

Full Board Meeting Minutes

COMMUNITY BOARD 7/MANHATTAN

May 3, 2016

Community Board 7/Manhattan's Full Board met on Tuesday, May 3, 2016, at the American Museum of Natural History (Columbus Avenue and West 79th Street) in the District. Chair Elizabeth R. Caputo called the meeting to order at 6:38 pm after the Secretary confirmed the existence of a quorum.

Minutes from previous full board meeting were **approved**: 19 – 0 – 4 – 0

Chair's Report: Elizabeth R. Caputo

- The Chair welcomed 4 new board members: Sarina Gupta, Andrew Rigie, Susan Schwartz and Manuel Casanova.
- Catherine DeLazero reported on the NYC Parks Department Public Scoping meeting for the Bloomingdale Playground on April 18, 2016:
 - Around 80 people attended the meeting.
 - The goal continues to be to renovate the Bloomingdale Playground to be truly inclusive, not just ADA compliant, by incorporating into the plans the precepts and paradigm espoused in "universal design."
 - The NYC Parks Department will present a design concept plan to the board at a later date.
- Public Housing Task Force report:
 - The Task Force met with Tenant Associations of NYCHA buildings in the district at which key issues in common were shared.
 - There will be a meeting on Thursday May 5th at the CB7 office for TA presidents and CB7 members to continue the conversation and begin to address issues in common.
 - A meeting for the general public will be held in July.
- The Chair reminded everyone to follow CB7 on Twitter and to check the CB7 website for further information.
- The Chair announced a special election to take place after her report to replace the vacancies left by DeNora Getachew (Vice Chairperson) and Christopher Riano (Co-Secretary).

Special Election of 2nd Vice Chairperson and Co-Secretary: Howard Yaruss, Chair, Elections Committee

- The floor was opened for nominations.
- The following candidates were nominated: Brian Jenks and Sheldon Fine for Vice Chairperson; Mark Diller for Co-Secretary.
- These are interim positions valid through October 2016.
- The board will vote again in October for all the positions of the executive committee.
- Mr. Fine spoke about his desire to help and serve, and about his prior experience as member of committees, task forces and having been a prior Chair of the board.
- Mr. Jenks mentioned having previously been Co-secretary for 2 years, having worked closely with the current Chair and how this would be a good leadership and development opportunity for himself.
- Mr. Diller mentioned having previously been the Chair of the board for 2 years and a Co-Secretary for 3 years.
- Richard Robbins asked if any of the candidates had vacations planned for the months of September and October.
- Brian Jenks indicated he has 2 weeks' vacation in that period.
- Howard Yaruss instructed the members on how to fill the ballot.
- The Chair instructed the members to vote and then return the ballots for counting.

- After three rounds of voting, Mr. Yaruss announced that Brian Jenks had been elected Vice Chair, and Mark Diller had been elected Co-Secretary.

Community Session

Elisa Randall from the Ryan Center

- May is Mental Health month.
- Ryan Center will offer free mental health trainings throughout May;
- Contact Fern Fleckman at 212-769-7200 if interested.

Jane Thompson

- Called for the allowable time to speak to be extended from 1 minute to 2 minutes.
- Asked for pedestrian safety from bikers be increased on the bike lanes.
- The M104 bus route has not improved. Andrew Albert responded that this summer bus cuts will not affect the M104.
- Please look at flyer for concert on May 9th to benefit upper west side musicians that are suffering under rent control as a result of significant rent increases for rent control vs the zero rent increase for rent stabilized units.

Bob Wyman

- Praised the city for having gotten rid of number 6 heating oil and hopefully they will get rid of number 4 heating oil.
- Coal is still being used for heating in a few thousand households in NYC.
- It is legal today in NY State to use coal for generating electricity, heating and cooking.
- As of Friday May 6 heating with coal will be illegal in NYC.

Peter Arndtsen from the Columbus/Amsterdam BID

- Please, participate in The Bloomingdale Family Days Street Fair on Sunday May 15th; it will include a Taste of Bloomingdale Restaurants.
- There will be a Bloomingdale Musical History event by the Bloomingdale Neighborhood History Group on Tuesday May 24th at 6:30pm.
- There is a meeting tonight at 125th street about preserving affordable housing created under the Housing Development Fund Corporation model; these types of buildings are essential to our neighborhoods.

Dr. Cary Goodman

- Commented on the American Museum of National History Public Scope meeting that took place on April 6th.
- Thanked board members like Andrew Albert and Mel Wymore for having raised questions that the community wanted to ask.
- Chided public officials for not being present to talk at the meeting and commented that the reason being (as reported in a publication) is that they are in the pockets of the museum and the museum lobbyist, since the museum has been giving hundreds of thousands of dollars in campaign contributions to the same elected officials over the years.
- Asked the public to call NYC Parks Department Commissioner Mitchell Silver at 212-360-1305 to stop this toxic plan.

Rudy Van Daele

- Since 1984 has been teaching acrobatics to children in this community.

- Commented that the cutting of 9 trees to make room for the AMNH's development runs counter to their claim of educating the children and called for the process to be made as transparent as is possible.

Yajaira Mejia from the Bloomingdale Public Library

- The St. Agnes Public Library will be closed on Wednesday May 11th for computer upgrades.
- This week the NY Public Library starts an advocacy campaign and urges the public to donate online. They were able to increase operating hours from funds restored to its budget by the City Council.
- She answered that it was not possible to install a book drop-off outside the fenced-in area for the Bloomingdale Public Library.
- Mark Diller clarified that last year's funding was not baselined; therefore the library still needs the Council's help to maintain the same level of services as in years past, and hopes to grow service with an even greater budget allocation for FY 2017.

Melissa Elstein from The West 80s Neighborhood Association

- Please attend the 2nd annual "Love Your Tree Day" event noon on Sunday May 22nd at the Urban Assembly School for Green Careers Garden.
- They are seeking volunteers to promote and help at the event.
- Free tree care kits will be provided.
- A waste audit will be performed this year with the help of the Nature Conservancy League students.
- Want to bring attention to street litter (especially plastics) finding its way into the water system.

Manhattan Borough President's Report: Diana Howard

- There will be a Mitchell-Lama Forum on May 9th from 6:30pm – 8:30pm at the MBP office. This is a follow up from last year's forum on Mitchell-Lama financing.
- A reception for new board members will be held on June 14th.
- MBP office trainings for board members will start on May 23rd.

Reports by Elected Officials' Representatives

Paola Ruiz, Manhattan Borough Director, Mayor's Community Affairs Unit

- They work with elected officials and CBOs on issues that affect the community, and help create policy that affects those issues.

David Bocarsky, Congressman Jerrold Nadler's Office

- Both the Defend Trade Secrets Act and Email Privacy Act have been passed by the House of Representatives.
- The Congressman has worked hard with others to create the first LGTB National Park for Stonewall. A public meeting will be held on May 9th at PS 41 (116th West 11th street) from 6-8 pm including the Secretary of the Interior Sally Jewell and the National Park Service Director Jonathan Jarvis.

Laura Atlas, Public Advocate Letitia James' Office

- Under current law, a pedestrian gives up his right of way when crossing the street once the Don't Walk signal starts flashing.
- The Public Advocate is sponsoring a Bill to rectify that will have the crossing pedestrian keep his right of way until he finishes crossing the street.

Dan Campanelli, NYC Comptroller Scott Stringer's Office

- The Comptroller released the Red Tape Commission Report which includes 60 recommendations to cut red tape for small businesses.
- The Comptroller released a NYC Millennials in Recession and Recovery Report that includes how the issues that millennials are experiencing in the recession compare to such issues of past generations in employment, education, etc.

Tara Klein, State Senator Brad Hoylman's Office

- The Senator is working on a Bill dubbed "The Child Victim Act" to reform the current civil and criminal statute of limitations laws in order to allow survivors of child sexual abuse to seek justice even after they turn 21 years of age.
- There will be a Scan Van for Free Mammograms on May 12th from 8:00am – 4:00pm outside Hudson Guild Elliot Center.
- There will be a Mobile NYU Van for Free Dental Screenings on May 14th from 12-4 pm in front of Manhattan Plaza.

Eric Rivera, State Senator Jose Serrano's Office

- The Senator sponsored a Bill to limit the ability of municipalities from selling public parkland making the process of acquiring public land for private use more stringent and transparent.
- The office conducts community constituent office hours at different locations like at St Agnes Public Library, JASA and Goddard Riverside.
- An event is being held on May 20th to honor women of distinction in the Senator's district. This time the honorees include our own district manager Penny Ryan.
- Contact the office to be included in their email blast list.

Gus Ipsen, A-M Linda Rosenthal's Office

- The US Attorney released a report indicating that NYCHA had covered up reports of elevated lead levels in the water.
- As a result of the report, the Assemblymember wrote a letter to DEP requesting further testing of the water in the NYCHA complexes in her district, including Amsterdam Houses, Amsterdam Addition and Harborview Terrace.
- The Assemblymember also wrote a letter to DOT to urge them to accelerate the implementation of changes at the intersection of West 57th Street and 8th Avenue which has experienced the death or serious injury to 8 pedestrians in a 4 year span.

Brice Peyre, A-M Richard Gottfried's Office

- Provided details of the HHS panel on health care on April 26th in which the Assemblymember participated.
- The Assemblymember introduced the NY Health Act Bill which will institute a single payer system. The Bill is co-sponsored by 22 senators and will be voted for again in the State Assembly this year. There will be a lobby day on May 24th. Bus transportation will be provided, see www.nyhcampaign.org for details.
- The Assemblymember also co-sponsor a forum on new design process for a new Port Authority Bus Terminal in midtown Manhattan which has created controversy and includes destroying some affordable housing.
- The Chair thanked board member Audrey Isaacs for having organized the HHS panel on health care.

Amanda Roberts, A-M Danny O'Donnell's Office

- The office is holding a SCRIE Application event for seniors on Wednesday May 4th from 10:00am – 2:00pm.
- The office also has a housing specialist on staff.

- The Assemblymember introduced a Bill on Friday April 29th for the creation of an OMBUDSMAN Office to provide an independent oversight committee for the NY State Department of Corrections.
- He is also introducing a Bill to limit access to police officers and fire fighters records.

Sean Fitzpatrick, C-M Helen Rosenthal's Office

- Will have a Housing Clinic event (SCRIE and DRIE) at Goddard Riverside Community Center on Wednesday May 4th at 6:00pm.
- The winners of the Participatory Budget processed were announced at a Town Hall meeting on April 18th.
- The Councilmember Senior Food Buy program will start in July. For \$8 a senior can buy a bag of fresh food and vegetables provided by local farms.
- The Councilmember will support in the City Council the resolution to rename the Northeast corner of West 91st Street and Columbus Avenue in honor of John L. Nelson if the board approves it.

Cherica DuBois, C-M Corey Johnson's Office

- The Councilmember will announce the Participatory Budgeting results at the West Side Summit event on Saturday May 14th at the High Line from 12:00pm – 2:00pm.
- The Mayor signed the Pedestrian Plaza Legislation which provides DOT with the oversight to regulate plazas all over the city.
- The Mayor also signed the Smokeless Tobacco Out of Baseball legislation.
- The office will hold the monthly housing clinic on Tuesday May 10th from 5:30pm – 7:30pm.

Business Session

Parks & Environment Committee

Klari Neuwelt, Chairperson

Resolution Re:

1. **St. Gregory's Playground** (West 90th Street, Columbus-Amsterdam Avenues.) Department of Parks & Recreation's proposed design for the renovation of St. Gregory's Playground.

- Klari Neuwelt presented the resolution.
- St. Gregory's Playground belongs to the NYC Parks Department, not the Church.
- Over \$1 million available for the renovation, some funds from the Mayor's Office, some funds from the local Councilmember, \$50,000 from the NYC Parks Department "Parks Without Borders" initiative.
- One of the aspects of the renovation is to open up the entrance.
- Ms. Neuwelt showed slides of the proposed renovations.
- It was commented that the equipment did not look accessible in the slides. Meisha Hunter Burkett showed the accessibility features on the slides.

*After deliberation, the resolution to **approve** was adopted: 32 – 0 – 1 – 0*

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

Resolutions Re:

2. **Manhattanhenge.** Application to the Mayor's Street Activity Permit Office for the street closure of West 79th Street (Columbus-Amsterdam Avenues) for the Manhattanhenge event on Tuesday, July 12th, from 7-9pm.

- Andrew Albert commented that the phenomenon of the sun setting precisely in the middle of the cross-street occurs twice a year, and for several years AMNH has provided programming at the Museum as well as the street closure celebration on one of those two dates (this year in July).

*After deliberation, the resolution to **approve** was adopted: 37 – 0 – 0 – 0*

3. Request by the Columbus Avenue BID for suspension of alternate side parking on West 76th between Columbus and Amsterdam Avenues for two days in the week of May 30, to allow for set up for the 9th Annual New Tastes of the UWS on June 3-4, 2016.

- Dan Zweig presented the resolution.
- The elimination of parking for the two days will facilitate the ability of students from the O’Shea Complex to enjoy outdoor recess while the enormous tent used for the New Tastes event is set up.
- Per Barbara Adler of the Columbus Avenue BID, the event raises funds for community projects, including donations to the schools in the O’Shea building.

*After deliberation, the resolution to **approve** was adopted: 34 – 0 – 0 – 0*

4. Request to name secondarily the Northeast corner of West 91st Street and Columbus Avenue in honor of John L. Nelson.

- Dan Zweig presented the resolution and commented that a big stack of letters in support of the resolution was presented from the community, public officials and people who benefitted from Mr. Nelson’s work.
- Mr. Nelson’s wife Fran thanked everyone for the overwhelming support of the resolution.
- Charles Calloway commented that because of Mr. Nelson’s influence he went to college and now is working in the community.
- Ms. Margaret Myers was a co-worker of Mr. Nelson and wants to start a flag football team and free yoga movement to continue Mr. Nelson’s legacy of service to the community.
- Mark Diller read a quote from a prior student and encouraged the members to approve the resolution.

*After deliberation, the resolution to **approve** was adopted: 34 – 0 – 1 – 0*

5. **981 Columbus Avenue, aka 72 West 109th Street.** Renewal Application #B02228 to NYC Taxi and Limousine Commission by Special Radio Dispatch Corp. for a renewal of their For Hire Base Station License.

- Andrew Albert commented that the applicant was present at the pre-meeting and the resolution was approved by the committee.
- The committee decided to bundle resolutions 5 and 6 on the vote.

6. **72 West 106th Street** (Columbus Avenue.) Renewal Application #B01527 to NYC Taxi and Limousine Commission by New Family Radio Dispatch for a renewal of their For Hire Base Station License.

- This vote applies to both resolutions number 5 and 6.

*After deliberation, the resolution to **approve** was adopted: 36 – 0 – 1 – 0*

Preservation Committee

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

Communication between Preservation Committee and NYC Landmarks Preservation Commission

- Jay Adolf had requested the LPC to delay hearings to resolutions that had not yet been heard by the full Board.
- The LPC called Mr. Adolf because of a press inquiry to the LPC and they did not want to talk to the press without talking with CB7 first.
- The LPC has stated that the City Administrative Code does not require that the Community Board be afforded an opportunity to comment before the LPC reached a decision at a public hearing. LPC also stated that the preservation Committee approval was sufficient for them to hear the resolution.
- This in turn led to further discussions with the LPC and now they have agreed to delay hearing cases until CB7 has the opportunity to vote on them at a FB meeting.
- The Preservation Committee has agreed to be judicious as to when to request which cases to delay for a FB vote; but it is the Committee that gets to decide which cases are routine enough not to delay and which cases need to wait for a FB vote.
- Klari clarified that these means that some of the resolutions heard by the FB would already have been voted on by the LPC, which is currently the practice by LPC on many of the applications heard at full Board.
- The Full Board should continue to consider and vote on applications that have already been heard by LPC to maintain CB7's autonomy and consistency as to what should constitute precedent in our District.

Resolutions Re:

7. **252 West 76th Street** (West End Avenue – Broadway.) Application to the Landmarks Preservation Commission for a canopy, railings, ADA stair lift, and replacement of certain windows.

- Gabrielle Palitz presented the resolution.
- The modifications include replacing the existing metal frame entry doors with new wood frame doors.
- The committee approved the resolution subject to 3 modifications.

*After deliberation, the resolution to **approve** was adopted: 39 – 0 – 0 – 0*

8. **201 West 81st Street, d/b/a Orwashers** (Amsterdam Avenue.) Application to the Landmarks Preservation Commission for the addition of an accessible ramp and retractable canvas awnings at the retail storefronts.

- Gabrielle Palitz presented the resolution.
- This an example of a very straight forward application that does not need to be delay by the LPC.

*After deliberation, the resolution to **approve** was adopted: 39 – 0 – 0 – 0*

9. **473 West End Avenue** (West 83rd Street.) Application to the Landmarks Preservation Commission for a bulkhead.

- Gabrielle Palitz presented the resolution.
- The applicant is installing a staircase and bulkhead to provide access the roof top addition.
- The committee was concerned that there would be small visibility from the street.
- The committee asked the applicant to reduce the height of the structure but the applicant was not in a position to do so.
- The resolution is to disapprove unless the height were reduced per the Committee's recommendations.

*After deliberation, the resolution to **disapprove** was adopted: 38 – 0 – 0 – 1*

10. **25 West 94th Street** (Central Park West.) Application to the Landmarks Preservation Commission for a rooftop addition with 6 solar panels, a new ramp and trash enclosure at the front entrance, and replacement of windows.

- Gabrielle Palitz presented the resolution.
- The intent of the modifications are to make it an energy efficient and aging in place house for the owners so they don't have to move if they have physical limitations later in life.
- There are several components to the modifications:
 - Accessibility – changes to make it possible to use a wheelchair everywhere in the home.
 - Rooftop addition will install solar panels.
 - Want to create an environment that will allow them to enjoy the outdoors and the roof.
- Window modifications are in line with current window style.
- The committee asked that the bulkhead be changed to railings so not to be too bulky.
- The modifications are visible in the park from hundreds of feet away and are not visible from the public way.

*After deliberation, the resolution to **approve** was adopted: 36 – 3 – 2 – 0*

- The Chair took a moment to thank the museum for the use of the facility and equipment.

Business & Consumer Issues Committee

Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

Resolutions Re:

- George Zeppenfeldt-Cestero appealed to the Chair to add new board member Andrew Rigie to the BCI Committee. He also mentioned that Mr. Rigie suggested that if there is a problem with an SLA liquor license applicant that is significant to method of operation, we will include it in the resolution; otherwise it will only be in the minutes.
- The Chair announced that she will talk with new members to ascertain their preferences as to which committees they would like to serve in.

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

- **286 Columbus Avenue** (West 73rd Street.) Guyers Inc., d/b/a Guyers.
- **424 Amsterdam Avenue** (West 80th Street.) Brington Road LLC, d/b/a To be Determined.
- **620 Amsterdam Avenue** (West 90th Street.) 620 Amsterdam LLC, d/b/a B-Café West.
- George Zeppenfeldt-Cestero presented the resolution.
- He mentioned that all approvals were unanimous or had no opposition.
- The vote was split in 2 sections, A and B

11A – Vote for 286 Columbus Avenue and 424 Amsterdam Avenue

*After deliberation, the resolution to **approve** was adopted: 39 – 0 – 1 – 0*

11B – Vote for 620 Amsterdam Avenue.

- This resolution was initially approved by the committee. The CB7 office informed Mr. Zeppenfeldt-Cestero today via email that the applicant at their current location (566 Amsterdam Avenue) has been continuously exceeding the sidewalk café 9 feet limit into the sidewalk even though they have been ask to stop by CB7.
- We are stipulating in the resolution that the applicant must agree in their method of operation not to violate the 9 feet limit to approve the resolution. This will be a resolution to disapprove unless the stipulation is agreed to.
- When asked what happens when the 9 feet limit is violated it was answered that DCA enforces the rule and issues fines to violators.
- The committee will notify the applicant that the resolution will be disapproved unless they keep to 9 feet.
- The applicant has consistently violated the 9 feet limit as well as 568 Amsterdam Avenue.
- It was commented that the applicant has to apply for the liquor license because 620 Amsterdam is a new location but because it is the same owner as in 566 Amsterdam Avenue is appropriate for the committee to add the new stipulation to the resolution.
- Jay Adolf commented that this seems to be apples and oranges; that we should address the issue when the application for the sidewalk café is made and not now in the liquor license application process. George responded that because they would also serve liquor in the sidewalk café it makes it the same. They apply for the sidewalk café every 4 years so the applicant is not being penalized.
- Brian Jenks commented that all of the business of BCI is apples and oranges; this allows us to address community complaints of noise, trash, ventilation and other problems when they apply for liquor license or sidewalk café. We routinely use it as a leverage point.
- Dan Zweig commented that we should always use the liquor license application as a leverage point.
- George Zeppenfeldt-Cestero reiterated the stipulation. That since the applicant is a consistent violator of the 9 feet rule; we are going to disapprove unless the applicant adds to their method of operation that they will comply with the 9 feet rule.

*After deliberation, the resolution to **disapprove unless they agree to stipulations** was adopted: 31 – 4 – 5 – 0*

12. **153 – 155 Amsterdam Avenue** (West 67th Street.) Application to the SLA for a two-year liquor license by 152 Amsterdam Rest. Inc.

- The applicants in items 12 and 13 failed to appear at the meeting. The resolution is to disapprove (without prejudice to reconsideration at a future meeting).
- It was decided to bundle the vote for both resolutions 12 and 13.

13. **464 Columbus Avenue** (West 82nd Street.) Application to the SLA for two-year liquor license by Da Luce Ristorante & Bar Corporation, d/b/a To be Determined.

*After deliberation, the resolution to **disapprove without prejudice** was adopted: 37 – 0 – 1 – 0*

14. **Unenclosed Sidewalk Café Renewals:**

- **566 Amsterdam Avenue** (West 87th - 88th Streets.) Renewal application #1312628-DCA to the Department of Consumer Affairs by Jos Hospitality Group, LLC, d/b/a B Café West, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 14 seats.
- **245 West 104th Street/ 2723 Broadway.** Renewal application #1187714-DCA to the Department of Consumer Affairs by Broadway 104, LLC, d/b/a Café du Soleil, for a four-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.
- The vote was split in 2 sections, A and B

14A – Vote for 566 Amsterdam Avenue

- We are applying the same stipulation as in 11B. We will approve the resolution with the stipulation that applicant adds to their method of operation that they will comply with the 9 feet rule.
- It was asked why we are approving this stipulation if the applicant keeps violation the 9 feet rule. It was answered because they are moving we are approving the application but applying pressure at the new location. We will ask DCA to do more frequent inspections at the new location. Linda Alexander further commented that the applicant has recreated a street scape for the last 5 – 6 years in an area that was desolate before. They have been a great amenity to the area. They are moving after the summer so it is ok to approve. We will let them know that they cannot keep this behavior in the new location. They have to include it in their method of operation.

*After deliberation, the resolution to **approve with stipulations** was adopted: 23 – 11 – 5 – 0*

14B – Vote for 245 West 104th Street

- Non-controversial, the committee voted unanimous to approve.

*After deliberation, the resolution to **approve** was adopted: 37 – 0 – 1 – 0*

15. **New Unenclosed Sidewalk Cafés:**

- **420 Amsterdam Avenue** (West 80th Street.) New application #1115-2016-ASWC to the Department of Consumer Affairs by Olma Lounge, LLC, d/b/a Olma Caviar Boutique & Lounge, for a four-year consent to operate an unenclosed sidewalk café with 5 tables and 20 seats.
 - **422 Amsterdam Avenue** (West 80th Street.) New application #1892-2016-ASWC to the Department of Consumer Affairs by Beer Shop, LLC, d/b/a Beer Shop, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.
 - **428 Amsterdam Avenue** (West 80th – 81st Streets.) New application #1891-2016-ASWC to the Department of Consumer Affairs by Upper West Hospitality, LLC, d/b/a Crave Fishbar, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 20 seats.
 - **568 Amsterdam Avenue** (West 87th – 88th Streets.) New application #1899-2016-ASWC to the Department of Consumer Affairs by 568 Amsterdam, LLC, d/b/a Pizzeria Sirenetta, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.
- The vote was split in 2 sections, A and B
 - Andrew Albert commented that we are making these decisions from communications that came in today and that we have not heard from the vendors.
 - It was commented that the votes taken today are not irreversible and that the vendors are being penalized more on paper than in practical terms.

15A – Vote for 420 Amsterdam Avenue, 422 Amsterdam Avenue and 428 Amsterdam Avenue

*After deliberation, the resolution to **approve** was adopted: 37 – 0 – 2 – 0*

15B – Vote 568 Amsterdam Avenue

- This is another location that is consistently violating the 9 feet rule.

- We are applying the same stipulation as in 11B. We will approve the resolution with the stipulation that applicant adds to their method of operation that they will comply with the 9 feet rule.
- It was asked how far are they exceeding the limit, and it was answered a little over a foot.

*After deliberation, the resolution to **approve with stipulations to follow 9 feet rule** was adopted: 30 – 5 – 4 – 0*

Announcements by the Chair

- Thanks to the new board members for joining us and contributing tonight.
- In lieu of Steering, CB7 will welcome our newest Board members on May 17th at the CB7 District office with a pot luck dinner; thanks to Madge Rosenberg and Roberta Semer for heading the organizing effort.
- After a motion unanimously adopted, the Chair adjourned the meeting at 8:57 pm.

Present: Elizabeth Caputo, Jay Adolf, Andrew Albert, Linda Alexander, Tina Branham, Steven Brown, Manuel Casanova, Christian Cordova, Kenneth Coughlin, Page Cowley, Louisa Craddock, Catherine DeLazzero, Mark N. Diller, Robert Espier, Miki Fiegel, Sheldon J. Fine, Paul Fischer, Rita Genn, Sarina Gupta, Benjamin Howard-Cooper, Meisha Hunter Burkett, Madelyn Innocent, Audrey Isaacs, Brian Jenks, Genora Johnson, , Blanche E. Lawton, Klari Neuwelt, Gabrielle Palitz, Jeannette Rausch, Andrew Rigie, Richard Robbins, Suzanne Robotti, Madge Rosenberg, Peter Samton, Susan Schwartz, Roberta Semer, Ethel Sheffer, Polly Spain, Mel Wymore, Howard Yaruss, George Zeppenfeldt-Cestero and Dan Zweig. **Absent:** Richard Asche, Isaac Booker, Sonia Garcia, Marc Glazer, Lillian Moore, Michele Parker, Nick Prigo and Eric Shuffler.

Communications Committee Meeting Minutes

Linda Alexander and Suzanne Robotti, Co-Chairpersons

May 4, 2016

Called to Order 6 p.m.

Present: Robotti and Alexander

1. Discussion of Resolutions Template
 - a. Reviewed and **approved**
 - b. Preparing to present to Steering in May
2. Review of New Members event, i.e., annual “Potluck Dinner”
 - a. Invitation reviewed and **approved**
 - b. Discussion regarding preparation of profiles for Chair’s opening remarks
3. Discussion of uniform sequencing of minutes on CB website, such as in alphabetical order:
 - a. BCI, Communications Health & Human Services, Housing, Land Use, Parks & Environment, Preservation, Steering, Transportation, Youth, Education & Libraries
 - b. Will request Communications minutes be added to public record
4. Discussion of Communications Committee future projects

Health & Human Services Committee Meeting Minutes

Catherine DeLazzero and Madge Rosenberg, Co-Chairpersons

May 24, 2016

Panel Discussion on Domestic Violence

Hosted by Robert Espier

HHS Committee of Community Board 7/Manhattan met at the District Office, 250 West 87th Street. The meeting was called to order at 7:15pm.

Committee Members Attending: Catherine DeLazzero, Madge Rosenberg, Robert Espier, Christian Cordova, Sheldon Fine, Audrey Isaacs, Sonia Garcia and Genora Johnson.

Non-Committee Members Attending: Roberta Semer and Mark Diller.

Panelists:

- Sarah Flatto, Programs and Outreach Director, Manhattan Family Justice Center, The Mayor's Office to Combat Domestic Violence
- Christopher E. Bromson, Deputy Director, Crime Victims Treatment Center (CVTC)
- Andrea B. Goetz, LMSW, Assistant Commissioner Child Welfare Support Services Office, NYC Administration for Children's Services (ACS)
- Deidra Buckman, LMSW, Carter Burden Center for the Aging
- Fabián Wander, LMSW, Director of the Health and Wellness Center, Hostos Community College

Introduction

1. Catherine DeLazzero announced that the June meeting will be to discuss the survey results.
2. Robert Espier announced the purpose of the panels and the impact that Ms. DeLazzero has had on the CB7 Board
3. He commented that we have found the sometimes agencies don't know what other agencies do, and in our panels they get to talk with each other; also men are now included in services to keep the family whole.
4. Panelists and board members introduced themselves.

Sarah Flatto, Manhattan Family Justice Center

- Robert Espier talked about their services.
- Family Justice Centers are service provider centers. They provide confidential, comprehensive and wraparound emergency and long term care services.
- The services are provided by on-site community based organizations like Safe Horizons and others.
- The clients get assigned a case manager/advocate and referred to a service organization based on their needs.

Christopher E. Bromson, Crime Victims Treatment Center (CVTC)

- Robert Espier talked about their services.
- Mr. Bromson talked about the events that led to the formation of the Crime Victims Treatment Center.
- Services are offered at Mount Sinai West and St. Luke's Hospitals.
- The clients are survivors of assault.

- Services often start at the emergency room where a trained Advocate must arrive within 20 minutes of services being requested. They are offered crisis counseling and services to allow the healing to start. The Advocate works with the hospital staff (and police if asked for by client) and asks permission to reach out to the client the next day to offer further services.
- If the victim becomes a client they received free confidential trauma treatment that may last from 6 months to 2 years.
- Group therapy is also offered through 18 different support groups.
- They serve 1300 individuals annually.
- 20% of the clients are men that experience intimate partner violence.
- They try to meet the client at their location.
- Often the client is not ready to leave their domestic partner yet, and sometimes going home is the safest thing for the survivor to do.

Andrea B. Goetz, NYC Administration for Children's Services (ACS)

- ACS gets involved from received phone calls.
- Last year they performed 56,000 investigations, with 20% - 25% of the calls being domestic violence related.
- Agents perform home investigations that can last 60 days.
- ACS has domestic violence consultants and refers many of the cases to the Family Justice Center.
- ACS wants to keep the family together, works to reduce repeated visits to the home and helps the family repair the damage of the impact of the violence in the young children.
- Removal of the child from the home is a last resort.

Deidra Buckman, Carter Burden Center for the Aging

- Among its programs the agency offers an Elder Abuse Prevention Program that does not include clinical therapeutic services, which are referred to other community organizations.
- The nature of one of the problems is when older residents absorb the social runoff, e.g., an abuser that moves back home with an older family member after being kicked out of their current residence.
- Financial abuse is the most consistent theme, the older person paying for the abuser that came back who takes over the apartment.
- Many older citizens that experience family violence (sometimes intimate partner violence) are harassed out of their home and need emergency housing. Often mental Health is an issue.

Fabián Wander, Health and Wellness Center, Hostos Community College

- Mr. Wander talked about the events that led to the founding of the Health and Wellness Center.
- The Wellness Center deals with a student population that has problems at home.
- The student population ranges from 17 to 90 years of age and 1200 of the college students live in Manhattan.
- The Center has received funding in the last 10 years from the Dove program.
- They work with survivors that are coming back to school looking to improve their economic situation.
- The Center works with the survivors immediately and throughout their stay at the college, and often helps them get grants to move, get storage space, get new books, etc.
- The Center also offers healthy relationships workshops and events about domestic violence on campus.

Questions and Answers Session

- How do we address the problem of elder companion abuse? Many times when people seek for a companion later in life they end up with a younger companion who abuses them, takes their money, pushes them out of their home, etc.

- Why the older person has to leave the home and not the abuser? That is because NYS housing laws states that a person staying in your home establishes legal rights of residence after 30 days of stay. You have to take them to housing court to evict them. NYC housing will make an emergency transfer for the victim. The victim may be able to evict the abuser by obtaining an exclusionary order of protection. The Family Justice Center provides housing abuse eviction prevention through a sanctuary for housing program. It is advisable for a victim to seek an attorney to find out if an order of protection is a viable alternative. If the victim changes the locks to the residence they can be arrested by the police if they do not provide the abuser with access to the residence.
- CVTC works with survivors to figure out where is the safest place for the person to go to after receiving initial treatment.
- What city agencies provide domestic violence prevention? ACS, HRA, DHA, NYPD, Court System, DCA...

The meeting ended at 9:18 pm.

Land Use Committee Meeting Minutes

Richard Asche and Page Cowley, Co-Chairpersons

May 18, 2016

The meeting was called to order by Land Use co-chair Page Cowley.

Present: Page Cowley, Co-Chair, Tina Branham, Louise Craddock, Sheldon J. Fine, Jeannette Rausch, Peter Samton, Roberta Semer, Ethel Sheffer, Howard Yaruss. Non-Committee Members: Mark Diller.

Agenda

1. 555 West 59th Street, EVF Performance and Row House (West End Avenue- Amsterdam Avenue.) Application #2016-4172-BZ to the Board and Standards Appeals by EVF Performance and Row House for the operation of a physical culture establishment in a partial sub cellar and partial first floor.

Jay Goldstein, attorney, representing the applicant gave a presentation. The project was described as follows: Legalization of a gym that specializes in “high-energy, low impact, full body workout for everyone,” as described on the web site. The space was originally built and used as a dance studio. The present facility opened in March 2014 and contains “Row House,” which is a studio that contains floor mounted rowing machines located on the entry level. The lower level is used by the EVF360 program; a “Cross Fit” type of workout and exercise class. “EVF” is an abbreviation for the founder and fitness coach, Eric Von Frolich.

There were various questions regarding the delay in obtaining legalization of this use at this location reason which was explained by Mr. Goldstein, and was essentially that the owner/operator did not know that they had too. This is not the first time that a facility had opened before a permit for this type of operation was granted. Mr. Goldstein offered that by the time an applicant is ready to sign a lease, they need to be up-and-running as soon as possible, the process takes too long and the applicant would run the risk of financial losses.

Several factors were taken into account about the facility that influenced the committee decision:

- There were no persons present to comment on either the new facility or give an opinion from the residents of apartment complex, except for Mr. Goldstein representing the applicant.
- The facility is located at the base of a condominium that is a two to three story building that has a separate entrance from the private access drive and forecourt. There are other commercial tenants in this part of the building.
- There is no impact to residents that live in the tower located above and separately in the tower located westward from this part of the building complex.
- There are no showers and a minimal amount of lockers.
- The cross fit studio is located in the sub-cellar below the “Row House” studio on the first floor.

Motion to approve: THEREFORE, BE IT RESOLVED THAT the Land Use Committee approves the application #2016-4172-BZ to the Board and Standards Appeals by EVF Performance and Row House for the operation of a physical culture establishment at the subject premises.

Land Use Committee: 8-2-0-0. Non-Committee Board Members: 1-0-0-0.

2. Discussion of the design criteria for the Retail Enlargements for Columbus Avenue projects within the UWSURA.

Page Cowley gave an overview as to why this topic for discussion came about. After the “Lessons Learned” presentation in April, there were many comments that suggested that a follow-up study or recommendations be provided to City Planning to improve upon the previous text amendment, which it seems was unable to capture the essence of what makes a better urban design environment. Peter Samton suggested this topic for consideration. There were many questions by several and a lively discussion in which all Land Use Committee members present contributed to that included:

- Retail storefront criteria
- Leasing requirements (what tenants) can do to customize their storefront, store types and permitted uses
- Appearance of the store front, number of entrances, variations in height of windows and transoms and their alignment.
- Comparisons to retail above 96th Street within the Columbus Avenue Park West Village corridor
- Improvements to the pedestrian area: street furniture, lighting, planting etc.

There was great enthusiasm but no single direction. It became clear that input was again needed from the BCI Committee, as co-chairs George Zeppenfeldt-Cestero and Michelle Parker, had participated in a similar discussion months ago. All agreed that Department of City Planning (DCP) representative and the planners from the offices of the Borough President, Gale Brewer, and Council Member Helen Rosenthal be invited to participate and offer opinions. Another concern was how best to approach the Department of City Planning and determine the extent of revisions that we could recommend and that they might accept.

The outcome of the discussion was that we needed to focus on the ultimate goal for any revisions. This should incorporate the following: the size i.e. the square footage of a retail unit or frontage limitation, placement of signage variations of storefront not limited solely to the square footage of glass, as is currently described as either transparent or opaque, entrance treatments, use of color, compatibility or no compatibility of architectural style to the existing architecture or adjacent buildings.

Page Cowley suggested that there were two reference materials that the committee should become familiar with:

- a. Upper West Side Neighborhood Retail Streets
<http://www1.nyc.gov/assets/planning/download/pdf/plans/upper-west-side-neighborhood-retail-streets/uws.pdf>
- b. Leader House Text Amendment: New York City Planning Department, N 050402 ZRM -- Leader House, Section 78-06 (Update 9-2008). Approved 7/23/08.

Jeanette Rausch offered that before we delve into any one specific area for improvement that the Committee should establish goals and take advice from the BCI Committee to determine the criteria that needs to be amended, deleted or added. Once we have formed our own priorities, then we should invite the DCP to see what is actually feasible.

3. Potential mitigation measures within pedestrian corridors and the waterfront overlook at Riverside South and Riverside Center developments proposed and in progress.

This topic postponed for a future meeting.

The meeting was adjourned at approximately 8:45 pm. Respectfully submitted by Page Cowley.

Parks & Environment Committee Meeting Minutes

Klari Neuwelt, Chairperson

May 16, 2016

Meeting was called to order at 7:08 p.m.

Present: Ken Coughlin and Meisha Hunter Burkett (as acting co-chairs), Steven Brown, and Brian Jenks. Non-committee board members: Elizabeth Caputo, Mark Diller, and Suzanne Robotti.

Announcements: 1. Event tomorrow night to celebrate the new plantings at Damrosch Park, including representatives from the Department of Parks and Recreation and Lincoln Center. 2. This coming Sunday is "Love Your Tree" day; thrust is to clean up tree beds across the city. 3. One committee agenda item had to be dropped at the last minute and will be rescheduled: a presentation by students from West End Secondary School on their environmental project.

Item 1. Presentation by the Department of Parks and Recreation on the proposed design of the Riverside Skate Park, located at 108th Street between The Promenade and the Henry Hudson Parkway. The project has been a CB7 capital budget priority for a number of years as the equipment in the park is outdated and in disrepair.

- Margaret Bracken, Landscape architect for Riverside Park, and Tyler Silvestro of W Architecture presented on the topic.
 - o A funding shortfall initially limited the planned construction, but additional funding from Council Member Mark Levine satisfied the deficit.
 - o The skate park, originally constructed in 1995-96, has a rich history in the neighborhood and among skateboard enthusiasts in the city.
 - o It contains the largest half-pipe in the city, which has fallen into disrepair.
 - o The new design will divide the skate park into two parts, one open and one fenced in. The open park will include equipment with lower heights, with the larger equipment fenced in.
 - o Current hours of the skate park are Thursday through Monday from 11 a.m. – 7 p.m.
- Committee comments, questions and discussion.
 - o Drainage of bowls: Parks has located the water table and will not go below it; will use gravity to drain and will use existing infrastructure.
 - o They will still use waivers for the area that is fenced. Helmets and pads are also required in the fenced-in area.
 - o They will have a summer camp.
 - o Timetable:
 - Skate park will be as is through next summer.
 - Construction to begin in fall 2017 and will take about one year.
 - o The open section will be open to any wheeled apparatus.
 - o Lessons will also continue to be available.
 - o The new design is focused on providing amenities for local children and teenagers.
 - o Maintenance funding is not typically part of a capital project. However, this design will require far less maintenance than the current park.
 - o Concrete is much safer for falls than asphalt.
 - o It will likely not be possible to do a phased construction.
 - o The skate park is open from May to October.
- Resolution:

- Congratulating DPR and the architects on their design
- Encouraging DPR to include interpretive signage honoring Andy Kessler, who led efforts to create the original park
- Endorsing the proposed design as appropriate to surrounding areas in the Park and meets a real need that is unfilled.
- Provides opportunities for local children and teens
- Motion in support of the resolution: 4-0-0-0; Non-Committee Board Members 3-0-0-0

2. Presentations by the Art Students League (ASL) about the upcoming artworks in Riverside South and Zhen Heinemann's Summer on the Hudson. This Program provides programming in Riverside Park, and is related to the ASL artworks that will be exhibited throughout the summer. This year's theme is "The Public Square."

- ASL opening is June 16th at 4 p.m.; will introduce their pieces.
- Past works sent to Rockland Community College and other homes.
- Program is called Model to Monument.
- Installed in the beginning of June.
- Presentations by the students, going in order of the seven sites:
 - Shiho Sato
 - "Fragments"
 - Site 1
 - Desired that the audience would see different cut outs in the composition; no expression on the face, but could feel the space through the audience's interpretation.
 - Concrete figures and steel pedestals
 - Markus Rudolph Holtby
 - "Leaves of Grass"
 - Site 2
 - Inspired by Whitman's poetry collection of the same name.
 - Materials include steel and wood.
 - Conceived in the context of the current park, as well as the industrial history of park adjacent areas and the waterway.
 - Height is 16 feet max; width is about 19 feet.
 - James Mikhel Emerson
 - "Bridge"
 - Site 3
 - 19 ½ feet at base and 14 feet high.
 - Will be affixed to a beam in the wharf.
 - Frame is metal track and stud, which has been sheathed and studded. There is an entranceway and columns, including iconography, will be included in the interior.
 - Will also be sketching figures on the inside and all six sides.
 - Will be applying a sacrificial coating to protect from potential graffiti.
 - Will be painted to look like a five-story walkup; likely to be a tan.
 - Sarah Thompson Moore
 - "Everything Between"

- Site 4
- Envisioned a shelter from the wind that people could enter, which would allow viewing both inside and out.
- Form would serve as a beacon welcoming people into and out of the Park.
- In strong wind, it is meant to interact with the blustery conditions and sway a little bit.
- About 48 feet tall; steel pipes. Exterior is perforated material that allows people to see both out and in.
- Sheila Berger
 - “Nature Eternal” and “*Avis Glorise et Laudis* (Bird of Glory and Praise)”
 - Site 5
 - Two separate installations, a tree in a bench and a bird. Desires to create a public square.
 - 16 feet high; 11 feet wide.
 - There will be roots that will serve both aesthetic and function.
- Aaron Bell
 - “Stand Tall, Stand Loud”
 - Site 6
 - 17-foot steel structure
 - Two intersecting human forms.
 - Quote from MLK included in the figure.
 - Celebration and encouragement of social activism.
 - Open denouncement of hate.
 - Formerly included a noose that was censored by the Parks Department.
- Tanda Francis
 - “Everyone Breaks”
 - Site 7
 - Theme:
 - Mending pottery
 - When things are broken that they can be brought back together
 - 21 feet tall
 - 14x21x18
 - Concrete and steel on wooden frame
 - Named after quote from Ernest Hemingway
 - Water bad
- Resolution:
 - Overall support of the project
 - Express concerns that Mr. Bell was not able to give feedback on some changes to his sculpture that were requested.
 - Seek to have the stakeholders – Art Students League, DPR and Riverside Park Conservancy and Mr. Bell – discuss the matter together and report the results of their conversations to the Parks & Environment Committee at the June 2016 meeting
 - Want to understand the process that goes into approving the sculptures
 - Motion in support of the resolution: 3-0-0-0; Non-Committee Board Members 1-0-0-0

3. Meisha Hunter Burkett shared highlights from the conference "keeping history above water". The conference conveyed that water is not a political thing. As time is ticking, it will "take a village" to address this issue and they are looking to the Dutch to learn from them. Lastly, encouraged everyone to be optimistic.

Preservation Committee Meeting Minutes

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

May 12, 2016

Present: Jay Adolf, Gabrielle Palitz, Meisha Hunter Burkett, Louisa Craddock, Mark Diller, Peter Samton, Miki Fiegel. Susan Schwartz, a newly-appointed member of CB7 was also present. Mike Fiegel had to leave early and did not vote.

The meeting was called to order at 6:30 pm.

The following matters were considered and actions taken:

466-468 Columbus Avenue (West 82nd-83rd Streets). Application to the Landmarks Preservation Commission to demolish the existing three-story commercial building and construct an eight-story, including penthouse, mixed use residential building with retail at the ground floor.

Peter Samton said his architectural firm, Gruzen Samton, had renovated the building and added the third story in 2005, and queried whether he should be recused. He stated that he has no current connection with the building or any of the entities involved. The matter was disclosed and resolved. Such recusal is not required under Article 68 of the NYC Administrative Code.

Introduction by Robert Roe, Vice President of the Roe Corporation

This would be a sustainable project with a 'passive' design that would reduce electrical usage by 75 percent.

Presentation by Harry Kendall. Partner, BKSK Architects

- C1-8A zoning district (R9A equivalent) 7.52 Residential FAR includes 2.0 Commercial FAR. Site is also within the EC-2 Special District. Project is AOR at 28,662 sf.
- 50' x 100' site on the west side of Columbus Avenue between 82nd and 83rd Street.
- History of current building
Site occupied by 2-story wooden St Matthew's' Church, 1889-93
By 1898, site occupied by 2-story commercial building covered entire lot
In 2005, building façade renovated and third floor added. Approved by LPC
- Propose to demolish current building because not considered a 'contributing' building to the UWS Central Park West Historic District
- Three-story building an outlier – adjacent buildings 25 foot wide, five-story tenements. The west side of Columbus Avenue is more varied than the east side (although does have a sliver building). Cited variety of scale on side streets: taller buildings in midblock with two-story base and a two-story cap at top.
- Many nearby taller buildings have detailed facades with planes and grids of masonry. Sense of solidity and depth. Materials are brick and limestone and terra cotta.
- New building would have seven-story street wall with recessed 8th floor duplex penthouse. Residential with retail at ground floor
- LPC must determine if existing can be demolished because within Historic District.

Presentation continued by Todd Poisson. Partner, BKSK Architects

- Seven-story street wall with terra cotta rain screen, approximately 84 feet. 96'1" feet to top of eighth floor duplex penthouse; 105' to top of bulkhead and second floor of penthouse.
- Recessed (ten feet) eighth floor duplex penthouse has a light-colored, sail-like curving aluminum overhang with skylights that align with the street wall. From the street, said to create the sense of a heroic cornice line.

- The building foot print covers the full lot at the ground floor retail level, then cuts back to an L-shape on the upper floors, creating a second floor garden with an open court to the south.
- Large windows are made to appear smaller in keeping with neighborhood character by placing free-floating louvered terra cotta ‘baguettes’ to create a rain screen in front of outer portions of windows. In between the windows is a dark brick vertical element. White lines of terra cotta at top and bottom of actual exposed part of window that mimic lintels and sills.
- Ground floor: Two retail spaces and entrance to building on north side with four foot terra cotta baguette canopy with a glass covering. Corbelled baguette screen above front entrance. Two foot high aluminum base below retail windows. Cellar and ground floor cover entire 50’ x 100’ lot.
- 2nd – 7th floors: Brick grid with 2-3-2 window patterns. Vertical brick pilasters separate the window pattern and matching brick horizontals above and below windows. Brick verticals and horizontals are framed by cast aluminum bands. L-shaped building begins at second floor. Start of rear yard equivalent space of 44’9’ x 33’. Terrace on second floor; south-facing balconies above from 3rd – 7th floors.
- 5th floor: Stepped brick corbelling surmounted by aluminum sheets that protrude five inches over each of the three grid cavities formed by the 2-3-2 window pattern in order to model height of neighboring buildings. Similar corbelling can be seen at the top of the seven-story street wall.
- The rooftop addition, bulkheads, and a portion of the side facades will be visible from various points by people on the streets – along Columbus Avenue as well as through the two open side courts on 82nd and 83rd Streets. The side façades of the existing lower structure are also visible from the side streets.
- Five story building to south has chimney that will be extended to roof of new building. New cladding is stucco facing Columbus and otherwise faced in brick to distinguish chimney from new building.
- Rear facades are clad in a blended brick, with tall, large window openings with cast stone lintels and sills. One section has small projecting concrete balconies.
- The rear, west-facing façade is almost entirely glazed, consisting of eight narrow, full-height panels of fixed and operable glazing.
- Fenestration is dark bronze aluminum, thermal units
- Building aims to recreate masonry tradition of UWS by combining terra cotta and dark bricks in purples and ochres and reds. Aluminum will be terra cotta/plum color. The rain screen perpetuates brick grid pattern. Windowless exterior side walls of building faced with dark brick.
- Floor to ceiling heights
 Ground floor: 15’
 2nd – 5th floors: 11’2”
 6th – 7th floors: 12’2”
 Penthouse: 12’1”
 Bulkhead: 8’11”

Public Comment

- Jake Cooney – 107 West 82nd Street: Concerns that new building will be obstructing views.
- *Mark Diller: The LPC and the Community Board cannot really protect views. The question is whether the dimensions of the building would be out of scale with the existing Historic District. The main north/south streets are zoned for taller buildings because the streets are wider.*
- David Kenillson – 3 West 83rd Street: The design is minimizing the windows. They seem to be hiding really big windows. What is a rain screen?
- Christine Peddy – 464 Columbus Avenue: Lives next door. Really concerned about height. Surprising that modern building can go so high (in this district). It will cut off light and air to windows facing north.
- *(Discussion followed about what was described as a lightwell w/ windows adjacent to proposed building. Upon checking maps, it was determined that it is really an inner court that will be blocked off.)*

- Patti Trainor Wrazy – 107 West 82nd Street: New building rises 40 feet above my apartment. “It will loom over us.” Objects to height and design. Not appropriate for the street. How does courtyard work?
- Kathy Ng - 107 West 82nd Street: Objects to height. Questions about energy efficiency. Why is the penthouse of totally different materials?
- *Todd Poisson: A tighter exterior wall decreases energy use within the wall. The rough openings of (building) skin are taped as built. It’s a tight envelope. In Europe, passive buildings have eliminated heating/cooling uses to 0. This will reduce energy costs by 75%.*
- Marina Sheriff – 15 West 81st Street: Marina – All very low, non-aggressive buildings. Concerned about height. How high is the proposed building? (105’7”) How high is the existing building? (28’). How high are the adjacent buildings? (59’8 “). Impact is greater on wide streets rather than narrow streets.
- *Poisson: Replies to height questions. Height to the metal cornice is 99’7”*
- *Gabby Palitz: Usually taller buildings are on wide streets to lessen impact.*
- Lucinda Frame –53 West 83rd Street: Totally inappropriate to neighborhood. Wonderful low buildings, and light and air.

Committee discussion

- *Meisha: ‘Contributing’ building is not LPC terminology.*
- *Mark: Certificate of Appropriateness issued 4/26/06 stated “. . .this is not one of the buildings for which the Upper West Side/Central Park West Historic District was designated.” He noted the present (2005) building was much better than the building it replaced, referenced in the Certificate of Appropriateness.*
- *Meisha: There should be one Certificate of Appropriateness to cover demolition and proposed building. First threshold would be demolition. More plans are needed showing relationships between different elements.*
- *Mark: For the chimney, did you try to match their building. It reads like part of proposed building.*
- *Peter: Are there any canopies on Columbus? (Yes, but the others are fabric. Canopy is solid baguettes.)*
- *Mark: It is not a light well, it’s an inner court. But it’s a lovely and interesting design. Well thought out. Kudos to that. First, we should consider whether the present building should be torn down. The building (cited in the CofA) has been replaced with a more harmonious building. Struggling with whether current building should come down.*
- *Jay: Don’t know what standard will apply to demolishing the building.*
- *Gabby: The west side courtyard is all glass and proportions don’t fit building. It seems inappropriate. Also concerned about the fenestration at side walls which lack any scale modulation.*
- *Mark: I have concerns of height. The retail is vanilla. It’s a real missed opportunity. The taller buildings cited do not interrupt low five-story blocks.*
- *Louisa: Design is fantastic. Passive building design is an important step. However, not sure that this interesting design is appropriate to the site for which it is proposed. Agree that the side and rear facades lack interesting elements and the articulation of fenestration on the front façade is awkward. I find that the size of the streetwall is a problem notwithstanding that taller buildings are typical on the avenue. The overhang on the penthouse calls attention to itself since it is very visible from the street.*
- *Gabby: The penthouse “heroic cornice” is an intentional statement.*
- *Peter: It’s inappropriate to comment on the existing building because involved in design. Height is a factor for the proposed building. The sliver building across the street does damage to the block. It’s wonderful that this part of Columbus Avenue retains a low profile. As to the façade, not crazy about window placement and the different colors of brick are much too active – Mickey Mouse brick (or tapestry brick according to Jay). Baguettes – ins and outs – will attract pigeons. As to the chimney flue,*

why is it white and why do you want it to stand out. It could be a brick flue and be integral with the building.

- *Meisha: Demolition –The present building is more harmonious with its neighbors but is still not a building for which the Historic District was designated so would not be opposed to demolition. Share praise of other committee members for design and discipline, and appreciate the care and sensitivity of the approach. It still goes to the 2006 CofA. Columbus Avenue is characterized by five story buildings. Not convinced that higher streetwall plane is warranted on this particular block. Maybe a two -story setback. It would show more sensitivity to alignment with adjacent buildings. Appreciate use of terra cotta but concerned about baguettes. Not convinced about canopy. Perhaps a less dramatic canopy at top of building. Usually fenestration is smaller as you rise. This is not typical of gradual sizing of windows. Perhaps the cladding of material above 5th floor can be changed to make it quieter. I think of corbel cornices in back; would not have applied corbel brick in front. I’m also concerned about the chimney and think a different configuration would be better.*
- *Jay: Agree with Meisha on demolition issue. High midblock buildings are not atypical. Cap part of the penthouse jumps out but doesn’t bother me. This is a new building and different. It doesn’t bother me. The sail overhang, (Peter: A Corbu top.) all in all, is jarring. The retail space is OK. It’s fine. The canopy is fine. I agree with Meisha, set back after five stories. It is a good point. Integrating the building more.*
- *Gabby – A really interesting job. It has a sense of the neighborhood. I think the height is totally appropriate. The seven story streetwall is fine, not oversaced. This has a good proportion to it. The different size of windows bothers me. Also, surprised that front entrance is minimized. It should have a more pronounced entrance. Top of building – I like that it feels new but it could be moderated in materials. Concerned about side exterior walls. There is nothing wrong with putting up a seven-story building on a wide street.*
- *Meisha: New, vibrant, thoughtful addition to the streetscape of the UWS but concerned about the height.*
- *Peter: None of adjacent buildings stands out on its own but as a whole provides a streetscape for which the Historic District was designated. The building is not so much the thing as the streetfront on Columbus.*
- *Jay: In response to a question from Marina Sheriff – LPC actually determines whether project can move forward. The role of the Community Board is advisory.*

Regarding the demolition of the existing building, the following facts and concerns were taken into account in arriving at our conclusion:

The existing three-story mixed-use building was approved by LPC in 2006 to replace a two-story commercial building existing at the time of designation of the Upper West Side-CPW Historic District. The designation report noted that the two-story building was “not one of the buildings for which the Upper West Side/Central Park West Historic District was designated.” The Certificate of Appropriateness for the now-existing three-story structure described the proposed work as having “a more harmonious relationship with the scale, materials and proportions of the historic buildings on Columbus Avenue (than its predecessor.)” However, the Committee assumes that the existing structure would not have been “one of the buildings for which the Upper West Side/Central Park West Historic District was designated.”

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Manhattan Community Board 7 neither approves nor objects to the demolition of the existing structure.

Preservation Committee: 5-1-0-0; Non-Committee Board Members: 0-1-0-0

Community Board 7/ Manhattan

Regarding the design of the new building, the following facts and concerns were taken into account in arriving at our conclusion:

Regarding the design, the Committee was impressed by the overall composition, and to the overall sensitivity paid to the materials, textures, and details. However, the Committee had a number of specific concerns and suggestions.

- The primary concern is the overall height. The Committee suggested that the applicant consider reducing the floor to ceiling heights, especially above the fifth floor so all the rain screen punched openings could be equal in height or graduated to be smaller as they rise, (as is the norm) as opposed to the current design where the upper openings are larger than the lower ones.
- Diminish the prominence of the “heroic cornice” detail, and possibly darken the color to be more recessive.
- Reconsider the scale of the residential entrance to give it more prominence or at least equivalence to the retail openings.
- Reconsider the scale and unit sizes of the fenestration at the rear façade to relate better to the fenestration on the other facades. Also consider introducing some elements to break down the scale of the large uninterrupted panes of glass.
- Decrease the prominence of the flue extension enclosure by cladding it all in masonry to blend with the proposed building.

Overall, the Committee praised the applicant on creating a design with integrity, one that is that is thoughtful and sympathetically detailed, with interesting features that create an exciting, new vibrant addition to the streetscape.

The Preservation Committee of Manhattan Community Board 7 believes that the design of the new building is to be commended and is reasonably appropriate to the historic character of the building and of the Historic District. The Committee strongly recommends that the applicant re-evaluate the height of the street wall as well as the overall building height and consider ways to reduce the heights to moderate the building’s increased scale along Columbus Avenue.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Manhattan Community Board 7 approves the design with the strong recommendation to re-evaluate the street wall and overall building heights.

Preservation Committee: 4-2-0-0. Non-Committee Board Members: 0-1-0-0
Calendared June 21, 2016.

327 Central Park West, #15D&E (West 93rd Street) Application to the Landmarks Preservation Commission for a new window.

Presentation by Meg Chapman, Chapman Architects

- Existing window opening on 15th floor contains a pair of one over one, double hung aluminum replacement windows with a center mullion. No central structural support.
- Proposed replacement is a dark bronze aluminum single turn and tilt window.
- Window is located on a rear, utilitarian façade that faces east.
- Existing windows are in same masonry opening; --The existing window opening contains a pair of one over one double-hung windows
- Proposed window cannot be seen from the street but can be seen at a distance from Central Park.
- LPC has approved a Master Window Plan for CPW and West 93rd Street facades but not for the rear facades. Master Plan calls for pairs of double hung windows with a five inch center mullion.

Committee discussion

- The issue is breaking up the consistency of the line. It's not invisible but functionally it's not a problem.
- This is the secondary façade.
- The Master Plan should be modified to include the secondary façade.
- Issue of visibility.
- Only visible from Central Park.
- Would interrupt a fairly typical pattern.
- It bothers me but is insignificant.

The Preservation Committee of Manhattan Community Board 7/ believes that the proposed replacement window is minimally appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Manhattan Community Board 7 approves the new window.

The Committee **STRONGLY RECOMMENDS** that LPC require a Replacement Window Master Plan be created for all the secondary (non-street facing) facades of the building, supplementing the existing Window Master Plan for the street facades.

Preservation Committee: 4-2-0-0; non-Committee: 0-1-0-0
Calendared June 7, 2016.

Youth, Education & Libraries Committee Meeting Minutes

Blanche Lawton and Eric Shuffler, Co-Chairpersons
May 19, 2016

Present: Blanche Lawton, Eric Shuffler, Isaac Booker, Tina Branham, Catherine DeLazzero, Paul Fischer and Rita Genn.

Tim George, DOE Director School Facilities for Borough of Manhattan, John Hession Deputy Director, Bernard Orlan Director Environment Health & Safety

Chair Shuffler noted that DOE's presence was a direct result of an email he sent to Chancellor Farina and he wanted to commend the Chancellor for being so responsive.

DOE does on as needed basis in response to requests from schools. Principal or custodian can contact School Facilities to request a test.

Testing was done 2002-2009

There is no schedule for regular testing. After Newark and Flint, people started asking questions again.

New schools or new expansions had largely never been tested. All the new pre k's had probably not been tested either. Younger children more vulnerable.

DOE determined that 1,840 structures that needed to be tested (including the original 1400), each structure has multiple water sources that have to be tested.

DOE still working through the list (80% finished about) although Manhattan mostly finished.

Testing is not incredibly expensive – about \$12 million to test all the school structures.

If any school or outlet has a high reading, then there is a special protocol to be utilized and ultimately the outlet is replaced. If test still comes back positive, then they work backwards to find the source of the problem.

NYC and NYS DOE and DOH are consulting with federal agencies and City Council discussing the implementation of an appropriate testing regular testing schedule, who would administer the schedule, different schedules for schools that had an outlet that had tested positive or not.

Rita raised concern that with all the construction in the area, this could cause water to become contaminated.

Asbestos testing every three years.

If a school is notified that it had a positive testing at a water source, the outlet is shut down, the principal, custodian, superintendent notified. Plumber sent out and either replaces what causes the leak. The outlet is re tested (two different samples – first without running the water and then after water runs) and once families notified of the failure, replacement and successful retest then the outlet is turned on.

Committee Decided on the Following Resolution

Every public school should be tested every three years for lead in water; any school that has had a previous elevated test should be tested annually and new schools should be tested and cleared prior to the school opening.