

September 2011 Minutes

COMMUNITY BOARD 7/MANHATTAN

MINUTES - Full Board Meeting

Mel Wymore, Chairman

September 6, 2011

Community Board 7/Manhattan met on Tuesday, September 6, 2011, at St. Luke's-Roosevelt Hospital Center, 1000 Tenth Avenue (at West 59th Street). The meeting was chaired by CB7 chairman Mel Wymore, who called the meeting to order at 6:45 pm.

Approval of minutes from previous full board meeting:

VOTE: 33-0-1.

Chairman's Report -- Mel Wymore

Moment of silence observed to mark the passing over the summer of:

- Benjamin Zweig, beloved son of CB7 member Dan Zweig;
- Sally Goodgold, long time CB7 member and former chairperson;
- Marlene Guy, who also served on CB7;
- All those lost on September 11, 2001.

Neighbor of the Month: Beacon Paint & Hardware (Bruce, Steven and Ellen Stark):

Presented by Mel Wymore and Mark Diller; accepted by Bruce Stark

- Beacon Paint and the Stark family are a model for the responsible, community-minded small business we need to support and preserve in our neighborhoods.
- Beacon donates generously to public schools and civic causes, often without being asked; sponsors and donates paint to graffiti elimination efforts; runs its own fundraiser every Fall.
- Bruce Stark: Walk-a-thon 9/24 to raise funds for Guiding Eyes for the Blind - fun and food for all ages.

Welcome new members Ian Alterman and Evan Roving.

Calendar: check September and October meeting dates, which may change due to various holidays.

By-laws: convening a committee to review and recommend possible revisions. Will start meeting this month.

Nominations of board officers for 2011-12 - Andrew Albert, Acting Chairperson, Elections Committee

Nominations of the following individuals were duly made, seconded and accepted:

For Chair:

- Mark Diller
- Sheldon Fine

For Vice-Chair:

- Elizabeth Caputo
- Miki Fiegel
- Marc Glazer
- Gabriella Rowe
- Dan Zweig

For Co-Secretary:

- Suzanne Robotti
- Louis Cholden-Brown

Nominations were then closed for all positions.

CERT – Community Emergency Response Team - Sheldon Fine, Team Leader:

- In response to Hurricane Irene, CERT staffed and set up shelters at the Joan of Arc and Brandeis schools.
- Special thanks to Nan Cantor's leadership and organization, and for scores of community and DoE volunteers.
- Served many people, including elderly couples who were afraid to be alone.
- Brandeis – Sheldon and others became the support team. Cots, meals, counseling, companionship.
- Community spared the worst of the storm. CERT responded well and learned skills for future disasters.
- New CERT members welcome. September is emergency preparedness month.

Community Session:

Rebecca Donsky – NYPL, Manager of Bloomingdale Branch:

- September programs include yoga every Thurs at 6; Money Matters 9/8, 15, 22 at 5:45.
- Programs on home purchasing; food stamps; college planning.
- Instant Shakespeare 9/17 at 1; Beat the Sugar Blues 9/24 at 2; Film "Beyond 9/11" Wed 9/14 at 5:45.

Jane Thompson - 736 WEA:

- Concern re 732-34 WEA construction site - building is near The Williams Residence, 720 WEA, a senior residence (losing windows).
- Concern that toxic chemicals from MTA site uphill from construction site will collect in standing water.
- Owner cancelled meeting re tenants' rights convened by A-M Linda Rosenthal. C-M Gale Brewer also engaged. CB7 has a construction group for the project.

Kathy Casey:

- nyneighbors911.org -- calendar of events relating to the attack. Children's walk across Brooklyn Bridge; panel discussion with NY Neighbors for Values, candlelight vigil, solidarity rally, more.

Ernie Smith and Marta White – 101 West 85th Street:

- Tenants succeeded in having bribe-taking building inspectors dismissed.
- Trying to get an accurate room count. C of O and fire safety issues continue to plague the building and stores.

Bob Botfeld – District Leader:

- Concern that storefront rezoning proposed for the Upper West Side does not go far enough north.
- DCP proposed zoning to save small stores on Amsterdam, Columbus. Great program. Ends at 96th Street.
- Preserving and protecting small active retail just as vital above as below 96th Street.
- DCP should not divide our CB7 District into two.

Cynthia Doty – District Leader:

- New zoning proposal has the potential to help with concerns re saving local small businesses above 96th.
- CB7 has a proven record of standing up for the entire District - DCP proposal creates a north-south rift.

Board Comment:

- CB7 working on the issue; confronting DCP distinction based on “maturity” of commercial.
- CB7 seeking to be proactive rather than reactive, trying to include northern area before the proposal is "certified" and set in stone. Electeds (C-Ms Gale Brewer, Melissa Mark-Viverito, Inez Dickens) actively engaged.
- Concern over creating a vacuum on Amsterdam for bigger stores that can never be reclaimed.
- Favor local merchants over bigger store owners from outside our community – keep profits local; reinvest.
- Need to be proactive without becoming adversarial with DCP and losing the chance to negotiate.
- CB7 submitted a request for certification delay today to allow time to seek to expand the proposal.
- DCP concerned about restrictive nature of proposed rezoning; seek a pilot program and proceed with care.

Peter Arndtsen – Columbus-Amsterdam BID:

- "Old Bloomingdale – Lenape to Obama" walking tour 9/25; 107th Block Party 9/17 (great annual event).
- Presentation on UWS Composers Vida and Ishmael Wallace 9/15.
- Encourages inclusion of Manhattan Valley in DCP rezoning conversation; benefits applicable equally.

Ian Alterman - President of 20th Pct Community Council – 646-4889-3444; 20pctissues@gmail.com :

- 20 Pct is 75th of 76 precincts in NYC crime rate, behind only Central Park.
- 9/11 event at Pct house at 8 am.

Transportation Committee: Southbound "R" station at Cortlandt Street (former WTC) reopened. Awaiting the reopening of the "1" station as well.

Elected Officials:

Gale Brewer - City Council Member, 6th District:

- Sample ballots will now be available on-line for the General Election (requires DOJ review).
- ACS "Early Learn" program may affect CB7 Head Start funding - must examine closely.
- School Aides being laid off – 777 members of DC37 as of 10/7.
- Bill to require local sourcing for NYC program food. Tour of local farm with DCAS, Council Members.
- CERT was phenomenal re staffing, setting up Hurricane Irene shelters.
- Speed bumps installed by DoT at PS 199 and PS 84.
- Exciting magnet grant presentation at PS 191– with strong collaboration with area museums.
- Continuing work on pothole survey; food trucks; West-Park Pres Church – fundraising and scoping work.
- Music at Verdi Square Park on Sundays.
- Fashion week – generators quieter; NYCHA residents will get jobs.
- Sally Goodgold – great leader of CB7 - will be missed.

Linda Rosenthal – Assembly Member, 67th District:

- Rebates for energy star appliances through NYSERTA – first come/first-served. Fridge, washer.
- Bills signed: requiring tag sourcing for bear bile/gall bladders to end unregulated torture/harvesting.
- Bill requires access to complete application re co-op tax abatements to ensure all apartments included.
- West 71st Street traffic bowtie a long-time problem. DoT started work on intersection. Need more cameras on street (example of recent hit-and-run). Need to discourage speeding. Need DoT to speed up its redesign.

Jessica Silver – Manhattan Borough President's Office:

- New member training to be scheduled in the Fall.
- BP initiative: PAWS – Protecting animal welfare and safety – advocating for animal care and control.
- Petition on PAWS website to restructure ACC to allow fundraising (Central Park Conservancy model).
- Model block (4th between Bowery/Second) showcasing sustainability, greening, recycling.
- Planning a Transportation conference - similar to one held by MBP in 2006.

Lolita Jackson – Mayor's Office:

- New role as director coordinating infrastructure for large projects – including 2nd Avenue Subway.
- Introducing Leland Dyer, new liaison to CB7.

Dominick Lee – Assembly Member Daniel O'Donnell's Office:

- Marriage Equality now in effect. Office welcomes questions about the application of the law.
- Ethics reform signed into law 8/15. Community health fare planned for October.
- Legal clinic for tenants - consult with an attorney 9/22 (call office at 212-866-3970).

Jared Chausow – State Senator Tom Duane's Office:

- Thanks to CERT and volunteers for shelters. First stage response very effective.
- First day of marriage equality went smoothly, with record numbers. Former lead plaintiffs first to wed.

- State released revised EIS on hydrofracking; comment period through Fall. Proposes permanent ban in ecologically sensitive areas and NYC watershed, but would permit some drilling.

Ben Schachter – State Senator Adriano Espailat's Office:

- Fire in Hudson sewage treatment plant dumped millions of gallons of raw sewage. Closed beaches.
- Heavy rains frequently interfere with pumps. Need public notice. Public hearing at 250 Broadway on 10/14.

Business Session

Steering Committee

1. “Doughnuts”: Preservation of green open space in "doughnuts" - interior rear yard spaces behind town houses and apartment buildings.

Presentation by Lenore Norman, Preservation Committee co-chair, and Evan Mason of Sustainable Yards:

- Proposal arose from struggle to preserve rear yard open spaces behind townhouses and apartment buildings.
- Efforts to preserve rear yards' open spaces and essential character through Preservation model not effective.
- Delighted with support for the concept from the Borough President.
- 115 acres of open space on UWS alone.
- If open space is hardscape, rainwater has nowhere to go but the storm drains; overtaxes treatment plants.
- Need to preserve permeable open space. Concrete destroys permeability and traps heat.
- Resolution includes proposal to require permit to install concrete, and to incentivize removal of concrete.
- Friendly Amendment accepted: change resolution text from “development” to “preservation.”

Board Comment:

- Concern for call for a permit without clearly defined criteria for issuing/granting the permit. Premature.
A: City Council can hash out specifics of permit criteria. Not a Land Use special permit - more ministerial.
Jesse Bodine – C-M Brewer's Office: bill is bare bones; smart idea that will be fleshed out.
- Proposed Friendly Amendment: remove subsection (b) of resolution re special permit requirement.
-- Not accepted as friendly.
- Concern - undefined permit requirement could make projects more difficult; some will not be attempted.
- Concern - need C-Ms Brewer and Lander to make more specific. Can resolve contours of ministerial permit.
- Eliminating clause (b) conflates Land Use "special permit" with ministerial permit.
- Need both subsections (a) and (b) to create both incentives and disincentives - credibility through structure.
- Resolution the product of strong team effort - can trust the result and the Council to complete.

Friendly Amendment accepted: Remove the word “special” but keep remainder of subsection (b) of resolution.

After deliberation, the resolution to support the bill to preserve green open space in doughnuts was adopted.

VOTE: 33-1-5-0

2. Public pay phones.

- WITHDRAWN

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

Joint with the Parks & Preservation Committee

Klari Neuwelt and Elizabeth Starkey, Co-Chairpersons

3. **96th Street IRT Subway Station.** ULURP 100122 MMM. Application to the Department of City Planning by the Departments of Parks and Recreation and Transportation for changes to the City Map involving:

- the elimination, discontinuance and closing (narrowing) of portions of Broadway between West 94th Street and West 97th Street;
- the establishment of parkland within Broadway between West 94th Street and West 97th Street;

- the establishment of various block dimensions and street widths; and
- the adjustment of grades necessitated thereby,
- including authorization for any acquisition or disposition of real property related thereto, to facilitate the construction of a subway Station House and other improvements at the 96th Street Subway Station.
- Work already done. Resolution conforms record to actions already approved and completed.

After deliberation, the resolution to approve the application was adopted.

VOTE: 30-2-6-0.

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

4. Newsracks/newsboxes.

- update of resolution from 2 years ago re news boxes. 311 calls being ignored.
- Civitas has been raising issue – C-M Vacca of Council Transportation Committee to hold hearings.
- Some news boxes not even newspapers – just advertising circulars.

After deliberation, the resolution to call for action concerning newsracks and newsboxes was adopted.

VOTE: 39-0-0-0.

Parks & Environment Committee

Klari Neuwelt and Elizabeth Starkey, Co-Chairpersons

5. Broadway Mall Association and the Morrison Gallery temporary installation of art works by Peter Woytuk on 18 malls for 6 months beginning on September 15.

After deliberation, the resolution to approve the art installation was adopted.

VOTE: 39-0-0-0.

Business & Consumer Issues Committee

Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

6. *Applications to the SLA for two-year liquor licenses:*

- **143 West 72nd Street** (Amsterdam Avenue.) Entity to be formed, d/b/a To be Determined.
- **53 West 72nd Street** (Columbus Avenue.) 53 West72nd Street Café LLC, d/b/a To be determined.
- **2161 Broadway** (West 76th Street.) FLB Viktoria Corp., d/b/a Fratelli La Bufala.
- **175 West 90th Street** (Amsterdam Avenue.) Casa 91 LLC, d/b/a Blockheads.

After deliberation, the resolution approve the applications was adopted.

VOTE: 37-3-0-0.

New Unenclosed Café Application:

7. **2799 Broadway** (West 108th Street.) New application DCA# 1394145 to the Department of Consumer Affairs by 2799 Broadway Grocery, LLC, d/b/a Cascabel Taqueria, for a two-year consent to operate an unenclosed sidewalk café with 21 tables and 44 seats.

After deliberation, the resolution to approve the application was adopted.

VOTE: 37-1-1-0.

Assignment of Consent Applications:

8. **316 Columbus Avenue (West 75th Street.)** Assignment of consent application DCA#1395732 to the Department of Consumer Affairs by Pappardella Rest. Corp, d/b/a Pappardella, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.

- Assignment of existing permit to successor owner.

After deliberation, the resolution to approve the application was adopted.

VOTE: 36-0-2-0.

9. **413 Amsterdam Avenue** (West 80th Street.) Assignment of Consent Application #1396587 to the Department of Consumer Affairs by Flagship S.B. Amsterdam NY, LLC , d/b/a Saravana Bhavan, for a two-year consent to operate an unenclosed sidewalk café with 11 tables and 22 seats.
Committee voted tonight 6-0-0-0
After deliberation, the resolution to approve the application was adopted.
VOTE: 36-1-1-0.

Enclosed Café Renewal Application:

10. **441 Amsterdam Avenue (West 81st Street.)** Renewal application DCA# 1283643 to the Department of Consumer Affairs by JPS Ventures, Inc. d/b/a St. James Gate, for a two-year consent to operate an enclosed sidewalk café with 5 tables and 16 seats.
After deliberation, the resolution to approve the application was adopted.
VOTE: 24-10-3-0.

Preservation Committee

Lenore Norman and Gabrielle Palitz, Co-Chairpersons

11. **163 West 87th Street** (Amsterdam – Columbus Avenues.) Application to the Landmarks Preservation Commission for roof-top and rear-yard additions and window replacement.
After deliberation, the resolution to approve the application was adopted.
VOTE: 33-0-0-0.

12. **285 Central Park West** (West 88th – 89th Streets.) Application to the Landmarks Preservation Commission to replace two windows on the 8th floor on the building's interior courtyard.

- Application to use window as A/C ventilation. Would be quieter than separate window units.
- Interior window. LPC referred because is a special window, and was original material.
- Only objection is that the louvered window was ugly. Not visible from the street.

After deliberation, the resolution to approve the application was adopted.
VOTE: 30-0-3-0.

13. **327 Central Park West** (West 93rd Street.) Application to the Landmarks Preservation Commission for window replacement master plan.
After deliberation, the resolution to approve the application was adopted.
VOTE: 33-0-0-0.

Discussion of Proposed Draft of Core Principles.

- Discussion only of the overall principles, not the succeeding breakdown by subject matters.
- Fruits of urban planning working group, which has met and crafted these principles as a means of organizing and focusing future debates on appropriate future development and progressive initiatives in or affecting our District and community. Thanks to the working group, including public member Paul Reale.
- Opportunity for CB7 to be more proactive - provides framework and vocabulary.
- Adopting core principles, like a constitution, helps frame dialogue and approach to future issues.

Board Recommendations:

- Concept of inclusion should expand to specifically address diversity, a related by distinct concept.
- Mention of "backgrounds" should be tweaked/adapted to include broader concept of "identities."
- Expanded to include distinct concept of "personal growth."

Next step – Working group to revise; CB7 to vote at the October meeting.

Adjourn: 9:15

Respectfully submitted – Mark Diller

Present: Mel Wymore, Jay Adolf, Andrew Albert, Linda Alexander, Ian Alterman, Richard Asche, Issac Booker, Brian Byrd, Elizabeth Caputo, Louis Cholden-Brown, Hope Cohen, Page Cowley, Mark Diller, Tila Duhaime, Robert Espier, Miki Fiegel, Sheldon J. Fine, Paul Fischer, Marc Glazer, Phyllis E. Gunther, Joanne Imohiosen, Ulma Jones, Marisa Maack, Klari Neuwelt, Lenore Norman, 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, Thomas Vitullo- Martin, Cara Volpe. **On-Leave:** Oscar Ríos and Dan Zweig. **Absent:** Kenneth Coughlin, Mark Darin, Victor Gonzalez, Blanche E. Lawton, Lillian Moore, Gabrielle Palitz, Haydee Rosario and George Zeppenfeldt-Cestero.

Steering Committee Meeting Minutes

Mel Wymore, Chairman

September 20th, 2011

Chairman Mel Wymore called the meeting to order at 6:55

1. Committee Roundtable

HHS-

- trying to follow through on NY Academy of Medicine report on Age Friendly UWS- want additional benches
- trying to get city agencies to provide services to those placed in our community (commercial SROs)
- elimination of Advantage and similar programs has dire financial implications for non-profit operators

P & E-

- pedestrian/bike conflicts are an ongoing issue and concern
- car-free central park resolution is still being pushed for next summer;
- emphasizing effect of dirty fuels in our zip codes and public schools
- recently conducted a seminar on efficient buildings
- hydrofracking comment period is ongoing
- ongoing monitoring of bike lanes
- C-M Brewer has sent out a survey about experience w/ Columbus Ave bike lanes, all are cured to complete
- last three parcels of Riverside Park South still unbuilt; waiting to provide input on stage 5; public space at Riverside Center will continue to be a topic to watch

BCI-

- revised café guidelines (will come to Steering for review): community notification by certified mail to those in 500 ft radius

Transportation-

- had a mtg with Fresh Direct about distribution system and refrigeration noise, encouraged possibly initiating distribution from retail space
- Beacon Group proposal for 109th Street and elimination of parking ostensibly for school safety, unprecedented demand (no action yet)
- had many mtgs about mobile food trucks- going to conduct a survey of truck/cart locations
- traffic study for 97th -100th Streets, CPW – HHP being considered, reso may be passed before full board;
- extending bus layover zone on south side of 96th St; can now board M10 at 57th and 8th and M104 will now terminate at 41st and 8th

YEL-

- forging relationships with service providers
- creating optimally 3 or 4 community forums annually
- conducting follow-up on PCB resolution

Housing-

- a lot of transition on the committee
- had a great mtg w/ DC37 about property tax abatement issues
- met w/ office of Sen Espaillat about MCIs

NYC Budget -

- Requests process begins now

Chair's Report

Community Board 7/ Manhattan

- Today, Frederic Douglass Circle was dedicated; it was an over 10 year project
- Outreach group is moving along- Facebook page is slowed down but anticipated soon
- SRO working group is in debate about how closely want to work w/ owners, trying to get data from DHCR, LLs are developing an independent survey about economic negatives of loss of hotel use
- Street-front re-zoning will be certified soon, we had had it momentarily delayed, trying to negotiate an extension to 110th St.
- Participatory budget process has been adopted by 4 City Council Members
- Penny is coordinating volunteers who are planting the Columbus Avenue tree pits from West 77th-96th Streets; Mandell School is surveying all tree pits in CD7
- Protected bike lanes being extended from Chelsea to Columbus Circle
- Urban Fellow has started
- DNS will be out by October Full Board
- JHL will appear before a joint committee of Trans/LU/Housing/P+E/HHS in October
- UPWG will meet once more before FB, core principles will be voted on at FB
- DOT will conduct a leadership mtg about locating bike-share kiosks

Present: Mel Wymore, Andrew Albert, Linda Alexander, Louis Cholden-Brown, Mark Diller, Marc Glazer, Klari Neuwelt, Michele Parker, Nick Prigo, Elizabeth Starkey, Barbara Van Buren. **Board Member:** Sheldon J. Fine.
Absent: Richard Asche, Page Cowley, Miki Fiegel, Victor Gonzalez, Lenore Norman, Gabrielle Palitz, Madge Rosenberg , George Zeppenfeldt-Cestero and Dan Zweig.

Preservation Committee Meeting Minutes
Lenore Norman and Gabrielle Palitz, Co-Chairpersons
September 8, 2011 6:30 PM

The Preservation Committee of Community Board 7/Manhattan met on Thursday, September 8, 2011 at the District Office, 250 West 87th Street, in the District. The meeting was chaired by committee co-chair Lenore Norman, who called the meeting to order at 6:35 pm.

The following topics were discussed and actions taken.

1. 1 West 67th Street (CPW). Application to the LPC to alter the configuration of two parapets. Presentation by Janet Olmsted Cross, architect.

Re-presentation of application approved at Committee in June and approved at full Board in July.

- Committee/Board approved an application in June/July 2011 for new rear parapet on the roof of the West tower of the building with a 24" brick foot and an additional 18" glass extending above.
- The current application is to modify the mix of brick and glass both on the original application and on the companion parapet on the East tower of the roof of the same building.
- The rear parapet is visible from West 68th Street.
- The current application is to change the configuration to a base of 12" made of brick, with an additional 32" glass above on both towers.
- Purpose is to meet code while enjoying more of the view.
- Unifying the configuration between the two towers will add balance to the roof line.
- RESOLUTION to approve the revised parapet design with 12" brick and 32" glass as presented.

After deliberation, the resolution to approve was adopted by the committee.

VOTE: 6-0-0-0.

2. 42 West 71st Street. Application to the LPC to alter the rear window openings and façade, to paint the rear façade white, with related work.

Hearing at LPC held September 6, 2011. LPC requested additional information – allowing for CB7 to hear the presentation.

Presentation by Dirk Dennison – architect.

- Restoring 1880s row house to a single-family residence. Building is now empty.
- One of a group of 10 buildings built at about the same time with similar rear yard configurations.
- Front façade work not a part of the application on which LPC will vote at hearing. Work includes replacing the front entry doors to match precedent and neighbors; repainting façade white (color at time of designation); replacing non-original building numbers with painted numbers on glass transom above entry door; and replacing entryway lighting.
- Also replacing front façade windows with wood, 1:1 double-hung. Replacing original curved glass with thermal-pane curved glass. Keeping original leaded glass details. Keeping existing grill-work on bottom windows.
- Replacing or repairing front cornice as needed.

- Rooftop work consists of replacing an existing bulkhead with a slightly taller, narrower bulkhead.
- New bulkhead is not visible from the street. LPC Staff to handle outside a hearing.

- Rear Façade: Windows
- Rear extension with obtuse angle back to main building (rather than an "L" shaped bump-out). Common to all 10 houses in the same group.
- Ground level – one existing window with a wood louver for A/C on the extension.

- Replacing rear windows with wood interior with aluminum clad exterior. Windows have fixed panels and an operable casement section.
- Proposed windows span two punched window openings along the angled section of the extension, but parallel to the main building instead of the angled surface, to create a window seat overhang as the window extends away from the angled façade.
- A portion of the rear façade is already painted white, as are neighbor buildings on either side.
- Proposal to paint the entire rear façade white.
- Roof line – common roof line across building and its neighbors on either side.
- Brick corbelling under the rear roof line (to be retained).
- Changed application to install a railing at the roof line to meet code rather than erect a brick parapet that would interrupt the consistent roof line, per Staff suggestions.
- Proposing a balcony and spiral stair from main floor to the back yard, with a door on the side of the extension to lead to the stairs. Spiral stair to be appear solid, with metal painted white.
- Existing ground floor door to be replaced with a window, adding a new door from the extension .
- Railing – stainless steel.

Committee Comment:

- Window design innovative and appropriate.
- Some concern about the use of a spiral staircase in the rear yard.
- LPC hearing limited to railing, rear windows, and paint.
- RESOLUTION to approve the application as presented.

After deliberation, the resolution to approve the application was adopted by the committee.

VOTE: 5-0-1-0. [Hearing at LPC 9/13]

3. 390 West End Avenue (2211 Broadway – the Apthorp). Application to cut a doorway into the West End Avenue archway.

Presented by Howard Zipser, attorney.

- Apthorp is an individual landmark.
- Proposal seeks to cut a new door into the West End archway to allow the creation of a new mailroom. Proposed door to be located within an existing gatehouse.
- Will mirror an existing door and mailroom in the Broadway archway gatehouse.
- Door would be visible only through the windows of the existing WEA gatehouse.
- Door to be mahogany, identical to the Broadway gatehouse door, black with a glass panel.
- No change to the actual gatehouse.
- RESOLUTION to approve the application as presented.

After deliberation, the resolution to approve the application was adopted by the committee.

VOTE: 6-0-0-0. [Hearing 9/13]

4. 80 Riverside Drive. Application for an ADA accessible entrance on RSD.

Presentation by Joseph Kleinmann, architect.

- Main entrance is on the north side of West 80th Street. Building is hotel.
- Seeking handicapped access to the building from RSD through an existing lounge/dining room, which sits 8” above the street level.
- Proposal to turn the middle of 5 windows in the ground floor façade along RSD façade into a door, and construct an ADA ramp leading to that new door.
- Insufficient space at the main entrance to install an access lift or other alternative.

- Slope of West 80th Street away from the main door would require a ramp leading to the main entrance to be 17' long to achieve 4" of clearance on that side – unattractive and wasteful.
- Ramp railing will be metal to match existing wrought-iron railing on other windows on RSD.
- Ramp runs south to north. 8'3" ramp, and 5' platform.
- Paneled glass door – metal frame. Light tan color to match existing conditions.
- Curb and ramp surface to be concrete. Ramp to extend 5' from façade.

Public Comment:

Harry Atkinson – 80 RSD resident:

- Confirmed main entrance to remain on 80th – new entrance only for ADA access.
- RESOLUTION to approve the application as presented.

After deliberation, the resolution to approve the application was adopted by the committee.

VOTE: 5-0-1-0. [Hearing not scheduled]

5. **326 West 80th – corner 80th Street. Application to alter rear façade.**

Presented by Steven Harris, architect.

- Same building was the subject of a previous application at CB7 and LPC (re roof bulkhead).
- Current application to change rear façade fenestration.
- Rear yard is a tiny, zig-zag configuration due to extension of rear yard of companion buildings from RSD into same rear yard area. Robs rear yard of light and space, and obscures windows.
- Dark area; residents at one time installed theatrical lighting to illuminate windows.
- Clarence True was the architect for the entire group of buildings. While several of the houses in the group had rear façade detail, this building had no decorative features.
- Proposal to maintain existing 5th floor punched window.
- Proposal for the East column of windows on floors ground through 4 is to combine and extend small punched windows.
- East window on Floor 4 will retain brick span between floors.
- East windows on Floors 2, 3 will be the same width, but will have glass spandrels instead of brick between floors. Design feature.
- West column of windows (nearly completely obscured by catty-corner RSD rear façade) to be enlarged, and to retain a minimal brick span between floors.
- RSD building extending into rear courtyard is a blank wall with no windows facing rear façade.
- Rebuilding ground floor greenhouse on east side of rear yard.
- Adding 2 very small windows between east and west window systems.
- RESOLUTION to approve the application as presented.

After deliberation, the resolution to approve the application was adopted by the committee.

VOTE: 4-2-0-0.

6. **416 Amsterdam Avenue at 80th Street (Hummus Kitchen). Application to create two new window units on the West 80th Street façade on the ground floor.**

Presented by Russell Goss – architect

- Corner store whose existing entrance angles 45 degrees from the front, with column at corner.
- Angled entrance detail is not original (per tax photo)
- Proposal to restore to a straight corner on Amsterdam.
- Proposing to add two window openings on West 80th Street façade.
- Window design on Amsterdam and 80th to be floor-to-ceiling accordion glass doors in existing and new window openings.
- Front façade: remove existing, non-original tile detail beneath canopy, and extend window/doors.
- Aluminum panel along Amsterdam with lights; wood pilaster at corner to cover column.

- Proposing a retractable awning extending 6’ on both facades (red per applicant’s branding). Remove security gates.

Public Comment

William Bold – resident of 204 West 80th – neighboring building:

- Concern that garbage from tenants above 410, 412 and 414 Amsterdam is piled for collection along the 80th Street façade.
- Landlord proposes to move that garbage to the front of 204 West 80th to clear the applicant’s sight-lines. Unfair that garbage from 4 buildings to be piled before his residence.
- Concern re noise on already noisy block (across from 420 Amsterdam).

Note: Recommendation to contact District Manager to address garbage issues.

Lillian Zwinds – resident of 210 West 80th Street:

- Also concerned about garbage piling up on side street.
- Garbage moved around the corner to allow restaurants on Amsterdam to have cafes.

- RESOLUTION to approve as presented

After deliberation, the resolution to approve the application was adopted by the committee.

VOTE: 6-0-0-0.

7. 227 CPW (82-83 Streets). Application to replace (legalize) 1 existing antenna and install 2 additional antennas on the roof.

Presented by Steven C. Ragazzo, Engineer.

Representing AT&T

- Antennas are needed for enhanced cell/smart phone coverage.
- There are currently 2 antennas on the CPW side of the roof of the building. Each antenna contains a pair of columns. The antennas must be near the edge to function.
- The building is approximately 10 storeys tall.
- All of the antennas are visible from CPW, 83rd Street, and portions of Central Park.
- One of the two existing antennas was not properly approved.
- If the unapproved antenna is legalized, and another installed, the roof will hold 3 antennas (with a total of 6 columns).
- Concerns re appropriateness outweighed by practical necessity.
- RESOLUTION to approve, with a request that the all antennas be arranged to be less visible if possible.

After deliberation, the resolution to approve the application, with the noted request, was adopted by the committee.

VOTE: 6-0-0-0.

8. 477 Amsterdam at 83rd Street. Hi-Life Restaurant. Application to expand three windows.

Presented by Warren Ashworth, architect, and Earl Gear, owner.

- Restaurant located at this location since 1991.
- Front façade includes two small windows facing the avenue flanking the main entrance. A third small window faces 83rd Street.
- Proposal to replace with larger windows, to enlarge to approximately 5’ in height (each window’s lower sill would be approximately 3’10” from the ground).
- Windows open directly into the restaurant.
- Materials: Wood windows hinged to fold back in 3 panels. Painted black.
- Roll-down gates to be removed; awning will move up to place of roll-down.
- RESOLUTION to approve as presented.

After deliberation, the resolution to approve the application was adopted by the committee.

VOTE: 6-0-0-0.

Adjourned: 9:40 pm.

Respectfully submitted by Mark N. Diller

Present: Lenore Norman, Jay Adolf, Brian Byrd, Mark Diller, Mark Glazer and Blanche Lawton. **Absent:** Gabriella Palitz and Miki Fiegel.

Housing Committee Meeting Minutes
Nick Prigo & Victor Gonzalez, Co-Chairs
September 12, 2011

1. Discussion on meeting with Senator Espaillat regarding the Housing Committee's resolution on MCI and energy efficiency.
2. Presentation by Henry Garrido (Associate Director, DC37) and Fran Schloss (President, Local 1757, NYC Assessors, Appraisers and. Housing Development Specialists) on their recommendations for increasing property tax revenue collection in New York City by addressing issues related to property tax abatements and appraisals.
3. Discussion on the strategy the Housing Committee will use to address issues raised regarding tax abatements and appraisals.
4. Discussion on strategies to use electronic communications to network Upper West Side tenant organizations together with the Housing Committee.
5. Decision made to set 6:30pm as the start time for Housing Committee meetings.

There being no further business the meeting was adjourned.

Start Time: 7:00pm

End Time: 9:00pm

Present: Nick Prigo, Linda Alexander, Louis Cholden-Brown, Robert Espier, Marisa Maack, Lillian Moore, Suzanne Robotti and Cara Ann Volpe. **Board Chairman:** Mel Wymore. **Absent:** Victor Gonzalez, Oscar Rios and Gabriella Rowe.

**Transportation Committee Meeting Minutes
Andrew Albert and Dan Zweig, Co-Chairpersons
September 13, 2011**

1. Fresh Direct

Nimish Dixon – Transportation Analyst

Larry Hickey – Business Affairs

Mark Lankowitz – Community Relations

2200 employees – 8 big trucks (1 lead) in Westside – new compressors as of July 2011.

Locations of trucks –

56-57 St – Broadway

85 St – Broadway

103 St – Broadway – by Rite Aid – (104th St)

60 St – Columbus Ave

70 St – Amsterdam Ave

90 St – Columbus Ave

Unloading before 7am is allowed.

2. SWC of Broadway and West 62nd Street – Newsstand proposal -Mohammed Idris applicant – Application # 1368796

Proposed newsstand was applied for by applicant 2 years ago but has been delayed for unknown bureaucratic reasons. Due to urging of affected neighbors who said they were not notified of this application, the committee will attempt to have required response for this application extended to allow a hearing at the Oct Transportation meeting or will caucus before the full board meeting if extension is not available.

3. West 109th Street, Broadway-Amsterdam Avenue – sidewalk and street proposals.

Representing Beacon Portfolio, owner of 17 buildings on this block, Paul Proulx and Ken Friedman presented the improvements they had made to their properties with significant investment. They would like to place planters on the sidewalk, have historic lamp streetlights installed, and in the street place speed bumps and remove on street parking from the north side of the street as safety measures. Beyond very general ideas, no real proposal was available, however. The committee appreciated the efforts Beacon had made to improve the housing they owned, and the group was asked to bring back a specific proposal for changes they would like to make to the public thoroughfares on this block.

4. Survey of mobile food trucks and pushcarts in MCD7.

The board continues to receive reports of more food trucks beginning operation around the American Museum of Natural History and other parts of the Westside. The issuance of food vendor permits is capped citywide, but no one knows or tracks how many are filling any one district. People in the CD7 area are beginning to feel overrun and uncomfortable with vendors use of needed parking spaces and generation of noise, pollution, and odors. The committee proposes to develop a survey template, include the BCI committee, and survey the MCD7 area to create a picture of how many and what type of vendors are currently in MCD7 area.

5. Discussion of traffic study for West 96th-100th Streets/Central Park West – Henry Hudson Parkway:

Needed to determine impact in area given the proposed Jewish Home Lifecare facility on 97th St. It was mentioned that JHL would be required to have their own driveway for access from 97th; they would not be permitted to use the access to the residential buildings. It was also mentioned that the study should include study of the JHL's current location usage impact on W.106 St. and W.105 St. There was a request from the public to bring back the community advisory boards and construction task force for W97th St Park West Village area.

6. New Business:

Extension of M96/M106 bus stop of south side of W.96th St between Broadway and West End Avenue to relieve congestion and double parking in heavy commuting hours. A resolution to approve this bus stop extension was passed by the committee.

Borough Board resolution in support of speed cameras was reviewed.

Proposal to terminate and turn around M96 buses at the western end of W.96th St in a route modification was raised by Cy Adler. The committee will ask MTA Transit to consider how this modification could be done to improve the route and avoid the turnaround using W.97th St and West End Ave.

Present: Andrew Albert, Dan Zweig, Ken Coughlin, Tila Duhaime, Ulma Jones, Blanche Lawton, Lillian Moore and Roberta Semer. **Board Members:** Ian Alterman, Mark Diller. **Board Chairman** Mel Wymore. **Absent:** Mark Darin, Anne Raphael and Oscar Rios.

Business & Consumer Issues Committee Meeting Minutes
Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons
September 14, 2011 7:00 PM

Applications to the SLA for a two-year liquor license:

1. **143 West 72nd Street** - Corp. to be formed, no d/b/a name. **Applicant did not provide required information and paperwork.**

NO VOTE WAS TAKEN

2. **103 West 73rd Street** (Columbus Avenue.) Kario Polo Barrett, d/b/a Sweet Gypsy Rose - 9th ST Expresso.

Applicant did not show.

NO VOTE WAS TAKEN

3. **2178 Broadway** (West 77th Street.) Serafina 77 West LLC, d/b/a Serafina.

Represented by Mr. Turo Tuttuson, owner. The restaurant to be located in the On The Avenue Hotel. Applicant will be applying for a sidewalk café after opening. He will not be applying for a Cabaret License. Opening in late November

COMMITTEE APPROVES 7-0-0-0

4. **570 Amsterdam Avenue** (West 88th Street.) Rancho Vidal LLC, d/b/a To be determined. Represented by Peter Stern, Atty. and Victor Rossiario, owner

COMMITTEE APPROVES 7-0-0-0

5. **726 Amsterdam Avenue** (West 96th Street.) Yardena Gorge, owner, and name of the restaurant. Kosher restaurant,

COMMITTEE APPROVES 7-0-0-0

Unenclosed Café Renewal Applications:

6. **229 Columbus Avenue** (West 70th -71st Streets.) Renewal application DCA# 1186113 to the Department of Consumer Affairs by Flej, Inc., d/b/a Pomodoro Rosso, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats. **Applicant to submit list of where notices were posted to CB7 before full board vote.**

COMMITTEE APPROVES 6-1-0-0

7. **428 Amsterdam Avenue** (West 80th - 81st Street.) Renewal Application DCA# 1039396 to the Department of Consumer Affairs by Amsterdam Avenue Brother Jimmy's, LLC, d/b/a Brother Jimmy's West, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 20 seats. Steve Widone, expeditor

COMMITTEE APPROVES 5-1-0-0

8. **473 Columbus Avenue** (West 83rd Street) Renewal Application DCA# 1008999 to the Department of Consumer Affairs by Club America, Inc., d/b/a Assaggio, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 14 seats. Juan Corrello, owner,

COMMITTEE APPROVES 7-0-0-0

9. **568 Amsterdam Avenue** (West 87th -88th Street.) Renewal Application DCA# 1273996 to the Department of Consumer Affairs by Mermaid 88, LLC, d/b/a The Mermaid Inn, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats. **Applicant to submit list of where notices were posted to CB7 before full board vote.**

COMMITTEE APPROVES 7-0-0-0

10. **1018 Amsterdam Avenue** (West 110th Street.) Renewal Application DCA# 1133929 to the Department of Consumer Affairs by Skipwell Corp., d/b/a Bistro Ten Eighteen, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 26 seats.

COMMITTEE APPROVES 7-0-0-0

Enclosed Café Renewal Applications:

11. **244-246 Columbus Avenue** (West 71st Street.) Renewal Application DCA# 1224900 to the Department of Consumer Affairs by Madison on Columbus Corp., d/b/a China Fun, for a two-year consent to operate an enclosed sidewalk café with 6 tables and 11 seats. **Vote for conditional approval upon verification that delivery personnel are wearing reflective gear as required by CB7.**

COMMITTEE APPROVES 6-1-0-0

12. **477 Amsterdam Avenue** (West 83rd Street.) Renewal Application DCA# 0885881 to the Department of Consumer Affairs by 83/ Amsterdam Restaurant, Corp., d/b/a Hi-Life Restaurant, for a two-year consent to operate an enclosed sidewalk café with 6 tables and 16 seats.

6-1-0-0

New Unenclosed Café Applications:

13. **424 Amsterdam Avenue** (West 80th Street.) New application (Consent assigned by previous owner more than 90 days before expiration date.) DCA# 1400049 to the Department of Consumer Affairs by G&J Café, Inc., d/b/a Café Con Leche, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 18 seats. Represented by Jesus Martinez, owner

COMMITTEE APPROVES 6-1-0-0

New Enclosed Café Applications:

14. **235 Columbus Avenue** (West 71st Street.) New Application DCA# 1301875 to the Department of Consumer Affairs by Lansky's Operating Corporation, d/b/a Lansky's, for a two-year consent to operate an enclosed sidewalk café with 10 tables and 20 seats. **COMMITTEE REQUESTS INFORMATION FROM CB7 OR Mr. MIKE KELLY, (EXPEDITOR) ON CURRENT STATUS OF CAFÉ'S PERMIT. APPLICATION IS LISTED AS NEW, ALTHOUGH THE CAFÉ HAS BEEN OPEN FOR SEVERAL YEARS. IS THERE A CURRENT PERMIT IN EFFECT, OR IS IT EXPIRED?**

COMMITTEE APPROVES 6-1-0-0

Present: George Zeppenfeldt-Cestero, Michele Parker, Linda Alexander, Paul Fisher, Marc Glazer, Joanne Imohiosen, Ulma Jones and Eric Shuffler. **Absent:** Elizabeth Caputo, Anne Raphael and Gabriella Rowe.

Minutes, Youth, Education & Libraries Committee

Mark Diller, Chairperson

Community Board 7/Manhattan

September 15, 2011

The Youth, Education & Libraries Committee of Community Board 7/Manhattan met on Thursday, September 15, 2011, beginning at 6:35 pm at the District Office, 250 West 87th Street in the District. The meeting was chaired by YEL chair Mark Diller, and committee members Louis Cholden-Brown, Brian Byrd, Paul Fisher, Marisa Maack, Haydee Rosario, Helen Rosenthal, Gabriella Rowe, Eric Shuffler, and Cara Volpe participated. The following topics were discussed.

PCBs in Schools

- Issue arose when a Daily News reporter performed testing at PS 199 in our District, detected levels in excess of applicable environmental standards.
- PCB levels at PS 199 have fluctuated to exceed limits despite remediation efforts.
- New York Lawyers for the Public Interest (NYLPI) has been involved in seeking redress through litigation and negotiation.
- One result of NYLPI actions is DoE agreement to replace light ballasts (a key source of PCB contamination) in public schools. Timing of replacement (over 10 years) remains an issue.
- Concern that issue originally believed to be limited to light ballasts; since PCBs seep into surrounding materials (e.g. wallboard, wiring), the potential exposure could be massive.
- PS 199 teacher took leave in the early months of pregnancy due to fears over exposure.
- CB7 passed a resolution in November 2010 calling for testing and remediation in all schools (public, independent and religious). Any future resolutions must continue to be based on research and latest events.
- YEL to invite NYLPI, DoE/SCA and other interested parties to a future meeting (October 27th if available). Also invite Valerie Watnick, legal scholar and PCB expert.

Summer Youth Employment Program

- The under-funding of SYEP has been a key issue for YEL's operating budget priorities for years. SYEP funding drastically cut at the State level; City unable to cover the difference.
- In Summer 2010, number of positions cut approximately in half (appx 53,000 to appx 27,000) Cuts would have been worse but for the personal contribution by one Goldman Sachs partner. Such private largesse is unlikely to be sustainable.
- Among vices of cuts to SYEP is that summer programs for youth, e.g. YMCA day camp, relies upon SYEP to provide affordable source of adults to meet Health Dep't ratios of adults to campers.
- As a result of fewer SYEP positions, publicly funded day camps able to make fewer trips and events for campers – which negatively impacts their evaluations from DYCD.
- CB7 and YEL should revisit efforts to form public/private partnerships. Could be joint with BCI. Amounts of money needed in our District could be feasible to raise through sponsors.

Coro New York Leadership Center

- Opportunity (with fast-approaching application deadline) to serve on a youth leadership panel. Organization has a good track record of worthwhile programs for youth.
- YEL members to distribute information to high schools located in District.

Overcrowding

- Middle school overcrowding expected to rival kindergarten overcrowding in next 1-2 years.
- DoE views capacity as adequate for a longer term.

- Parents view capacity differently, and differentiate among seats by student achievement records of various schools, questioning whether available seats meet students' needs.
- Need to challenge leadership to improve all schools rather than creating new seats, leaving others unfilled or underfilled, and leaving some schools to flounder.
- Despite community concern, admissions alternatives not likely to provide a complete solution to this problem.
- Schools currently in the middle of the achievement spectrum could be one target for support and productive partnerships.
- Chancellor launching new middle school initiative; expected to include closings and co-located charters as alternatives (similar to approach to high schools).
- D3 uneven distribution of ELL and special needs students should be addressed in the same conversation. Achievement gap should also be addressed.
- Concerns re screened admissions to certain D3 middle schools, and DoE policy not to have screened admissions at any new MS programs.
- CEC3 MS committee taking active role; YEL to chart its own path without duplicating effort.
- YEL should develop a forum for a wider audience than that currently engaged with this issue. Charter Institute co-location learning could engage a bigger segment of the community.
- PS 145 would make an interesting test case, especially since West Prep Academy MS is now co-located there. Both are recipients of magnet grant to end racial isolation; space tight.

New Business – Forums and Engaging Wider Audiences.

- YEL should leverage CB7's platform to reach audiences beyond those already finding their voice through the CEC and other current outlets.
- Forums on topics of interest to engage broader audience.
- Proposal to use YEL meeting time for forums rather than updates and reports (concern over response rate when reports vetted through e-mail).
- YEL attempted to host a forum on teacher tenure in the Spring – actively sought experts from Teachers College, NYU, Fordham, Pratt – no experts wanted to participate (topic too controversial, especially given the City and State budget battles then on-going).
- October YEL agenda to include brainstorming session for future forums. Brainstorming to include research and a framework, beyond bare-bones ideas.
- Once forums set, YEL members to commit to promote forums and draw new audiences.
- Should also seize opportunities to partner with other CB7 committees (e.g. reaching out to BCI re SYEP initiative).

Adjourned: 8:25 pm.

Respectfully submitted by Mark Diller

Present: Mark Diller, Isaac Booker, Brian Byrd, Louis Cholden-Brown, Marisa Maack, Haydee Rosario, Helen Rosenthal, Gabriella Rowe, Eric Shuffler and Cara Volpe. **Absent:** Paul Fisher.

Land Use Committee Meeting Minutes
Richard Asche, Page Cowley, Co-Chairs
September 21, 2011

1. **207 West 75th Street** (Amsterdam Avenue-Broadway) Informational presentation, public testimony, and committee discussion of on pending application #142-11-BZ to the Board of Standards & Appeals (not yet calendared by BSA) by The Philippe for a special permit to construct a 14-story building at 207 West 75th Street. Approximately 50-60 members of the public were present for this agenda item, almost entirely opposed to the application.

Attorney Caroline G. Harris (GoldmanHarris LLC) presented the pending variance application, with support from architect Morris Adjmi, and owner Felipe Coelho. With large corner buildings, the applicant lot is the only midblock lot on the block. Application is to build a 14-story building (141' 8") of 9.65 FAR with 10 residential units. The "Sliver Law" applies to this narrow lot, thus requiring a variance for this building of lower height and density than allowed by the underlying C4-6A zoning.

Ms. Harris contended that the site's status as the only narrow lot lacking any opportunity for merger or transfer of development rights qualifies as a "unique condition" for the purposes of finding #1 for a variance under section 72-21 of the NYC Zoning Resolution (ZR). She also explained the applicant's position that the application meets the other four findings (i.e., reasonable return on investment, non-violation of neighborhood character, hardship not self-created, minimum variance necessary). Finally, she argued that the building actually fulfills the intent of the Sliver Law by created a relatively smoothed-topped blockface.

Q&A – Answers in response to public questions

- Lot was purchased April 28, 2011
- Façade is aluminum and glass
- EAS found no traffic impact serious enough to require mitigation
- Applicant has committed to work closely with 215W75 to develop construction schedule
- Construction 15-18 months, will work with Beacon Theater (Maureen McCormick)
- 8-10 feet separation from wall of 215W75
- Will look at the colors planned for façade (currently gray)
- 6-foot deep marquis

Q&A – Answers in response to board questions

- Developer willing to go through extensive effort for relatively small rate of return (6.3% at 14 stories) because this is his first, feet-wetting project
- Have not considered impact of 10 "family-sized" apartments on locally zoned school, PS87
- BSA does not require an economic analysis of complying non-residential 7-story building
- Fritted windows on west façade
- Service entrance/exit on front of building (i.e. West 75th Street)

Richard Asche suggested that the committee may want to schedule a separate meeting with Robert Pauls, author of the economic analysis.

Pat Kiernan, president of 215W75 co-op board, spoke in opposition to the application, suggesting that new tall buildings are destroying diversity of UWS built environment. Application is clearly not a hardship case.

Assembly Member Linda Rosenthal spoke in opposition to the application. Application is not a hardship case. Concerns about impacts on a street serving Beacon Theater and truck traffic.

Steven Barshav, attorney for 215W75 co-op board, requested presence of Robert Pauls, author of the economic analysis, at next meeting, before committee votes on application.

Ms. Harris noted that ZR72-21 specifically states that "purchase of a zoning lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship."

Owner Felipe Coelho introduced himself and explained his interest in developing a quality building in a neighborhood he has grown to love since moving to the UWS in 1999.

Council Member Gale Brewer voiced concerns about extensive development on UWS, even in the case of high-quality developer with a high-quality team.

2. **Broadway Malls Text Amendment** (West 94th -97th Streets), Joint with Transportation Committee. Colleen Alderson, Director of Parklands for the NYC Department of Parks & Recreation (DPR), presented application #N-120037ZRM to the Department of City Planning by DPR to modify the definition of a “wide street” in the Zoning Resolution in order to maintain the present bulk regulations for the blocks fronting on Broadway between West 94th and 97th Streets, following narrowing of Broadway to accommodate the 96th Street subway station headhouse. New text keeps zoning unchanged while allowing mapping of the malls as park.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #N-120037ZRM from the Department of Parks & Recreation to the Department of City Planning to modify the definition of a “wide street” in the Zoning Resolution in order to maintain the present bulk regulations for the blocks fronting on Broadway between West 94th and 97th Streets.

Committee: 7-0-0-0 Board: 3-0-0-0

3. **350 Amsterdam Avenue**, The Harrison (West 76th Street). Ellen Hay of Wachtel & Masyr, attorney presented application #123-11 BZ to the Board of Standards & Appeals by SoulCycle LLC for a special permit for a physical culture establishment (spin studio) to be located at 350 Amsterdam Avenue.

Ms. Hay noted that the applicant was denied the opportunity to post notice at neighboring buildings.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #123-11 BZ to the Board of Standards & Appeals by SoulCycle LLC for a special permit for a physical culture establishment (spin studio) to be located at 350 Amsterdam Avenue.

Committee: 7-0-0-0 Board: 3-0-0-0

4. **Land Use Score Card**. Committee discussed the draft Project Review Scorecard developed by students from Columbia’s Graduate School of Planning. Page Cowley will lead efforts to adapt and adopt the scorecard to real-world committee use.

5. Jane Thompson, 736 West End Avenue, spoke about construction issues at neighboring 732 West End Avenue. Would like to develop a proposal to the city for limiting self-certification by architects and engineers.

There being no further business the meeting was adjourned.

Present: Richard Asche, Page Cowley, Hope Cohen, Sheldon J. Fine, Joanne Imohiosen, Helen Rosenthal, Roberta Semer, Ethel Sheffer and Tom Vitullo-Martin. **Absent:** Jay Adolf.