

**COMMUNITY BOARD 7/MANHATTAN JANUARY 2000 RESOLUTIONS**

**RESOLUTION**

**Date: January 4, 2000**

**Committee of Origin: Land Use Committee**

**Board Vote: 28 In Favor 4 Against 1 Abstention 2 Present**

**Re: 3 West 92 Street, Columbia Grammar & Prep School.**

**Application to the Board of Standards and Appeals (BSA30-99-BZ) by Columbia Grammar & Prep School to allow a five-story and cellar addition to an existing school, which creates a non-compliance with height and setback, lot coverage and rear yard equivalents.**

**RESOLUTION**

**Date: January 4, 2000**

**Committee of Origin: Land Use Committee**

**Board Vote: 31 In Favor 3 Against 0 Abstention 0 Present**

**Re: 249 Columbus Avenue, Diane's Uptown.**

**BE IT RESOLVED THAT Community Board 7/Manhattan approves the renewal application (DCA 989846) to the Department of Transportation by Merril Eis Kremme Corp., d/b/a Diane's Uptown at 249 Columbus Avenue (71– 72 Streets), for a five-year consent to operate an unenclosed sidewalk café with 9 tables and 20 seats.**

**Committee: 4-1-0-0. Public Member: 1-0-0-0.**

**RESOLUTION**

**Date: January 4, 2000**

**Committee of Origin: Land Use Committee**

**Board Vote: 31 In Favor 3 Against 0 Abstention 0 Present**

**Re: 485 Columbus Avenue, Isola Restaurant.**

**WHEREAS, the applicant has agreed to remove the platform at the end of each season;**

**BE IT RESOLVED THAT Community Board 7/Manhattan approves the renewal application (DCA907226) to the Department of Transportation by Franc-Iano Corp., d/b/a Isola Restaurant at 485 Columbus Avenue (83 – 84 Streets), for a five-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.**

**Committee: 5-0-0-0. Public Member: 1-0-0-0.**

**RESOLUTION**

**Date: January 4, 2000**

**Committee of Origin: Uniformed Services Committee**

**Re: Multi-block street fairs for 2000:**

**4/30  
Veritas Family & Children's Services  
Broadway (east side)  
Between W. 96 - 104 Sts.**

**Duke Ellington Boulevard Neighborhood Association  
Broadway (east side)  
Between W. 104 - 108 Sts.**

**24th Precinct Community Council  
Broadway (east side)  
Between W. 108 - 110 Sts.**

**Board Vote: 26 In Favor 7 Against 1 Abstention 1 Present**

**5/7  
The Broadway Mall Association  
Broadway (east side)  
Between W. 86 - 93 Sts.**

**Stryker's Bay Neighborhood Council  
Broadway (east side)**

**Between W. 93 - 96 Sts.**

**Board Vote: 27 In Favor 7 Against 1 Abstention 0 Present**

**5/14**

**Committee for Environmentally Sound Development  
Columbus Avenue  
Between W. 66 - 72 Sts.**

**Lincoln Square Neighborhood Center  
Columbus Avenue  
Between W. 72 - 79 Sts.**

**Board Vote: 27 In Favor 7 Against 1 Abstention 0 Present**

**5/21**

**West Side Chamber of Commerce  
Amsterdam Avenue  
Between W. 77 - 92 Sts.**

**Board Vote: 26 In Favor 7 Against 1 Abstention 1 Present**

**5/28**

**Coalition for a Livable West Side  
Broadway (west side)  
Between W. 72 - 82 Sts.**

**Safe Haven West Side Basketball League  
Broadway (west side)  
Between W. 82 - 86 Sts.**

**Board Vote: 27 In Favor 7 Against 1 Abstention 0 Present**

**6/4**

**West Side Crime Prevention Program  
Columbus Avenue  
Between W. 86 - 91 Sts.**

**Mitchell-Lama Residents Coalition  
Columbus Avenue  
Between W. 91 - 96 Sts.**

**Board Vote: 27 In Favor 7 Against 1 Abstention 0 Present**

**6/10**

**Project Open at Lincoln Towers  
Broadway (west side)  
Between W. 66 - 72 Sts.**

**Board Vote: 27 In Favor 7 Against 1 Abstention 0 Present**

**6/18**

**West Side Federation Neighborhood and Block Associations, Inc.  
Broadway (east side)  
Between W. 72 - 82 Sts.**

**The Broadway Mall Association  
Broadway (east side)  
Between W. 82 - 86 Sts.**

**Board Vote: 26 In Favor 7 Against 1 Abstention 1 Present**

**9/10**

**Bloomingtondale Area Coalition  
Broadway (west side)  
Between W. 96 - 106 Sts.**

**West Side One Stop for Coordinated Senior Services  
Broadway (west side)  
Between W. 106 - 110 Sts.**

**Board Vote: 27 In Favor 7 Against 1 Abstention 0 Present**

**9/17**

**West Side Chamber of Commerce  
Columbus Avenue  
Between W. 66 - 86 Sts.**

**Board Vote: 26 In Favor 7 Against 1 Abstention 1 Present**

**9/24**

**Valley Restoration  
Amsterdam Avenue  
Between W. 97 - 106 Sts.**

**Board Vote: 27 In Favor 7 Against 1 Abstention 0 Present**

**10/7**

**Concerned Citizens for Community Action  
Amsterdam Avenue  
Between W. 76 -81 Sts.**

**Victim Services**

**Amsterdam Avenue  
Between W. 81 - 86 Sts.**

**Board Vote: 27 In Favor 7 Against 1 Abstention 0 Present**

**10/22**

**NAACP, Mid-Manhattan Branch  
Broadway (west side)  
Between W. 86 - 90 Sts.**

**Symphony Space**

**Broadway (west side)  
Between W. 90 - 96 Sts.**

**Board Vote: 26 In Favor 7 Against 1 Abstention 1 Present**

## **RESOLUTION**

**Date: January 4, 2000**

**Committee of Origin: Parks, Libraries and Cultural Affairs Committee**

**Board Vote: 32 In Favor 0 Against 0 Abstention 0 Present**

**Re: Final design for the reconstruction of the East 72 Street Playground in Central Park.**

**WHEREAS, The Central Park Conservancy has worked closely with Boards 7 and 8 and has surveyed users of the park; and**

**WHEREAS, the essence of the original Dattner adventure playground will be preserved while meeting ADA requirements and requirements of contemporary users;**

**BE IT RESOLVED THAT Community Board 7/Manhattan approves the final design of the reconstruction of the East 72 Street Playground in Central Park.**

**Committee: 8-0-0-0. Public Members: 3-0-0-0.**

**RESOLUTION**

**Date: January 4, 2000**

**Committee of Origin: Parks, Libraries and Cultural Affairs Committee**

**Board Vote: 28 In Favor 2 Against 3 Abstention 0 Present**

**Re: Preliminary design for the reconstruction of Happy Warrior Playground, Amsterdam Avenue and 97 Street.**

**WHEREAS, existing conditions in the park are poor and unsafe; and**

**WHEREAS, new play equipment will be visible from Amsterdam Avenue for safety reasons; and**

**WHEREAS, existing basketball courts will be redone and two new courts will be added; and**

**WHEREAS, chess tables with World's Fair benches will be added to continue to**

**accommodate adult users of the park;**

**BE IT RESOLVED THAT Community Board 7/Manhattan approves the preliminary design for reconstruction of Happy Warrior Playground.**

**Committee: 7-1-0-0. Public Members: 3-0-0-0.**

**RESOLUTION**

**Date: January 4, 2000**

**Committee of Origin: Transportation Committee**

**Board Vote: 29 In Favor 0 Against 0 Abstention 1 Present**

**Re: Proposed bus layovers at Strauss Park, Broadway and 106 Street.**

**BE IT RESOLVED THAT Community Board 7/Manhattan approves "Proposal 1" in the**

**report of New York City Transit with respect to proposed changes in bus layovers at Strauss Park.**

**Committee: 6-0-0-0. Board Members: 1-0-0-1. Public Members: 0-1-1-0.**

**RESOLUTION**

**Date: January 4, 2000**

**Committee of Origin: Transportation Committee**

**Board Vote: 26 In Favor 2 Against 1 Abstention 0 Present**

**Re: 2641 Broadway For Hire Base Station.**

**BE IT RESOLVED THAT Community Board 7/Manhattan approves the renewal application to the NYC Taxi & Limousine Commission (BO1743) by Two Way Cars & Rad Group, 2642 Broadway, for a For Hire base station license.**

**Committee: 6-0-0-0. Board Members: 2-0-0-0. Public Members: 3-0-0-0.**

**RESOLUTION**

**Date: January 4, 2000**

**Committee of Origin: Landmarks Committee**

**Board Vote: In Favor Against Abstention Present**

**Re: The Volunteer House, 108 Street in Riverside Park.**

**WHEREAS, Riverside Park is a designated New York City Landmark and significant changes to the Park and its buildings require approval of the NYC Landmarks Commission, and**

**WHEREAS, the Parks Committee of Community Board 7 has reviewed this proposal and approved it, and Community Board 7 has approved this plan, the Landmark Committee is now reviewing the plan for the landmark issues that it presents;**

**WHEREAS, the Park contains a tool shed in its north end originally constructed in 1906 and protected by a retaining wall, and the shed and the wall require extensive reconstruction; and**

**WHEREAS, the Riverside Park benefits from the work of volunteers who now contribute 25,000 hours of volunteer effort to the Park each year, and this work has had a significant impact on the safety and beauty of the Park, and a headquarters and staging area for these volunteers in the park is needed; and**

**WHEREAS, the Riverside Park Fund has proposed to finance the reconstruction of the shed and its area so that the shed will be suitable for this purpose; and**

**WHEREAS, the proposed design calls for the enlargement of the existing shed by the addition of a second story; and**

**WHEREAS, the design will be handicapped accessible at each level because the shed is built into the slope of the hill; and**

**WHEREAS, the new design will incorporate and expand the materials and design characteristics of the existing shed, with a compatible second story that includes a large portion of window area that will provide attractive views of the park; and**

**WHEREAS, the new Volunteer House will have a minimal visual impact on the Park and is compatible with the original design of the area;**

**BE IT RESOLVED THAT Community Board 7/Manhattan finds that a facility for community volunteers in Riverside Park is needed, that the design and siting of the proposed facility is in harmony with the landmark character of the Park, and that Community Board 7 supports and approves the construction of this new facility; and**

**BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan commends the Riverside Park Fund for commissioning this excellent design and financing the construction of the facility.**

**Committee: 4-0-0-0. Public Members: 1-0-0-0.**

#### **RESOLUTION**

**Date: January 4, 2000**

**Committee of Origin: Housing Committee**

**Board Vote: In Favor Against Abstention Present**

**Re: Rent Regulations.**

#### **PREAMBLE**

**Rent regulations for rent regulated apartments in New York City are authorized by a grant of state authority to the city council (and to other local governments through-out the state for their areas). The local government is limited in that it cannot establish a regulation that is "more onerous on the landlord" (taken from the State Law) than the state's regulation, but it can enact locally less protective regulations, or no regulations at all. In 1994, for example, the City Council introduced a version of "luxury decontrol" that was then expanded upon by the state government in 1997, resulting in (1) average rental prices for new leases in CB 7 that are significantly above the average monthly income for families in this area, and (2) a large decrease in the number of Rent Regulated family apartments. Since 1995, these luxury decontrol provisions have been combined with a policy change in the treatment of capital improvement "pass alongs" with the effect, in higher rent neighborhoods like CB7, of establishing de facto vacancy decontrol of rental apartments.**

More than seventy-four percent of the residents of CB7 are renters, most of these under some form of rent (protection) regulation. For those protected by rent regulations, families of moderate means and seniors and the disabled, especially, the continuation of rent regulations is critical to their well-being, and something they demand of their government. In the year 2000, the New York City rent regulations expire, and the City Council must act to renew them. Because of term limits, most members of the current city council will be leaving their positions at the end of 2000 and most will be seeking new elected positions. The Real Estate Industry is the number one contributor to local campaigns, for both political parties, in New York State. It has vowed to destroy the rent protections so vital to many in our community. We fully expect another piece of legislation will be attempted to eliminate or weaken the protections. Many of those who have rented apartments without protections, moving in to decontrolled units and those whose apartments have been decontrolled while living in them, are finding that they cannot afford their apartments at the time of lease renewal. Rents in parts of our district have increased three to five times in the past five years. These out of control rent increases are destabilizing our community, preventing people from establishing roots by limiting their tenure in the community to the term of their lease. There are currently no new family apartments that fall under rent protections with exception of those obtained by developers in barter for tax breaks.

**BE IT RESOLVED THAT Community Board 7/Manhattan supports the re-enactment of**

**rent controls, and the following changes (not withstanding provisions of the state law to the contrary.)**

- **Limits luxury decontrol proceedings to tenants under the age of 62, and to tenants who are not disabled, as defined by the NY City Human Resources Administration.**
- **Limits the luxury decontrol of an apartment to the tenant in possession; succeeding tenants must be offered the apartment at the last controlled rent plus any legal increment.**
- **Landlord waives right to luxury decontrol where landlord knowingly rented apartment to tenant whose income was above threshold for decontrol.**
- **Increases threshold of luxury decontrol by 25 percent, to reflect inflation since the time of the initial setting of the threshold.**
- **Returns to the previous policy that MCI increases are not granted for vacant apartments, and that rent increases cannot exceed a combined 20 percent per year.**

**BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan requests studies**

**of the following:**

- The impact of decontrol on availability of housing in Community District 7 for families whose incomes reflect the diverse range of incomes present in the district;**
- The impact of decontrol on city's real estate tax revenues from this district;**
- The use of MCI and hardship increases and exactly what effect they have had on current rents;**
- Community District 7 as a model for what is likely to happen in other communities that are hit with either de facto or real decontrol; and**

**BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan strongly opposes any weakening of the rent protections, and calls for stronger enforcement and penalties for those who do not respect these laws (both landlords and tenants).**

**BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan asks that the City**

**Council acts in the best interests of the residents of the City of New York.**