chair lift mechanism along a curving wall requires the mechanism to project further out than from a straight wall. Second, since the curving stoop is one of the prominent architectural features of the facade, installing a chair lift on it would detract from the sculptural quality of this historic architectural element. Ms. Cowley suggested that the eastern wall of the front lower courtyard might be better suited for the chair lift location, as the chair lift would be less visible here. She also gave Ms. Kindred the name of a chair lift manufacturer as well as the location of a similar project she'd done, where a chair lift had been installed on the exterior of a brownstone.

Because of the lack of detail on either the replacement windows or the proposed chair lift, the committee could not vote on this proposal at this time. The applicant will return with the requested information at a future date.

3. 180 West 81st Street, aka 429 Amsterdam Avenue.

Joseph Smerina of New York Design Architects presented this project. The building, a five-story, twelve-unit tenement building with ground story commercial is in a state of disrepair, with numerous violations from HPD, the Buildings Department, and the Landmarks Commission. It has been under new ownership for the last year, and the new owner has been making concerted efforts to remove all the violations, repair deteriorated conditions, and begin a maintenance program.

In this application, which focuses on the 81st Street facade, the owners wish to make the residential lobby accessible directly from the sidewalk. Because of the sloping street, there are currently two steps up to the residential front door, which is located in the eastern of two arch-topped wall openings on 81st Street. There is an existing boiler room directly below the entrance lobby, so the floor level cannot be lowered to street level here. Because of this, the proposal is to expand the existing residential

lobby to the west, taking over the area behind the second arched wall opening (currently part of the corner restaurant). This will allow the residential front door to be relocated to the arched bay, with a window installed in place of the original door. The new front door could be located at street level, with an internal chair lift installed to reach the residential lobby level.

An elevation drawing was presented which showed the proposed design. It included curving canopies over the two arch-topped openings, and showed a cleaned-up masonry base. Mr. Smerina said that because the masonry at the rusticated base of the facade (up to and including the existing frieze) is in such poor condition, it will need to be re-surfaced, including the decorative frieze elements. He said they were considering using a "cementitious application" with brownstone mixed in. No materials samples were presented at this time. Ms. Cowley suggested they consider using a cast stone material which is far more durable and color-fast than the cementitious application proposed. She also suggested that they consider the type of lighting and signage they might want to install as part of this application, although none was proposed here.

Conceptually, the committee approved the relocation of the front door to the western arched bay, and the restoration of the masonry base, conditioned upon several things:

1. Redesign of the front door new window to fill the entire widths of their openings. They should be in scale and with detail more appropriate to the "noble" scale of the arched wall openings. The door should be wider than what was presented (which was a replication of the existing residential front door, itself not original), possibly with a sidelight and transom. Consideration should also be given to using muntins to modulate the scale of the door, in keeping with the historical precedent for typical apartment building front doors of this era.
2. The elimination of the "bubble" shaped awnings, and preferably no awnings at all.
3. Submission of material samples for the masonry re-surfacing.

The applicant agreed and will return to the committee at a future date with revised drawings and samples.

*Resolution to **conditionally approve** the conceptual design to relocate the front door at 180 West 81st Street, and to re-surface of the existing masonry base and frieze, subject to the modifications and clarifications described above. Committee Vote: 6-0-0-0*

4. 180 West 81st Street, aka 429 Amsterdam Avenue, dba Luzia's, Haru, and the former Monsoon restaurants. Application to the Landmarks Preservation Commission for renovation of store fronts.

Same applicant as in item 3. Mr. Smerina described plans to create a Master Plan for the ground floor retail storefronts, stemming from an immediate need to restore the non-conforming Haru restaurant façade, which needs to be renovated in order to remove an LPC violation. The existing base consists of rusticated masonry ends bracketing an open centered defined by ornamental cast iron vertical supports surrounding glass and metal infill elements of varied, non-historic designs. The old Monsoon restaurant at the corner of 81st Street and Amsterdam (now vacant) has a sidewalk café extension. The committee reminded Mr. Smerina that the sidewalk cafes needed to be re-approved each time a new tenant takes possession.

After review of the elevations, the committee found that there was inadequate and conflicting information being presented. They requested that Mr. Smerina study the existing conditions further and look to the existing hierarchy of the façade elements (which Ms. Cowley enumerated as “noble” and “secondary cast iron elements, infill areas, and door openings”) to help guide his design. The applicant should focus his initial efforts on the re-design of the Haru façade, for review by the committee in the near future.

At a later date, and once approved by the committee, the Haru design could become the basis for and expanded into a Master Plan for the entire ground floor commercial. At that the time, the committee requests that the drawings show the full wall openings, unobscured by any proposed retractable awnings, or the sidewalk café, since the Master Plan should not assume the continued existence of this appendage.

Because of the lack of clarity of the façade design, the committee could not vote on this proposal at this time. The applicant will return with a revised design and greater detail at a future date.

5. Report on First Baptist Church, Broadway and West 79th Street.

CB7 Preservation Urban Fellow from the Manhattan Borough President’s Office Aliza Ross presented her historical research on the church. It was built in 1894 by George Keister, the architect of a number of other buildings throughout the City including the Apollo Theater. The church is an excellent (if not the best) example of the Italian Romanesque revival style. Ms. Ross pointed out the building’s unique siting (with its angled corner entrance wall) creates a “piazza” at its entrance, furthering the Italianate design.

The church has significant historical importance as well. It is the first Baptist congregation in New York City, from which all the other Baptist congregations sprang.

Because of both its architectural and historical importance, the church meets all the criteria for designation. Ms. Cowley suggested that Ms. Ross look further into the more artistic architectural elements of the building, such as the stained glass, since the presence of specific notable artistic elements can help further support a landmark designation.

Next Wednesday, Sheldon Fine, Lenore Norman and Jeffrey Siegel will be meeting with members of the church board to discuss the situation further, focusing on how CB7 can be of assistance to them in helping them identify alternative forms of funding to help them meet their congregation’s needs.

The meeting concluded shortly after 10:00 pm.

Submitted by Gabby Palitz

December 17, 2006, Revised December 25, 2006

Committee Members Present: Lenore Norman, Klari Neuwelt, Co-chairs; Page Cowley, Lance Dashefsky, Sheldon Fine, Phyllis Gunther, Gabrielle Palitz, Jeffrey Siegel.

[top ^](#)

Housing Committee

Victor Gonzalez and Charles Simon, Co-Chairpersons

Meeting was canceled this month.

[top ^](#)

Health and Human Services Committee

Barbara Van Buren, Chairperson

Minutes will be uploaded as they become available.

[top ^](#)

Land Use Committee

Richard Asche and Page Cowley, Co-Chairpersons

Joint with

Transportation Committee

Andrew Albert and Dan Zweig Co-Chairpersons

December 20, 2006

Application to the Department of City Planning by Element West 59th Street, LLC for a special permit to allow a 190-space parking garage on the ground floor and cellar of 555 West 59th Street.

Jay Segal of Greenberg Traurig LLP gave opening remarks and introduced the presenters – Meloney McMurry also from Greenberg Taurig, Moshe Azogui, representing Brac Real Estate Development Group and Lisa Lau and Jayde Wang from AKRF, environmental consultants.

The project was described as an as-of-right project with the request that the garage, initially indicating 45 spaces be increased to 190 spaces. The residential development will contain 200 units, mostly larger apartment configurations, with three retail spaces facing 59th Street. Of the 200 units available, the developer stated that 80 were under contract. No retail tenants are known at this time. The dance studio remains as part of the project and is accessible from 60th Street and occupies part of the basement. Ms. McMurry presented an analysis of the current parking/garage status in the immediate area and also a large map that incorporated Riverside South undeveloped parcels. Surprisingly, if the numbers presented are correct, they indicate a significant reduction in parking space with the substantial increase in residential use. Most notably two blocks west at the southern portion of the Riverside South project a total of 3,821 parking spaces are presently available. It is expected that this may drop by 50-60% once the residential developments are

completed. In the immediate vicinity, the net loss / gain was even and no adverse impact was evident.

The developer spoke with great effect about the project and the benefit to the community including their contribution to the phased 59th Street Recreation Center project adjacent to residential development.

Of concern was the access ramp to the basement level where the attendant is located and the proximity of the garage entrance to the recreation/park site. The concern was visibility and surveillance of the entrance area and the location of the waiting reservoir spaces on the ramp decreasing visibility of the entrance.

The applicant was hopeful of a favorable review, as there is a time limit of 60 days as the deadline for comment is January 26, 2007. The issue at hand was the fact that there was no quorum to take a vote, as insufficient members were present. The applicant agreed to make a special presentation, time and procedure permitting, or be held over until the next opportunity for a joint Land Use / Transportation Committee Meeting in January 2007.

The applicant was asked to consider a *PowerPoint* presentation rather than boards, as this is easier for larger audiences to see. It was suggested that Mr. Segal contact the Board office to confirm venue and any special presentation/equipment requirements.

There being no further business the meeting was adjourned.

Respectfully submitted by Page Cowley, co-chair LU Committee

Committee & Board Members Present:

Land Use: Page Cowley, Hope Cohen, Victor Gonzalez. Board Member: Phyllis E. Gunther.

Absent: Richard Asche, Lawrence Horowitz, Eric Nelson, Melanie Radley, Ethel Sheffer, Jeffery Siegel, Tom Vitullo-Martin and D. Maria Watson.