



*COMMUNITY BOARD 7/MANHATTAN
Minutes of Full Board Meeting
December 4, 2012*

Community Board 7/Manhattan's Full Board met on Tuesday, December 4, 2012, at Fordham University, 113 West 60th Street, in the District. Chair Mark Diller called the meeting to order at 6:35 pm after the Secretary confirmed the existence of a quorum.

Minutes from previous full board meeting were approved: 27-0-1.

Chair's Report: Mark N. Diller

- Delighted to announce Lenore Norman Appreciation Day. A proclamation was signed by Manhattan Borough President Stringer and presented to Lenore at home today. Assembly Member Rosenthal and Council Member Brewer also contributed to the text of the proclamation. Lenore is honored and thanked for her work on preservation specifically and the entire Upper West Side in general. Milton Norman, her husband, read a letter of thanks dictated from Lenore.
- CB7 was honored by the West Side Federation of Block Associations. Mark Diller accepted on behalf of the Board. Sheldon Fine, founder and president of the Upper West Side Community Emergency Response Team, was also honored at the event. Jesse Bodine of C-M Gale Brewer's was also honored.
- Building on the success of the first B2B gathering, the Business & Consumer Issues Committee will hold its second B2B on February 13th at the Reebok Sports Club/NY, 160 Columbus Avenue.
- Since the first Tuesday of January is New Years Day, CB7's Full Board meeting will be held on Thursday, January 3rd.

Community Session

- Rebecca Donsky, NY Public Library – Many programs for adults and computers. Kindle open lab on Jan 8th. Weekly physics lab for kids. Break dancing class for teens. Check the flyers and the web site for dates.
- Olive Freud, Committee for Environmentally Sound Development - We were lucky on the Upper West Side re hurricane Sandy. We need to keep victims out of harm's way. Buildings should not be built in low level areas. 59th and 71st Street from West End to the River should not be developed. CB7 should change the vote. The developer changed many facets of the plans, the Community Board should change the vote to no.
- Ian Alterman, UWS CERT and 20th precinct Community Council. Holiday Safety, please be careful with candles. Pay attention to wires -- not under rugs, don't overload the outlets. The number one killer during the season is dried out Christmas trees. Dispose of your tree before it gets dry.
- Jane Thompson, 736 West End Avenue. 732 WEA construction site continues to have serious construction issues. Water is running down walls and harming 736 WEA. Trash dumping from the construction site. Tenants need protection from new sliver buildings and protecting the neighbors of them.
Note: Penny Ryan is already following up on many of these issues.
- Angela Geras and Sally Swiser, Tenants at 545 West End Avenue. There is limited parking because of the two churches and a school that are on the block. More parking spaces have been taken away, why?



Response from Mark Diller: The Transportation Committee is working on this issue and has sent questions to the DOT on it. The spaces were moved for safety issues relating to students at the Montessori School on that block, but it is unclear if it was done as CB7 requested.

Manhattan Borough President's Report- Rebecca Godlewicz

- Attended the Department of Education hearing, on the proposal to move Innovation Diploma Plus HS from the Brandeis building to make room for an expanded charter elementary school. 30-40 IDP students attended. This is a transfer school serving vulnerable students that wants to stay. The community near the proposed relocated site requested a career/technical high school.
- Question from the community about the Spectra Pipeline. Response: Our office is against fracking. Can't speak to the issue of the pipeline. Let's meet offline to discuss.

Reports by Legislators:

Gale Brewer – City Council Member, 6th District

- On December 5, 2012 there will be a Governmental operations committee hearing on the Board of Elections - will be webcast..
- December 18, 2012 there will be a town hall meeting at John Jay College with West Side elected officials and Community Boards 4, 5, and 7, and city agencies. There is a reception afterwards.
- Redistricting – at the last minute for District 6 it carved out a big slice on the lower part of the Upper West Side which has an impact. It separates two NYCHA developments. It also carves out a development to move to district 3.
- Acknowledged that Jesse Bodine and Shelly Fine were honored last night.
- NYCHA residents called today to tell her NYCHA did not spend \$800,000, which had been spent for other projects. She will sit with Penny to find how best to spend these monies at Harbor View and other developments.
- Thanked Fresh Direct and Fairway for all of their turkey giveaways on Upper West Side.
- Group of attorneys in Florida who sue small stores because not ADA compliant. She has been working with advocates in disabled community and BIDs to come up with a solution in a responsible way.
- Midtown Court on 54th Street want some community projects, so if have some let Penny Ryan know.
- Green Market food project to seniors at Goddard Riverside has been incredibly successful.
- 319 West 94th Street will be permanent housing for homeless adults run by the Lantern Group. Will try to work with CB7 so that homeless people who stay in faith-based community shelters are able to live in the building. .
- On the retail rezoning , she will set up a meeting with commercial brokers, retailers and CB7 to make it very clear what is permissible.

Senator Jose M. Serrano – 28th Senate District

- Senator Serrano introduced himself.
- He promised to turn to the Board for insights and clarity.
- Please call on the Senator with any thoughts or questions.

Senator Tom Duane – 29th Senate District

- Thanked everyone for work on Hurricane Sandy relief efforts.
- He just came from DOE hearing on proposed closure of Innovation Diploma High School. He heard a concern that the students who attend this schools do not “look like” the students who would live in the neighborhood. He noted that the facility is state of the art and the one that it would move to does not have such facilities. He does not support the move because some students are late bloomers. He teaches a civics class in NYC public schools and he knows firsthand that students are gifted.



- Late last month the NY Court Appeals issued a decision in East Midtown Plaza that acknowledged that NY Attorney General has authority over Mitchell-Lama deregulation and that each unit owner has a vote. The court held that need more than a third of units to vote to privatize for the privatization to become effective. This is a win for affordable housing.
- He said he had a very good run in State Senate. He does not need a title to be a fighter for the neighborhoods that he cares about so deeply. He loved representing this CB7. He wanted to make a difference for the Amsterdam Houses. He wanted to make a difference for mixed income housing, which he did. He is so proud of citizen involvement on the Upper West Side. His community board training was crucial for his training as an elected official. CB7's sense of diplomacy and compromise should be a model for the State Senate because it needs some dignity and respect.
- Thanked CB7 for being such a strong partner.
NOTE: CB7 members and the community joined in thanking Senator Duane for his leadership and advocacy for all.

Reports by Legislative Representatives:

Celine Mizrahi, Congress Member Jerrold Nadler's Office.

- Working with FEMA and Federal agencies on the responses to Sandy and to future storms. The population concentration in NYC makes our issues unique. He is also working on the fiscal cliff. He has introduced two bills: one to eliminate sequestration and a second to eliminate the debt ceiling.
- Question from the community about the stories about NYCHA funds not being spent on maintenance. Can Congress pressure NYCHA to get the job done? Mizrahi: Absolutely. The Congressman has been working on this before the storm. He is committed to helping NYCHA residents.
- Question from the Board: Can we get higher level of FEMA re-imburement?

Lauren Quincera, Council Member Melissa Mark-Viverito's Office

- Announced a second year of community-based participatory budgeting.
- Continued concern about redistricting that would split key neighborhoods.

Ben Schachter, Senator Adriano Espaillat's Office

- Testimony for West End Preservation Society – West End Historic District I passed.
- Flu shot clinic, postponed due to Sandy.
- Statement: We hope to keep progressive issues in front of the Senate.

Paul Sawyer, A-M Linda Rosenthal's Office

- Party next Thursday, please come.
- Co-op and Condo tax abatement, the billing will continue as it has.
- Construction on West 60s, Amsterdam. Construction noise is unacceptable; weekend construction variances have been suspended. The weekend construction will stop.
- Gifted and Talented programs in the school system have not been voted upon. Against the proposed move of the high school Innovation Diploma Plus to Washington Heights. Move from District 6.
- Hotel Windermere. Postal service was disrupted. The office is working with the landlord to correct this. Demanding a rent credit for lack of services.
- Question from Board: Clarification on the high school issues.
- Question from the community regarding the Spectra Pipeline. Response: A-M Rosenthal is against fracking there is a health impact study going on.



Dominic Lee, A-M Daniel O'Donnell's Office

- Flu shot clinic last month.
- Legal clinics coming up.

George Oliver, A-M Richard Gottfried's Office

- Community updates are in the back of the room.

Business Session

Parks & Environment Committee

Klari Neuwelt and Elizabeth Starkey, Co-Chairpersons

Joint with the Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

1. Columbus Avenue, West 77th-81st Streets. Department of Parks & Recreation's Request for Proposals for the Columbus Avenue arts and crafts fair.

- On Columbus Avenue on the side of the Museum of Natural History there is a crafts fair during three weekends in May and October via a concession issued by the Department of Parks & Recreation. That concession is expiring in 2013, so the Department of Parks and Recreation came to CB7 to illicit community views before issuing a new RFP.
- Resolution being considered by CB7 asks Department of Parks and Recreation not to issue a new RFP for the fair.

Public speakers:

- Steve Anderson – resident of W. 81 between Columbus and Amsterdam and member of Theodore Roosevelt Park Neighborhood Association came before CB7 during Calle Ocho and Excelsior restaurant issue. Said that Parks Committee vote reflects sentiment of overwhelming majority of W.81 residents. Overwhelmed by buses, clubs, and visitors for the craft fair. Stated that the fair does not give any benefit to the community, it detracts. Urged CB7 to adopt the resolution passed by Parks Committee because community has had enough and it is not the right space for this. Finally, he stated that 77th Street block association and the BID also support this, which is rare.
- Joyce Morin Lutz – 15 W.81st President and officer in Roosevelt Park Neighborhood Association. Urged support for resolution.
- Robin Epstein – 35 W. 81st Street and member of Roosevelt Park Neighborhood Association. Reiterated support for resolution. Green market should be continued on weekends instead of crafts fair.
- Jules P. Kirsch – resident of 15 W. 81st – crafts fair makes it virtually impossible to walk on west side of Columbus Avenue on weekends. Asked board to adopt resolution disfavoring continuation art fair concession.
- John Phufas – 7 W. 81st Street – congestion has increased exponentially. Farmers should increase their presence because it serves a community benefit. Urged passage of resolution.
- James Besser – 78 Riverside Drive – believes that the arts fair is a benefit to the community.

Board Discussion:

- A community board member mentioned that the retail environment when crafts fair started was substantially different than it is now. Crafts fair is much more commercial now and in many respects mirrors street fairs. Has a negative impact on retailers.
- A community board member was surprised to know that the crafts fair was a for-profit entity. The board should require its income information in the same way that it requires information from nonprofits that participate in street fairs and change criteria for approving the fair.
- A community board member noted that the quality of crafts has declined, which is a radical change from original concept. Therefore, it should be a better quality event or discontinued.



- A member noted opposition to the resolution because it is not only the crafts fair that causes congestion, but also the Museum of Natural History and shopping on Columbus Avenue. The crafts fair adds diversity to Upper West Side.
- A board member asked whether the RFP could be considered for fewer days? A board member responded that this issue was debated during P&E Committee. In particular, the question was whether it could be Saturdays instead of Saturday and Sunday. The concessionaire informed the committee that it is not a viable option from a financial perspective for the vendors if the fair is only held one weekend day instead of both weekend days.
- Another board member asked whether it would work to either hold the fair in May or October, as opposed to both months? The response from a P&E committee member is that residents did not support this either.
- Representatives from the Green Flea said some of its proceeds go to school space it uses and they also are opposed to continuing the arts fair.
- A board member asked whether and when the Green Market is up for concession renewal. It was noted that it was reauthorized fairly recently. That said, the presence of the Green Market also creates congestion and it is also very pricey. It seems inconsistent to be in favor of the Green Market and the arts and crafts fair since they are similar in structure and the issues are similar.
- There was a question about the City's revenue for this concession. A board member with knowledge of this data responded that for the entire season, the fair generates roughly \$80,000, which goes in to City's general fund. But, if renewed there would be a different fee structure.
- A member clarified that the arts fair does not just displace the farmer's market, there is also no room for it to operate. The arts and crafts fair also takes up substantially more street footage than the farmer market.
- A member observed that these fairs should be considered magnets to the City. The real issue is apportioning time and space the way that CB7 does with other issues in order to achieve balance.
- A member noted that CB7's input on this issue is advisory, but the Parks Department respects our input.

After deliberation, the resolution to ask the Parks Department not to issue a request for proposal for the continuation of the crafts fair was adopted.

VOTE: 29-5-5-0

Transportation Committee, Andrew Albert and Dan Zweig, Co-Chairpersons

2. Henry's, 2745 Broadway (West 105th Street.) Proposal to the Department of Transportation for 23 feet of on-street bike parking (bike corral) in front of Henry's restaurant.

Public Speaker:

- Henry Rinehart Owner of Henry's spoke to solicit support for the bike corral resolution. He noted that this is an important opportunity to support the DOT's bike plans. He noted that the Department of Transportation contacted him to discuss this issue after canvassing the neighborhood about this issue. He distributed petitions at Silver Moon and other restaurants to obtain feedback. The President of the Board of the condo in which Henry's is sited also supports this. Smoke was the only business that raised a concern that their patrons are usually drivers from outside the City who need the on-street parking. He noted that there was notice provided for this full board meeting to encourage public comment. He noted that there are nine of these bike parking spots citywide. DOT offered two planters initially to increase greening effect and also divide from parking area. Henry suggested that he would be willing to increase to four planters and cover the associated costs. In the end, the compromise was to have three planters.

Board Discussion:



- A board member noted that DOT has established a program to apply to DOT to enable bike parking. DOT noted that there have been six applications for this program citywide.
- A committee co-chair objected to this at the committee level because there was no prior notice of the issue and further because parking space(s) would be lost in order to accommodate this. This board member recommended that CB7 should work with DOT to accommodate more bikes while also addressing the existing planters.
- A member asked how many parking spots would be lost to increase the bike parking. The chair noted that it is twenty-three feet, which comes out to one and a half parking spots.
- A member noted that this sends a strong message that our streets can be for something other than movement and storage of vehicles.
- A member suggested that resolution should be amended to work with DOT to maximize more bikes, which was accepted as friendly.
- A member noted that the committee was very enthusiastic about this proposal.
- A member asked for a description of the corral. Another member described it as an outline with two planters at the north end between the corral and the parking space and another corral at the end of the street at the corner of W. 105th to prevent cars from backing into the bikes.
- A member noted that there seems to be more, empty bike racks than used one and whether this is practical.
- A member asked how this impacts street cleaning. Henry Rinehart noted Henry's is responsible for street cleaning in this area.
- A member asked why should there be a planter at the southern end of the bike corral. The response was because cars do not always do what they are supposed to do and bikes could be hit during right turns.
- A member noted that this is not a permanent structure and if there was negative response down the line it could be removed.
- A member asked whether Henry's employees would be using the bike corral. Henry responded that they would not because this is designed for a public use.
- A member suggested that Henry should be nominated for a small business award.

After deliberation, the resolution to approve, as amended to maximize the number of bikes in the corral, was adopted.

VOTE: 34-1-2-0

3. Upper West Side Streets Renaissance proposed bike rack locations.

Public Speaker:

- Lisa Sladkus – Upper West Side Streets Renaissance – noted that there is very inconsistent availability of bike parking on the Upper West Side. The organization conducted a survey of Upper West Side bike rack availability in 2009. Their second survey focused on commercial corridors of Broadway, Amsterdam and Columbus between 59th and 110th. They followed DOT guidelines about where to place. They sent letter to property owners with information about proposal to solicit feedback. Sent 136 letters, 39 owners responded that they did not want a rack because of delivery and sidewalk space. Noted that this covers 150 blocks and 111 racks, so less than one rack per block. The organization is seeking approval from CB7 for their bike rack proposal so that they can go to DOT to get additional support.

Board Discussion:

- A member noted that he voted against this proposal because: (1) this should have been vetted through CB7 committee; (2) there was no effort to engage tenants and retailers; and (3) statistics fly in the face of community engagement.



- A member noted that merchants are not the major factor for community engagement because they are transient. Also acknowledged hard work of Upper West Side Streets Renaissance, but said there should be additional diligence before rushing forward with this. This member made a motion to send this back to committee.
- A member suggested a friendly amendment to move forward with the recommendation on the five that vendors supported.
- A member noted that the committee voted not to look at this on the merits.

Motion to return the issue back to committee, except for the five owners who approved the siting, was adopted

VOTE: 23-13-1-0

Ms. Sladkus provided clarification about her organization's spreadsheet with respect to siting the proposed racks.

Motion to send the remaining five back to committee, which was properly seconded, was not adopted.

VOTE: 14-18-4-0

Continuing Board Discussion:

- A member indicated support for the bike rack proposal because there are very few legal spots to park bikes, so if some owners are supportive then DOT should begin moving forward. A member noted that there was no input from actual retail businesses.
- A member volunteered to canvass the streets to check the veracity of the locations, especially because of a negative experience with a business owner who asked not to be on the list and was still included.
- A member noted that this deserves additional scrutiny because there are six bike racks on Columbus Avenue between 97th and 100th Streets that are virtually unused.
- A member noted that implementing racks may encourage more bikes to utilize such racks.
- A member noted that sidewalks are public spaces that belong to everyone. DOT has the final say in this and our voice is advisory. More people do not ride bikes due to lack of parking and safer streets.
- A co-chair of the Transportation Committee suggested that Upper West Sides Streets Renaissance should provide CB7 with more information so that CB7 can make an informed decision.
- A member noted that there was no public notice and comment required for bike rack installation by DOT. Further, the group came to us because DOT likes bulk recommendations.
- A member noted that this is a reallocation of public space for public use, which does not require our input unlike reallocation of public space for private use (i.e., sidewalk café). Further, CB7 seems to be delaying infrastructure for viable cyclist activity and we should be more deliberate in supporting cyclists in this neighborhood.
- A member noted that this is not an anti-cyclist position, but CB7 is an activist board and should be diligent on this matter as well.

After deliberation, the resolution to approve, as amended to include only the five locations, was adopted.

VOTE: 21-12-5-0

Business & Consumer Issues Committee

Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

4. **1900 Broadway** (West 65th Street.) Renewal application DCA# 1282969 to the Department of Consumer Affairs by 64 West Restaurant, LLC, d/b/a Bar Boulud, for a two-year consent to operate an unenclosed sidewalk café with 38 tables and 79 seats.



After deliberation, the resolution to disapprove without prejudice because they did not attend the meeting was adopted.

VOTE: 38-1-0-0

5. Unenclosed Café Renewal Applications:

Michele Parker noted that the following unenclosed sidewalk café renewal applications were approved at the November 15, 2012 full board meeting:

- Nanoosh, 2012 Broadway (West 68th-69th Street.)
- Tenzan Japanese Restaurant, 285 Columbus Avenue (West 73rd Street.)
- Jake's Dilemma, 430 Amsterdam Avenue (West 81st Street.)

6. **434 Amsterdam Avenue** (West 81st Street.) Renewal application DCA# 1357136 to the

Department of Consumer Affairs by MHBK Associates, Inc., d/b/a The Tangled Vine, for a two-year consent to operate an unenclosed sidewalk café with 14 tables and 30 seats.

After deliberation, the resolution to approve was adopted.

VOTE: 36-1-1-0

CB7 Bylaws Task Force

Roberta Semer, Chair

7. Revised Community Board 7/Manhattan Bylaws.

Ms. Semer stated the Task Force established that it views as friendly those amendments that task force discussed, whereas those that considered unfriendly are those that were not discussed or in contravention of City Charter, Open Meetings Law or *Robert's Rules of Order*. Only unfriendly amendments will be addressed and voted on tonight. The entirety of the document will be voted on in February. It was noted that Ian Alterman offered a document summarizing his amendments.

An amendment to include more specific language regarding competing interests and numerous stakeholders was viewed as unnecessary.

There was an explanation about the elimination of third vice chair since CB7 is one of the only remaining boards with such a position.

A counter issue was raised that if going to eliminate third vice chair then there should be a replacement leadership role so as to not have the unintended consequence of stifling leadership development. This could diminish visibility in community.

A member made a motion to reinstate the third vice chair and it was properly seconded.

- A member noted that due to attrition it makes sense to have a third vice chair.
- It was noted that if a vice chair leaves then the bylaws contemplates that there can be one appointed.
- A member noted that the vice chair position came from the eradication of the treasurer role. Further if there is a problem with a tie vote in the executive committee, such member asked why is that a real problem.
- A member noted that there was formerly the position of co-parliamentarian, which was an appointed position that may be worthy of consideration.
- A member noted that the mere creation of a position does not mean that there is a pathway for engagement. It cannot be just lip service.
- It was noted that the only time that the executive committee can take action is in relation to staff.
- The amendment to reinstate the third vice chair:

VOTE: 5-29-1-0



Item 5 - A motion was offered to amend article II, section c to change the term for Chair to two consecutive, two year terms and it was properly seconded.

- The purpose of the motion was explained. Specifically, there is nothing in the City Charter that requires terms and boards throughout Manhattan have various permutations. Despite the board member's opposition to term limits generally, a two year term is more appropriate because there is a steep learning curve to understand the role of government at the state and local level.
- The chair of the task force explained that it was inconsistent to have Chair serve two year term without placing other officers on a similar schedule. Further, it would present a logistic issue to have two year terms since community board members are appointed for two year term.
- A board member reiterated the importance of considering a two year term.
- A member offered an amendment of a two year term with an additional one year term, which was not seen as friendly.
- A member noted that nothing precludes a board chair from serving and then taking a year off and running again. Further, the chair should work to groom vice-chairs. Four years is a long time to live with a chair, if going to go that route then there should be a recall provision since the board chair has a lot of power.
- Vote to allow board chair to serve two, two year terms:

VOTE: 8-27-0-0 (was not adopted)

There was another motion to revert to the original language of two one year terms.

VOTE: 7-31-0-0 (was not adopted)

There was a motion to add a recall provision for the chair for a one year term.

VOTE: 2-31-2-0 (was not adopted)

An amendment was offered to prevent officers from simultaneously serving as co-chair of a standing committee, which was properly seconded.

- A member noted that this provision may have unintended consequences and could in fact stifle leadership development.
- A member noted that a vice-chair could still play a role in a committee without having a title.
- A member that the Chair has incredible authority and we should not handcuff such person's authority to appoint committee chairs because such person may be seeking another leadership role and vice versa; it should be left intact.

VOTE: 31-5-0-0 (adopted)

Item 7 – contains clarifying and conforming changes in relation to the election of officers.

An amendment was offered on item 7 that no electioneering be allowed by nominees in the room on the night of the elections, except comments by the candidates.

- Suggested that electioneering end when ballots are distributed
- The issue was raised about how best to mitigate against this especially in the digital age.
- Electioneering should not take place in the room.
- This would curtail the conversation because new information is relevant and should be considered.

VOTE: 7-28-0-0 (was not adopted)

Item 8 –A clarification was raised about majority and successive rounds of voting.

Items 9 and 10 – no issues raised

Item 11 - It was clarified that proxy voting is impermissible under the City Charter.

Items 12 and 13 - no issues raised



Item 14 – **an amendment was raised with respect to 4(a) relating to committee business, which was considered as friendly. Resolutions may be proposed to the full board by any members of the board and, with sufficient notice, will be placed on the board’s agenda under new business.**

Item 14 – **a motion was made to eliminate 4(d) relating to frequency of comments by board members.** An explanation was provided that this is consistent with *Robert’s Rules of Order*.

VOTE: 13-20-3-0 (was not adopted)

A friendly amendment was also made to clarify the language to change particular topic to specific agenda item. Language was proposed by Klari from “by the chairperson” to “by the person chairing the meeting at the time.” Roberta will also work with Shelly and Louis to craft language about frequency of speaking on an issue and a motion.

Item 15 – no proposed amendments were raised.

Item 16 – Penny and Roberta will work together to fix language regarding capital and expense budgeting.

Item 17 – this should go under Item 8, e.

A member proposed an amendment relating to limit the term of a chair of committee to six years with a one year hiatus. This was properly seconded.

- Member supported this on the grounds that it is coterminous with community board terms. It also creates additional opportunity for leadership development.
- A member suggested staggering co-chair terms so those are not coterminous with each other. That said, the board chair has absolute authority to appoint committee co-chairs.
- A member argued that this was unnecessarily restrictive.
- Should not handicap the board chair’s authority.
- Another member noted that regardless of board chair’s authority to remove chairs that does not mean politics does not play a role. Therefore it is a good idea.
- A committee chair noted that this is a good provision because serving as a chair is a large responsibility and if asked people will rise to the occasion.
- A board member noted that codifying this in the bylaws takes the personalization out of the board chair’s hand.
- A board member noted that this presents a sense among new board members that new opportunities for board leadership exist and encourages them to step in and play a role. This also goes a long way to professionalize the board’s operations.

VOTE: 22-8-1-0 (adopted)

A member proposed an amendment that would require that at least one of those presenting a resolution at full board be a committee member who voted with the majority at committee.

- If a committee has a majority vote on a resolution and the committee’s chair/s voted in the minority, a committee member who voted with the majority shall make the presentation to the full board in place of the committee chair/s.
- Committee members should have the opportunity to make a majority report.
- Nothing precludes those from the majority from having their voice heard.
- People have a forum to be heard and if do not think they are being heard they can go to the board chair.
- It is very fair to have a member from the majority present the resolution.

VOTE: 19-5-2-0 (adopted)

Members, except officers or co-chair of a committee, shall serve on two standing committees of the board unless such member has a demonstrable reason.

VOTE: 4-15-3-0 (not adopted)



Items 18, 19 and 20 - no amendments.

Motion to close debate on bylaws passed unanimously.

Present: Mark N. Diller, Jay Adolf, Linda Alexander, Ian Alterman, Richard Asche, Laura Atlas, Issac Booker, Elizabeth Caputo, Louis Cholden-Brown, Kenneth Coughlin, Mark Darin, Robert Espier, Miki Fiegel, Sheldon J. Fine, DeNora Getachew, Phyllis E. Gunther, Joanne Imohiosen, Ulma Jones, Lee P. Kwan, Blanche E. Lawton, Marisa Maack, Klari Neuwelt, Michele Parker, Nick Prigo, Anne Raphael, Suzanne Robotti, Madge Rosenberg, Helen Rosenthal, Evan Rosing, Gabriella Rowe, Roberta Semer, Ethel Sheffer, Eric Shuffler, Elizabeth Starkey, Barbara Van Buren, Cara Volpe, Mel Wymore, and Dan Zweig. **Absent:** Andrew Albert, Brian Byrd, Page Cowley, Paul Fischer, Marc Glazer, Lillian Moore, Gabrielle Palitz, Haydee Rosario, Stephen Vazquez, Thomas Vitullo- Martin, George Zeppenfeldt-Cestero.

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Housing Committee Meeting Minutes
December 10, 2012
Louis Cholden-Brown and Nick Prigo Co-Chairpersons

The chairs called the meeting to order at 6:40 PM.

The Housing Committee was joined by Jacob Ovid, owner of 315 West 103rd Street and his counsel Stacie Feldman. Richard Robbins represented block residents. In a previous meeting the Housing Committee had addressed community concerns with the construction occurring at this building without Mr. Ovid present.

Housing members discussed the alternative courses of action. After discussion, a resolution was proposed by Nick Prigo to demand action from the New York City Department of Buildings to address the serious neighborhood concerns raised and bring resolution to the seemingly intractable issues at 315 West 103rd Street.

The resolution was passed 7-0-0-0.1-0-0-0.

At the request of Linda Alexander, discussion commenced concerning the NYCHA response to Hurricane Sandy and its implications for the management and upkeep of CD7 stock and lessons to be learned for future disasters and electrical outages.

Without objection, the meeting was adjourned at 8:30 p.m.

Present: Nick Prigo, Louis Cholden-Brown, Linda Alexander, Laura Atlas, Robert Espier, Marisa Maack and Cara Volpe. **Chair:** Mark Diller. **Absent:** Lillian Moore.



**Transportation Committee Meeting Minutes
Andrew Albert and Dan Zweig, Co-Chairpersons
December 11, 2012**

Hayes Lord, NYC Department of Transportation, Presents Overview

Results of Columbus Avenue Pilot Program from 96th to 77th Streets, claimed by DOT:

- Cycle ridership increased by 48 percent
 - Bicyclists are following traffic patterns and shifting over to other side when need to get to other side of street;
 - Traffic volume during a 12-hour period showed a slight decrease in volume during morning and evening peaks;
 - Motorists decreased speeds: pre- bike lanes motorists averaged 28.5 mph; post, 22.3 mph;
 - Less double parking;
 - Automobile travel time along 19 blocks of bike lane corridor reduced from four minutes to three minutes during morning rush despite lower speeds;
 - Crashes with injuries reduced by 19 percent, with slight uptake in overall crashes;
 - Businesses on Columbus Avenue BID are doing better;
 - Pedestrian islands have been adopted by the community.
- C-M Gale Brewer's survey from October 2011 reported 73 percent approval.

Josh Benson, DOT Director of Bike Safety Presents Extension

DOT feels that pilot project was successful and that the continuity of the bike network is necessary because public desires expansion of protected lanes, as well as beautification treatments;

- Proposed extension comprises protected bike lanes from 77th to 69th Streets and then 110th to 96th Streets with designs tailored to specific areas;
- Proposed extension will continue current configuration in most areas, including three travel lanes and one rush-hour lane;
- Overall proposal reflects current program, e.g., pedestrian islands and "mixing zones" or "left-turning pockets." In certain specific areas there may be an enhanced shared lane designated for joint use with automobiles and bicycles, in which passing is prohibited;
- The programs DOT is proposing enhanced programs for the lower part of the district will remove approximately 24 percent of the parking from the East side of the streets, or 61 of 235 spaces, but will not include loading zones at all. The upper portion of the district will lose 27 percent of its on street parking;
- Below 65th Street there cannot be any immediate changes due to construction;
- Regarding the Lincoln Center area, from 69th to 65th Streets, DOT proposes combining enhanced shared lane program and will queue traffic to four lanes and render the area tamer. The traffic volume in the lower portion of Columbus Avenue is similar to the upper area, but the signal timing is different;
- DOT will provide markings in the intersections;
- The DDC Water Tunnel project from 60th to 63rd Street precludes moving forward on those blocks through 2013.

Overview: DOT believes the extension of the protected bike lanes will increase safety with fewer traffic related injuries:

- Will provide continuity for bike users;
- Believes it will reduce traffic congestion;
- Shorter pedestrian crossings.

Committee Questions/Comments:

- Ken Coughlin would like to get rid of mixing zones: DOT says they are necessary.
- Additionally asked about plans for bow-tie area; DOT will implement similar program from 64th Street to 69th Street.
- Lillian Moore questions the economic feasibility of the program. DOT feels it is warranted because it reduces crashes, although the agency agrees that pedestrian and automobiles outnumber cyclists;
- Dan Zweig asked about size of the crossings and wanted to know why the bike lanes and center islands are getting a “superior position.” DOT said the data is not there, agrees it is not the only way to do but believes it is a workable option for now;
- Ulma Jones wanted to know about the bottleneck on Columbus from 66th to 69th Street is timed to reinforce the traffic congestion and wanted to know if Broadway could be substituted. DOT agreed that the traffic light at bottleneck is timed to combine the three intersecting areas, but pointed out that the slow down and congestion are not the intention;
- Isaac Booker said he does not see more bikers and questioned the increased numbers. DOT says they have counters;
- Lee Ping Kwan asked about the shared lane but said he didn’t see how it could become protected. DOT says it is not prepared to answer it. In the future there may be enhancements but not now.

Public Speakers:

- Elizabeth Carpenter says she had an accident in a shared lane on Second Avenue and 57th Street she broke her wrist and does not like them.
- Barbara Adler, Executive Director, Columbus Avenue BID, says her board believes in the protected bike lane and would like them continued; they also fit into the greening of the area. However, the board is vociferously against the dedicated left turn lanes, transverses not included. Merchants claim that they are losing revenues. They want daylighting, in lieu of dedicated left turn lanes.
- Oscar Lodra is 10 years old and rides his bike to Calhoun School. Feels it is not safe without protected lanes and does not want to continue upsetting people by having to ride on the sidewalk.
- Richard Lyle asked how much it costs per block to build bike lanes. He is a physical therapist who encourages more bike riding and more protections. DOT does not have a detailed cost projection because 80 percent is federally funded, but is not a heavy construction project.
- George Beane is a local property owner and member of the Columbus Avenue BID, says the lanes make bicycling safer but feels that protected lanes are essential. He responded to the questions about the numbers of people using the lanes and indicated that there would be many more people using the lanes if they were extended.
- Council Member Gale Brewer says she is supporting the bike lanes with reservations, including the diminution of services to seniors through access-a-ride, and says DOT has to do a better job of supporting the merchants with increased communication and by not taking away more parking.
- Peter Flamm from Lincoln Center wants to know what DOT plans for the areas in Lincoln Square that are under Water Tunnel #3 construction. DOT agrees that they cannot reduce the minimum number of lanes in those areas. Mr. Flamm also wants to know about shared lane north of the bow-tie and how DOT can narrow the roadway without creating more congestion. DOT admits is has not designed the transition yet. Mr. Flamm recommends the transition be implemented further south.
- Lisa Sladkus asked for a show of hands. The status quo is unacceptable to her and said pedestrian injuries are down by 40 percent. Believes Amsterdam Avenue is not safe to ride a bike on.



Columbus in the Lincoln Center area is also fraught with problems and would like a special lane for bicyclists.

- Dave Davis, who manages WABC-TV Channel 7, asked if there was a breakdown between commercial and commuter bicyclists. His main concern is for the safety of people going to the station, visiting studios and the audience and the access. Commissioner Forgione will meet with the station to see about tailoring the loading areas, etc. to accommodate their needs.
- Monica Blum, ED, Lincoln Square BID. The water tunnel project in her area will not be completed before 2014. She feels the bow-tie cannot accommodate the bike lanes because they are too dangerous. Also pointed out that the Jewish Home for the Blind makes bicycling near the bow-tie even more dangerous. Recommends a detour into Central Park in the bow-tie area.
- Jeff Zaccaro is head of Transportation Alternatives on the UES. His son goes to Calhoun and is commuting on his own because he can take the Columbus Avenue bike path down to school. He is in favor of the program.
- Gabriella Rowe, Head of School, The Mandell School, initially voted to extend the bike lanes, but encourages better education and enforcement of our traffic laws. She will not support the extension without a promise for better education. One of her students was hit by a bicyclist and is concerned that her students could be imperiled by the bike lanes, which they will have to cross them in order to get to the school buses on the west side of the avenue.
- Colin Pyle, manager of Patagonia, is supporting the expansion.
- Dave Zelman had the following questions/comments: (1) How does DOT account for a 17 percent increase in pollutants between 80th and 86th Street in conjunction with the bike lanes and does the Commissioner have plans to consult with the DEP? (2) DZ feels that among the overall problems is the need to reduce cars traveling in the area and the need for more street parking and added it is not the passenger cars that create the situation, but the buses and trucks; (3) Feels that residents are being cut out of the process.
- Yoshi Amajarett is 10 years old and goes to PS 99 and would like the bike lane extended.
- Randy Cohen is a NYT writer who was hit by a car many years ago and feels so much safer with protected lanes.
- Joe Bolanos is bothered by anyone who would expose themselves to commercial traffic. Is opposed to bike lanes on Columbus Avenue but would support them on West End Avenue.
- Joseph Gorkoski is a new cyclist because of the improvements by DOT and the Parks Department. He works at a high school on the UES and has cut his commute across the path in half.
- Lance Leaner is a public school teacher who has cycled for nearly 30 years. He feels it is incumbent upon NYers to be forward thinking and promote the protected bike lanes.
- Jerry Kamush has biked daily since the transit strike in the early 80s. He is happy to hear about the increase in bike ridership and encourages the extension.
- Matt Fiori, owner of West Side Movers, supports the bike lanes. However, he is already paying tremendous revenues because of parking tickets and is concerned that he might be exposed to increased tariffs. He would like some solutions before it puts him out of business.
- Commissioner Forgione said DOT will put commercial loading docks in for West Side Movers.
- Liz Patek supports the bike lanes.
- Manhattan Borough President Scott Stringer thanked the Transportation Committee and pointed out that CB7 has always been a leader, supports the bike lanes and encourages the board to vote for it. Wants to hold bicyclists accountable to safety rules and hopes we can collaborate so that we get it right.
- Maria Johnson was hit by a bicycle and wants to know the status of Columbus Avenue as a truck and emergency route. She wants more thought given to the fluidity of the traffic. Would prefer to see the bike lanes moved to WEA.



- Peter Frishoff supports the bike lanes. Feels the extension is an ethical issue.
- Peter Arndtsen, Executive Director of the Columbus Amsterdam BID supports the extension of the protected lanes but would like to increase loading zones for merchants, as well as remove the rush hour lane north of 96th Street and have an enhanced share line.
- Mary Beth Kelly supports the bike lanes.
- Mark Plow supports the bike lanes.
- Andreas Turansky lives on 92nd and Columbus Avenue and supports the bike lanes.
- Dedda Hall supports the bike lanes and is very, very nervous.
- Mel Wymore acknowledges board's outreach. Urges that we work it out.
- Helen Rosenthal bikes down Broadway and is a defensive biker and walks her bike through the bow-tie. She supports the bike lanes.

Committee Discussion:

- Marc Glazer is disturbed by the reduction of the parking, which he says businesses in the area need; he does not see the point of taking away the left turn lanes.
- Ulma Jones wants to know why the bike lanes are needed in the upper portion of the district.
- DOT says there is no bike route on 110th Street but it is a potential route.
- Tom Vitullo-Martin says anyone turning west is not in the bike lane, but instead are riding on the east side. Nor are there any signs encouraging people to wait while turning west – wants to know if there's a solution.
- Roberta Semer responded that she goes to the next street, follows the bike stencil and waits for the light to change.
- Tom Vitullo-Martin questioned the plans for the loading zones for businesses. DOT responded that they first came to the community board and then would interview the businesses. Agreed that some have been identified and it would take two- or three weeks to speak to the businesses.
- Ken Coughlin supports bike lanes. Says that parking should not be an issue because of so many vacant parking lots. Made a proposal devoid of pedestrian safety measures.
- Mark Diller feels there should be a better solution provided by DOT for the enhanced shared lanes.
- Lee Ping Kwan concurs and says he feels there should be more parking.
- Joanne Imohiosen feels that there should not be an enhanced shared lane, but should implement detours near the bow-tie.
- Andrew Albert is concerned with putting bikes in harm's way near the bow-tie, and recommends diverting the bike lanes at 72nd Street.
- Ken Coughlin objects to any diversion.
- Roberta Semer would prefer to get off her bike at the bow-tie and walk it across and then continue on.
- Andrew Albert asked DOT whether there were any areas in which cyclists dismount and walk across a dangerous area. DOT says it does not but instead uses robust signage.
- Mark Darin disagrees with shared lanes and supports Ken's amendment.
- Mark offers an unfriendly amendment to disapprove resolution unless mixing lanes are removed in all left hand turn lanes with the exception of the transverse lanes
- Su Robotti says 90 percent of the UWS businesses have local customer bases and doesn't understand the reason why businesses need parking spots.

Two unfriendly amendments are offered and rejected:

Marc Glazer: 5-5-0-0; 6-3-1-0; Ken Coughlin: 5-4-1-0; 6-3-1-0.

Discussion of the proposal will continue at the January 8 Transportation Committee meeting.



Present: Andrew Albert, Dan Zweig, Ken Coughlin, Mark Darin, Marc Glazer, Ulma Jones, Lee Ping Kwan, Lillian Moore, Anne Raphael, Suzanne Robotti and Roberta Semer. **Business & Consumer Issues Committee:** George Zeppenfeldt-Cestero, Michelle Parker, Linda Alexander, Elizabeth Caputo, Marc Glazer, Joanne Imohiosen, Anne Raphael and Suzanne Robotti. **Chair:** Mark Diller. **Board Members:** Louis Cholden-Brown, Joanne Imohiosen and Marisa Maack.



**Business & Consumer Issues Committee Meeting Minutes
Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons
December 12, 2012**

Unenclosed Café Renewal Applications:

1. **412 Amsterdam Avenue** (West 80th Street.) Renewal application DCA# 1158198 to the Department of Consumer Affairs by 412 Amsterdam Corp., d/b/a Bettola, for a two-year consent to operate an unenclosed sidewalk café with 13 tables and 26 seats. Represented by Robert Callahagn.
COMMITTEE VOTES TO **APPROVE** 5-0-0-0. 1-0-0-0.
2. **476 Amsterdam Avenue** (West 83rd Street.) Renewal application DCA# 1218332 to the Department of Consumer Affairs by Upper West Rest., Corp. d/b/a Fred's, for a two-year consent to operate an unenclosed sidewalk café with 22 tables and 44 seats. Represented by David Honor.
COMMITTEE VOTES TO **APPROVE** 5-0-0-0. 1-0-0-0.
3. **203 West 103rd Street** (Amsterdam Avenue.) Renewal application DCA# 1380748 to the Department of Consumer Affairs by 201 West 103, Corp., d/b/a Buca, for a two-year consent to operate an unenclosed sidewalk café with 5 tables and 10 seats. Represented by Robert Callahagn.
COMMITTEE VOTES TO **APPROVE** 6-0-0-0. 1-0-0-0.
4. **951 Amsterdam Avenue** (West 107th Street.) Renewal application DCA# 1277938 to the Department of Consumer Affairs by Ram Eats, LLC, d/b/a Blockheads Burritos, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats. Represented by Robert Callahagn.
COMMITTEE VOTES TO **APPROVE** 7-0-0-0. 1-0-0-0.
5. **Multi-block street fairs.**



DATE	SPONSOR NAME	LOCATION	PRODUCER	VOTE
				COMMITTEE BOARD MEMBER
4/28/13	Veritas, Inc.	Bway, 96-102 E	Mort & Ray	<i>Committee will present vote</i>
4/28/13	Duke Ellington Blvd. Neighborhood Association	Bway, 102-105 E	Mort & Ray	<i>Committee will present vote</i>
4/28/13	24 th Precinct Community Council	Bway, 105-106 E	Mort & Ray	<i>Committee will present vote</i>
5/05/13	Strycker's Bay Neighborhood Council	Bway, 93- 96 E	Mort & Ray	<i>Committee will present vote</i>
5/05/13	Broadway Mall Center	Bway, 86-93 E	Mort & Ray	<i>Committee will present vote</i>
5/12/13	Valley Restoration, LDC	Amst, 97–106	Mardi Gras Festival	<i>C: 7-0-0-0. BM: 1-0-0-0.</i>
5/12/13	Committee for Environmentally Sound Development	Bway, 60-65E	Clearview Festival	<i>C: 7-0-0-0. BM: 1-0-0-0.</i>
5/19/12	West Manhattan Chamber of Commerce	Amst, 77–90	WMCC	
5/26/13	Coalition for a Livable West Side	Bway, 72-82 W	Mort & Ray	<i>C: 7-0-0-0. BM: 1-0-0-0.</i>
5/26/13	Safe Haven West Side Basketball League	Bway, 82-86 W	Mort & Ray	<i>C: 8-0-0-0. BM: 1-0-0-0.</i>
6/02/13	Mitchell-Lama Residents Coalition	Bway, 65-66 W	Mort & Ray	<i>Committee will present vote</i>
6/02/13	Project Open at Lincoln Center Towers	Bway, 66-72 W	Mort & Ray	<i>C: 7-0-0-0. BM: 1-0-0-0.</i>
6/09/13	The Broadway Mall Association	Bway, 82-86 E	Mort & Ray	<i>C: 7-0-0-0. BM: 1-0-0-0.</i>
6/09/13	WS Federation of Neighborhood & Block Assoc.	Bway, 73-82 E	Mort & Ray	<i>C: 9-0-0-0. BM: 1-0-0-0.</i>
7/28/13	Lincoln Square Neighborhood Center	Col, 66– 72	Clearview Festival	<i>Committee will present vote</i>
8/25/13	Goddard Riverside	Amst, 79-86	Clearview Festival	<i>C: 7-0-0-0. BM: 1-0-0-0.</i>
9/22/13	West Manhattan Chamber of Commerce	Col, 66–86	WMCC	<i>Committee will present vote</i>
10/06/13	One Stop Senior Services	Bway, 103-106 W	Mort & Ray	<i>Committee will present vote</i>
10/06/13	Bloomingdale Area Coalition	Bway, 96 - 103W	Mort & Ray	<i>Committee will present vote</i>
10/20/13	Symphony Space	Bway, 90-96 W	Mort & Ray	<i>C: 7-0-0-0. BM: 1-0-0-0.</i>
10/20/13	NAACP Mid-Manhattan Branch	Bway, 86 - 90 W	Mort & Ray	<i>C: 6-0-0-0. BM: 1-0-0-0.</i>

E = East Side | W= West Side

Present: George Zeppenfeldt-Cestero, Michelle Parker, Linda Alexander, Elizabeth Caputo, , Marc Glazer, Joanne Imohiosen, Anne Raphael, and Suzanne Robotti. **CB7 Chair** Marl Diller. **Board Member:** Louis Cholden-Brown. **On-Leave:** Paul Fisher. **Absent:** Ulma Jones, Eric Shuffler.



**Preservation Committee Meeting Minutes
Gabrielle Palitz, Chairperson
December 13, 2012**

Gabby Palitz welcomed Tom Vitullo-Martin who is joining the Preservation Committee.

1. 2261 Broadway, d/b/a Teavana, West 81st Street. Application #13-7884 to the Landmarks Preservation Commission (LPC) for the installation of Halo lit signage.

Jennifer Miranda of ArcVision Inc, St. Louis, MO, presented a proposal to renovate a storefront at the NW corner of West 81st St and Broadway. This building, the Forres (1899), is one of the few places where the Riverside-West End Historic District reaches Broadway.

The presentation was mainly about the signage, where 15” high and 3” deep copper letters spelling out “TEAVANA” will be mounted 1” from the surface of the upper storefront using white acrylic spacers. When LEDs behind the letters are turned on, the light will reflect off the storefront and spill out around the letters, making them appear to float on soft white halos.

Teavana has used this signage method in the past, including at other locations in Manhattan. Many of the other retail storefronts in the building, including a McDonald’s, use illuminated signage. Teavana will deploy illuminated letters on both the Broadway and 81st St facades.

Although only briefly touched upon, the renovation also involves stripping the storefront of its non-original cladding and restoring historicist details, e.g. moldings, frames, and awnings. The storefront will be painted either “gunmetal gray or espresso brown,” according to the architect, and the awnings will be a copper color to match the signage.

The storefront, awnings, and signage are being reviewed for a staff-level approval at the LPC. The retail interior is already under construction.

After very little deliberation or questioning, the Preservation Committee deemed the design of the new halo-lit signage to be reasonably appropriate to the character of the Historic District, and a **resolution to approve** was seconded and passed.

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

2. 337 West 87th Street (West End Avenue – Riverside Drive.) Application # 13-1690 to the Landmarks Preservation Commission to construct a rear-yard addition.

Juan Gallegos of Gregg Rothstein Architect, Hillside, NJ, presented a proposal to renovate a 4-story rowhouse originally built in 1900 by removing the existing 3-story rear dog-leg and then extending the rear façade out by 8’-0.5” with a full-width, 3-story addition. The building is currently vacant.

The new addition will be red brick to match the existing rear façade, with black painted wood windows arranged in a tripartite division. At basement, the windows will be full-width and full-height, with doors and operable windows at floor level and fixed transom windows above. At the first floor, the windows will be full-width and full-height, with a door leading to a black metal outdoor staircase, fixed windows at floor level, and operable transom windows above. At the second floor rear façade, there are doors in the middle leading to a black metal Juliet balcony, flanked by operable windows starting at handrail height, with fixed transom windows above. The top of the rear addition will be surrounded by a high brick parapet with a metal handrail on top.

A previous version of the rear addition that went before the LPC a few weeks before the committee meeting was four stories high, with a greenhouse at the third-floor terrace. This was rejected by the LPC.

However, other features of the renovation approved by the LPC at staff level included: excavating the building cellar by 3’-11”, lowering the basement floor by 1’-2”, and dropping the rear yard 1’-2” to align with the new, lower basement level; installing a new full-height elevator along the eastern party wall; and adding a new rooftop addition, clad in beige-colored stucco with central glass doors.



The presentation package was very misleading, as it did not contain any true drawings of existing conditions (only photos). The drawings labeled as “existing conditions” in the presentation were a mish-mash of proposed and existing conditions. This made assessing the renovation’s visual impact very difficult.

Public comments:

- Byron Gibbs, 335 W. 87th, mentioned that public hearing notices only seemed to have been put up in the two buildings adjacent to 337 W. 87th. (In fact, a letter sent on December 11 to District Manager Penny Ryan by Philip Adsetts of Shackleton Capital Partners, New York, NY, confirmed this.) The Committee Chair noted that this explained why there were not many neighbors in attendance.
- Mr. Gibbs lives on the roof terrace directly adjacent to the proposed rooftop addition and expressed concern about the impact to his light and air. The Committee Chair (Gabby) responded that, unfortunately, the project had asked to be heard at Preservation Committee three days before last month’s meeting and was rejected. The project then went to LPC in the intervening month, where the rooftop addition (but not the rear addition) was approved.
- Kelly Carroll, Director of Preservation at Landmark West, 45 W. 67th St, confirmed that this renovation was a very rushed application with not much prior notice to the community.
- Sandra Maury, 339 W. 87th St, stated that her third-floor window will be slightly blocked by the new rear addition.
- Mary Howard, 335 W. 87th St, inquired about the new elevator, which will share a party wall with her apartment. She also remarked that the new rear yard stair abuts directly on her terrace and stair, such that she could “shake hands” with the new residents. She expressed concern about the domino effect this renovation might have on the rest of the block’s doughnut, which mostly retains the original rear doglegs.
- Misha Hunter, 50 W. 106th St, asked about the footing for the elevator, what kind of elevator it would be, and where the equipment would be located. The architects said they hadn’t decided yet on hydraulic (which is noisy) or conventional (which requires a mechanical penthouse).

Committee questions and discussion:

Regarding the elevator, Mark mentioned that the hydraulic at 99th St (a transitional housing facility next to a walk-up residential building) makes a lot of noise. He warned the architects that if they did not take care to properly soundproof, they could be subject to lawsuits.

Blanche pointed out that the architect’s bird’s-eye renderings were incomplete, as they did not show any elevator equipment or air-conditioning equipment on the roof. She voiced concern about the many unanswered aspects of the project, and everyone else concurred.

Miki asked about LPC’s reaction to the doughnut being so drastically altered. Jay responded that in recent LPC hearings, they have talked about maintaining the integrity of the doughnut, but have then gone ahead and approved full-width additions that replace the rear dogleg (e.g. 152 W. 88th St), provided that the bulk is appropriate.

Mark asked the architects about the nature of the rear yard treatment, and the reply was “pavers.” Gabby and Miki outlined CB7’s preference for porous paving or grass to better control water runoff. The architects also confirmed that the newly excavated rear yard will be lower than both adjacent yards, whereas previously it was only lower than the yard on the west.

To mitigate the loss of light and air to 339 W. 87th, Tom asked if the brick parapet at the third floor could be replaced with an open metal railing. Mark responded that it might make the brick surround of the window uncomfortably thin, and Jay pointed out that the brick line between the basement and first floor is already very thin as designed.



Mark objected to the Juliet balcony. “But soft, what light on yonder rear yard extension breaks?” The committee was divided on the appropriateness of the balcony, but the architects claimed that LPC had requested a decorative element on the rear façade.

Ping questioned how the architects would ensure the safety of the basement excavation, given the general spottiness of the architects’ presentation. Gabby commented that it is frustrating how LPC seems to skate over so many important ancillary issues, such as structure, mechanical, and elevators. But she admitted that if CB7 tries to delay and ask for more information, we will lose any opportunity to comment before the project goes forward.

Gabby was concerned that we had to make a decision on the project as a whole given the incompleteness of the design. Jay reminded the Committee that we are an advisory body that needs to focus on our allotted charge and not get too far beyond our purview. **A resolution was proposed deeming the rear extension to be minimally appropriate, with strong recommendations to revise those portions of the design we felt to be under-cooked:** the brick parapet, which could be replaced with a more open railing; the multiple metal railings in different styles; the Juliet balcony; the rear yard pavers; and most importantly, the many unresolved mechanical systems including elevator and air-conditioning.

Preservation Committee: 6-0-0-0. Non-Committee Full Board Member: 1-0-0-0.

3. 446 Columbus Avenue, d/b/a Corvo Bianco (West 81st – 82nd Street.) Application to the Landmarks Preservation Commission to change entrance door and display window.

Pablo Granja and Luis Gonzalez Rul, restaurant owners, and Angel Rojas, of AR Architect P.C., Woodside, NY, presented the façade proposal for a new Northern Italian restaurant in the central “Palm Room” of the Endicott Hotel (1891), formerly the restaurant Calle Ocho.

The storefront was originally a symmetrical composition of two arched bays with an arrangement of five Tuscan columns, but over the decades it has gotten very jumbled. One glass archway is painted and partially covered while the other is completely obscured; the doors on both sides have different transom heights; there is a white-and-brown color scheme that attempts to match the building masonry but fails; and the restaurant signage and menu window are scattered about.

The proposed façade will cover the last vestiges of the arched doorways with a minimalist, straight-lined design. It will replace the eclectic front door with new all-glass doors, replace the fixed window with bi-fold glass doors, and unify the transom heights; condense the signage and menu window into one area; and paint everything a uniform light gray. Since the only part of the façade protected by landmark status is the Tuscan columns, they will be restored as needed.

The proposed signage is a triangular blade, similar to the existing Calle Ocho sign, 18”wide, 72” tall and 9” deep. It will be dark painted metal with the letters for “Corvo Bianco” laser-cut out on one side and filled in with backlit white acrylic. The other side of the triangle will be a laser-cut backlit feather, the logo of the restaurant. Below the triangular sign is an integrated menu window in the same colors. After the letters are cut out, they will be re-used as signage above the bi-fold doors.

Although the restaurant interior is well underway and is not part of the Preservation Committee’s scope, the owners mentioned that the interior skylight, one of the largest on the Upper West Side, would be uncovered, as it was trellised over during the Calle Ocho era.

Committee questions and discussion:

Gabby mentioned that the proposed doorway looks unfinished, as it has shadow notches on two sides but a plain frame on top. Gabby suggested, and Ping concurred, that the shadow notch be continued all the way around.

Mark pointed out that the exterior paving looks equally unfinished. The owners responded that work had recently been done to slope the entrance to prevent flooding, and that the floor still needed to be cleaned.



Gabby and Blanche asked if there could be more signage added above the entrance door to balance the signage above the bi-fold doors. Ping and the architect preferred not having any horizontal signage at all and relying solely on the triangular blade.

Ping suggested that the restaurant may want to use two slightly different colors on the façade, instead of simply painting everything the same color.

In general, the owners were effusively thankful of the Committee Chair. Mark also thanked previous Board Chair Mel Wymore for helping convince the neighbors that Corvo Bianco would be different from the rowdy Calle Ocho.

The Preservation Committee deemed the façade design to be reasonably appropriate to the character of the Historic District, and a **resolution to approve** was seconded and passed.

Preservation Committee: 6-0-0-0. Non-Committee Full Board Member: 1-0-0-0.

Present: Gabrielle Palitz, Jay Adolf, Miki Fiegel, Lee P. Kwan and Blanche E. Lawton and Thomas Vitullo- Martin. **Chair:** Mark Diller. **Absent:** Brian Byrd.