

Business & Consumer Issues Committee Minutes

MICHELE PARKER AND GEORGE ZEPPENFELDT-CESTERO, CO-CHAIRPERSONS

OCTOBER 26, 2016

The meeting was called to order at 7:05 pm.

Present: Michele Parker, George Zeppenfeldt-Cestero, Christian Cordova, Linda Alexander, Marc Glazer, Paul Fischer, Brian Jenks, and Seema Reddy. **Non-Committee Board Member:** Marc Diller.

New applications to the SLA for two-year liquor licenses:

1. 1889 Broadway (West 63rd Street.) West 63 Empire Associates, LLC and the Empire Rooftop, LLC, d/b/a Empire Hotel/Empire Rooftop.

- Speakers: James Wanderstock from Sherry & O'Neill; Marc Grossich, Owner/GM; Kenneth McClure, Managing Partner
- Upscale premises that has been in the business for 30+ years. They have a full kitchen and have modernized the facility. Part of the venue will be enclosed. They are aware of the concerns of the community from the prior ownership. They do not use club promoters, are not a DJ driven operation. They are a classic cocktail bar operation. There is a terrace on the East side and an enclosed terrace on the West side (with a retractable roof). No changes have been made to the interior of the space except for extending the bar. The former company didn't care or respect the neighbors. The speakers attest to want to work with the community. They have limited hours relative to previously.
- Hours of operation are M-W and Sunday, 4pm-1am. Thurs-Sat, 4pm-2am. Bar will be completely closed by those times. Rare occasions may see an event that could delay closing.
- They do events in collaboration with local large neighbors: ABC, Lincoln Center, etc.
- The former operator had a problematic relationship with the neighbors. The new operators are willing to be good neighbors and work with the neighbors (and Harmony Co-op in particular).
- There is a letter of support from the hotel in the package.
- George made a site visit yesterday, but before the venue was open. He also made the original site visit when the neighbors complained. The BCI Committee wants to work with the applicant to try to forestall any problems that may come up.
- According to the applicant, there have not been any 311 complaints to date. A lot of other businesses (World Bar, Dag's Patio on E47th, Madison & Vine, The House, Lexington's Bar and Lounge) are located in CB6 neighborhood. And, they have a good relationship with those neighbors.
- When the Empire Rooftop bar first opened, the late nights kept the neighboring Co-op up to all hours. The BCI Board Members went into neighbors apartments to do due diligence on noise levels and disruption. Applicant should take these prior complaints into consideration when operating their business.
- The Applicant would like to be doing events with local neighbors and businesses, and have already booked a few such events.
- The layout of the space has not been significantly changed by the Applicant. There is one landmarked, neon sign that faces Broadway. And, there is another neon sign facing the Harmony Co-op that is bothersome to those neighbors. The music blaring at late hours of the night has also been the subject of prior complaints.
- The Applicant has spoken with the head of the Board and the manager of the Harmony Co-op.
- Should the Applicant get complaints from neighbors, the Applicant will address those issues on a timely basis. The Applicant is planning further outreach with the neighbors at Harmony, and seeks to develop a positive, on-going relationship.

- The UWS is a “bedroom community.” People go to bed early, and local businesses cannot disrupt that pattern. That must be a paramount consideration of the Applicant in addressing quality of life issues.
- Community Comments
 - Laurel Penn, owner at the Harmony (61 W62nd Street). Since 2008, they have been in a constant legal battle with the previous owner. There have been so many problems with the noise – especially from Wednesday through Saturday, for the apartments that face the Empire Rooftop. The legal battle was finally resolved this year. The Applicant is now leasing the space from the prior Operator. The previous owner is Jeffrey Chatarow. He is no longer allowed to rent the roofdeck space
 - Monty Friedman, husband of Laurel Penn, and Owner of 22C in the Harmony. In between the 2 signs is open space. North of the north sign, there was open space used for smoking until past 4am. The music on the roof was last heard on December 31, 2015, when the Rooftop Bar closed. There is a great deal of sound infiltration into the apartments from the Rooftop Bar’s noise. Many neighbors have had windows replaced in order to address this issue on their own. But there is a lot of concern about whether these problems will continue with the bar re-opening. The list of names provided by the neighbors is associated with the litigation against the previous Operator, not the current Applicant.
 - Applicant is willing to set up a line of communication with the building neighbors. There are approx. 25 employees. The Certificate of Occupancy is approx. 245. The hostess will keep a clicker to make sure the occupancy is not exceeded.
 - Noise from rooftops with large crowds can be bothersome. The question becomes how can the noise be attenuated reasonably. Remedies for prior problems should be incorporated into the resolution. Applicants should come back on a quarterly basis to check in on the complaints. The neighbors should come up with a list of neighbors in the building that are opposed to this Application, and present this to the Full Community Board.

After deliberation the resolution for a liquor license application was **approved** contingent upon these stipulations: (a) Applicant should provide some additional noise insulation on the west side of the club to attenuate noise and vibration to neighbors; (b) Applicant should clarify rules of smoking in the city, especially as relates to the Rooftop; and (c) Applicant agrees to return in 6 months to report and address neighbors’ complaints, if any.

VOTE: 8-0-0-0

2. **410 Amsterdam Avenue** (80th Street.) Public Market Inc., d/b/a Boka.
 - Speakers: James Lim, Owner, of the restaurant; Zahra Lucas from Elke A. Hofman Law
 - Food will be served until 45 minutes before closing, when kitchen will close. This is only for an SLA License. Applicant will return for Café License.
 - Soundproofing has already been provided by Applicant, in order to forestall neighbor complaints. There is a backyard, but Boka will not be using it. Now, the lower level is just being used for storage and kitchen. The backyard will be used as a garden from growing vegetables, etc.
 - Restaurant will open in March.

*After deliberation the resolution for a liquor license application was **approved**:*

VOTE: 8-0-0-0

3. **505 Columbus Avenue** (84th Street.) Jaknap LLC, d/b/a Kefi.
 - Speaker: Kathleen E. Negri Stathopoulos, Attorney.
 - There will be a new owner of Kefi. The current owner will remain as consultant.
 - 2-floor restaurant. Certificate of Occupancy allows 92 below; 107 on ground floor.
 - No neighbor complaints to date. No sidewalk café. Same hours of operation proposed.

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*After deliberation the resolution for a liquor license application was **approved**:*

VOTE: 8-0-0-0

4. **768 Amsterdam Avenue** (97th Street) Louis Colantino, Entity to be formed, d/b/a Patron North.
 - Speakers: George Karp, Attorney; Louis Colantino, Principal of the Restaurant.
 - Applicant is in the process of forming the legal entity. Restaurant is not opened yet. There is no signed lease yet.
 - Chico Julio was the previous restaurant.
The Applicant is premature in coming to the BCI for approval. The Applicant will return next month again for consideration.

*After deliberation the resolution for a liquor license application was **disapproved without prejudice**.*

VOTE: 8-0-0-0. NON-COMMITTEE BOARD MEMBERS: 1-0-0-0

Alteration application to the SLA:

5. **430 Amsterdam Avenue** (81st Street.) Third Avenue Restaurant Inc, d/b/a Jake's Dilemma. Adding floor space and an additional bar.
 - Speakers: Mitch Banchik; Michael Staff
 - Applicant is building a fully enclosed addition to the building in the back and on the sides of the building. Those additions have been approved by LPC and DOB. Approx. 500sf on ground level and 350sf on the cellar level shall be added. From a zoning perspective, this addition is as-of-right. The new bar shall go in this new space.
 - Hours of operation are noon – 4am, 7 days/week

*After deliberation the resolution for an alteration to the liquor license application was **approved**:*

VOTE: 8-0-0-0. NON-COMMITTEE MEMBERS: 0-0-1-0

Unenclosed Sidewalk Café Renewals:

6. **511 Amsterdam Avenue** (West 85th Street.) Renewal application #2008459-DCA to the Department of Consumer Affairs by EE Bar, LLC, d/b/a E's Bar for a four-year consent to operate an unenclosed sidewalk cafe with 8 tables and 20 seats.
 - Speaker: Ethan Hunt from E's Bar.
 - The decorations (hay bales, etc.) were beyond the allowed space limitations. The café is 9'10" beyond the space allowance. Applicant has agreed to promptly address this issue.
 - This is a 2nd license renewal.

*After deliberation the **Unenclosed Sidewalk Café Renewal** application was **approved**:*

VOTE: 8-0-0-0. NON-COMMITTEE MEMBERS: 1-0-0-0

New application Under Change of Ownership:

7. **2636 Broadway** (West 100th Street.) New application under change of ownership ULURP# N160153ECM/DCA# 15235-2015-ASWC to the Department of Consumer Affairs Spectrum Restaurant, d/b/a Manhattan Valley, for a four-year consent to operate an enclosed sidewalk cafe with 8 tables and 20 seats.
 - Speakers: Mohammed Choudhury, Bhupinder Kumar
 - Indus Valley Restaurant. Same, existing enclosed café that is at least 30 years old.
 - Metro Theater has been closed for more than 12 years. It is an odd block.

*After deliberation the **Enclosed Sidewalk Café Under Change of Ownership** application was **approved**:*

VOTE: 8-0-0-0. NON-COMMITTEE MEMBERS: 1-0-0-0

New Unenclosed Sidewalk Cafés:

8. **225 Columbus Avenue** (West 70th - 71st Streets.) New application #13474-2016-ASWC to the Department of Consumer Affairs by FM70, Inc. d/b/a Bistro Cassis, for a four-year consent to operate an unenclosed sidewalk cafe with 6 tables and 14 seats.

- Speaker: Manuel Colon
- This is an existing café, but under new ownership. So, this is a new application.
- There should be 6 tables, not 7. Applicant agreed to address this issue.
- Applicant shall keep postings up through the full board meeting.

*After deliberation the **New Unenclosed Sidewalk Café** application was **approved**:*

VOTE: 8-0-0-0. NON-COMMITTEE MEMBERS: 1-0-0-0

9. **2178 Broadway** (West 77th Street.) New application #14203-2016-SW to the Department of Consumer Affairs by NY Broadway Hotel Owner, LLC d/b/a NYLO New York for a four-year consent to operate an unenclosed sidewalk cafe with 4 tables and 8 seats. (GZ)

- Speakers: Bret Matteson, Attorney; Don Bernstein, Architect
- It has been licensed for several years. Technically this is a new application as the sidewalk café has lapsed, and there is new ownership.
- Café was not in operation during the condominium construction across the street. Now, Applicant would like to reactivate the sidewalk. Entrance to the café is on the side street.
- Service is provided to café from inside the hotel by Serafina.
- Community Comments from Susan Nial: Complaint that the posting was not adequately placed, as required. Neighbor further objected that: she did not have enough notice from CB7 website; smoking that she observed in the café which is not allowed; music piped into the lobby and café during happy hour that is disturbing to neighbors.
- Thus far, BCI only knows of the aforementioned complaint, and that is not about sidewalk clearance.
- Café hours are: until midnight on Sunday through Thursday, and until 1am on Friday and Saturday.
- This sidewalk is narrow. Serafina already has a wrap-around café at this corner. This sidewalk is much more heavily trafficked given the new condominium developments on the block; neighborhood playground and transit to PS87; and popular retail on the east and west corners of the block. There is a proximate, active firehouse further east on the block.

*After deliberation the **New Unenclosed Sidewalk Café** application was **approved**:*

VOTE: 6-1-0-1. NON-COMMITTEE MEMBERS: 0-1-0-0

10. **510 Columbus Avenue** (West 85th Street) New application #13620- 2016-ASWC to the Department of Consumer Affairs by Motorino 3, Inc., *dLP/a* Napoletana,.for a four-year consent to operate an unenclosed sidewalk cafe with 4 tables and 12 seats. (Linda).

- Speakers: Bob Callahan, Guadalupe Estella
- Restaurant opened in March, with a wine and beer license.
- 19'10" sidewalk. Café would be 6' wide. There is a tree and bike racks for delivery operations. Applicant presented a plan to illustrate clearances. Specially sized tables will be built to accommodate the space allowed for the café. No smoking shall be allowed in the café.
- Restaurant name on the back of the delivery peoples' vests should be larger and more legible.

*After deliberation the **New Unenclosed Sidewalk Café** application was **approved**:*

VOTE: 8-0-0-0. NON-COMMITTEE MEMBERS: 1-0-0-0

11. **676 Amsterdam Avenue** (West 93rd Street.) New application #7967 2016-ASWC to the Department of Consumer Affairs by Sunflower Amsterdam, LLC., d/b/a Sunflower Cafe. for 3 four-year consent to operate an unenclosed sidewalk cafe with 8 tables and 24 seats. (Paul)

- No representation attended meeting.

*After deliberation the **New Unenclosed Sidewalk Café** application was **disapproved without prejudice**:*

VOTE: 8-0-0-0. NON-COMMITTEE MEMBERS: 1-0-0-0

12. **2737 Broadway** (West 105th Street.) New application #9793-2016-/ SW(to the Department of Consumer Affairs by The Westside of Broadway Restaurant Group, Inc., d/b/a Toast, for a four year consent to operate an unenclosed sidewalk café with 15 tables and 30 seats (Paul).

- Speakers: Vic Mouka, Manager of Restaurant
- No signs were posted, according to a site visit. Applicant was not able to provide a list of locations for all of the flyers. Applicant was not aware of this requirement.
- Applicant will return to next BCI Meeting, and be placed higher on the agenda.

*After deliberation the **New Unenclosed Sidewalk Café** application was **disapproved without prejudice**:*

VOTE: 8-0-0-0. NON-COMMITTEE MEMBERS: 1-0-0-0

13. **New business.**

- As regards, policy stances of BCI should be consistent as relates to how we consider items. But, exceptions may be made on a case-by-case basis.
- Financing was obtained from Helen Rosenthal for the Kiosks for the American Museum of Natural History to list all local restaurants.

Meeting ended at 9:20 pm.

Business & Consumer Issues Committee Special Meeting Minutes

Monday, October 24, 2016

Committee Members Present: George Zeppenfeldt-Cestero, Michelle Parker, Christian Cordova, Paul Fischer, Seema Reddy, Marc Glazer, Linda Alexander (minutes)

Non-Committee Members Present: Elizabeth Caputo, Roberta Semer, Andrew Albert, Dan Zweig

Public member: Mort Berkowitz

Meeting commenced at 6 p.m.

1. Discussion of new proposals for Street Fairs and BCI resolution

Christian Cordova wanted to know why there is an ostensible moratorium. Committee believes it should be the community boards that make the decision as to how many street fairs will be allowed in their districts. Mort Berkowitz, Mort & Ray, estimated there are approximately 200 street fairs in Manhattan. He pointed out that CB7 mandated guidelines that indicated no street could be used more than twice yearly. In addition, he pointed out that the moratorium has loopholes.

Local sponsors, such as the West Manhattan Chamber of Commerce, include restaurants and other local vendors at discounts to encourage their participation.

[Updated resolution attached.](#)

Committee **Approves resolution: 7-0-0-0**; Non Committee Members **Approves** resolution: 3-0-0-1

2. Discussion of City Council's proposal to increase the number of street vendors selling food and establish a whole new administrative infrastructure for handling of this initiative. Roberta Semer suggested there will be a monopoly for the larger food street vendors. Committee says the siting guidelines, health guidelines and blocking crosswalks and bus stops.

Whereas the proposal of Intro 1303 will likely result in concentrations of large numbers of food vendors in unsuitable areas, including adjacent to bus stops and in conflict with existing restaurants and retailers responsible for big rents and taxes;

And Whereas Community Board 7 was hastily presented with this information prior to full board meeting and without ample time to review;

BCI Committee of Community Board 7 **Disapproves Intro 1303, Street Vendor Modernization Act**
7-0-0-0; 2-0-1-0.

Full Board Meeting Minutes

October 5, 2016

Community Board 7/Manhattan's Full Board met on Wednesday, October 5, 2016, at Goddard Riverside Community Center, 593 Columbus Avenue (at 88th Street), in the District. Chair Elizabeth R. Caputo called the meeting to order at 6:37 pm after the Secretary confirmed the existence of a quorum.

The following matters were discussed and actions taken:

Minutes from the September 6, 2016, full Board meeting were **approved**.

VOTE: 27-0-1-0.

Chair's Report: Elizabeth R. Caputo:

- Next CB7 Full Board meeting on 11/1/16 at Mount Sinai West.
- Check the website for changes to committee meetings due to religious observances.
- Last meeting as Chair – thanks to Board members for support.
- Thanks to Former MBP Stringer and current MBP Brewer for the opportunity to serve.
- Thanks to committee chairs and board members who continue to make things better for the entire community.
- Special thanks to the Board office staff, especially Penny Ryan, for amazing support and collaboration.

Presentation by Diana Howard – Office of MBP Gale Brewer:

- Presenting a proclamation from the Manhattan Borough President acknowledging Elizabeth Caputo's lifelong dedication to public service and collaborative spirit.
- Successes of Chair Caputo's tenure include forming the Bloomingdale Playground Task Force and the Public Housing Task Force, creating working groups on data management, and many other contributions.
- Well known dog and animal enthusiast.

Madelyn Innocent – Co-Chair of the Task Force on Public Housing:

- Thanks to Elizabeth Caputo as Chair for creating and supporting the Task Force.
- Thanks also to the Task Force members – working diligently over the summer to continue our work.
- Task Force members conducted great outreach at multiple venues.
- Working hard to unite the community with shared interests to be good neighbors with the immediate and larger community.
- Look forward to presenting data and potential solutions for issues learned from the community.

Elections of Board Officers for 2016-2017, Howard Yaruss, Chair, Elections Committee:

- Due to the withdrawal of certain candidates nominated at the September 6, 2016 Full Board meeting, there is now one candidate for the office Chair, one candidate for the two Vice Chair positions, and two candidates for the two co-Secretary positions.
- Per the bylaws, the floor will be opened for additional nominations for Vice Chair.
- Note that even unopposed offices (Chair, co-secretary) must receive a vote of a majority of the members of the Board.
- Nominations for Vice Chair:

- Audrey Isaacs (nominated at the September 6, 2016 meeting)
- Polly Spain
- Linda Alexander
- Tina Branham

- Nominations closed.

- Remarks from Candidates:

- Roberta Semer (candidate for Chair):
- Honored to be nominated for Chair.
- Hopes to carry forward the successes our Board has achieved to date.

- Manuel Casanova (candidate for co-Secretary):
- Intends to work to make a stronger, more cohesive community.

- Christian Cordova (candidate for co-Secretary):
- Looking forward to a continuing opportunity to serve.

- Audrey Isaacs (candidate for Vice Chair):
- Honor and privilege to serve as Vice Chair over the past year.
- Achievements include organizing a series of programs highlighting the work and accomplishments of each committee, including:
 - a Land Use forum that included a detailed handout – both of which were well received.
 - a panel discussion at the Health and Human Services committee in April concerning current issues and recent trends in health care delivery in our City.
 - a discussion on crime and alternatives to incarceration at HHS last week.
- Also participates on the 24 Precinct Community Council meetings.
- Long history of public service.

- Polly Spain (candidate for Vice Chair):
- Hopes to use experience and background as a civic leader and educator for the Board.
- Currently serving as a Tenant Association President for a New York City Housing Authority development.
- Also serving as an Officer of a Board coordinating and addressing the needs of NYCHA residents throughout Manhattan.
- Also currently serving on the Community Council for PSA 6 (a dedicated NYPD unit exclusively focused on NYCHA campuses and buildings).
- At CB7, currently serving as the Co-Chair of the Housing committee, and is a member of the Youth, Education & Libraries committee.
- Hopes to contribute to making a great community.

- Linda Alexander (candidate for Vice Chair):
- Member of CB7 since 2001.
- Activist in the neighborhood since 1991 and before.
- Served on nearly all committees over the years.

- Currently serving as the co-Chair of the newly formed communications committee (founded by Chair Caputo).
- Goal is to bring more neighbors into the conversation on important topics affecting us all.
- Tina Branham (candidate for Vice Chair):
- Running for an office as a means to continue to serve while learning how to build support for independent ideas, including building on CB7's successes.
- Succession management – wants long-serving members to feel the Board is left in good hands.

After the candidate presentations, the Election Committee collected and counted the paper ballots and announced the results of the election.

Results:

- Chair: Roberta Semer
- First Vice Chair: Audrey Isaacs
- Second Vice Chair: Polly Spain
- Co-Secretaries: Manuel Casanova and Christian Cordova.

Community Session:

Ian Clarke – Riverside Skate Park Coalition:

- CB7's June 2016 meeting saw the result of a great collaboration between the skating community and the Parks Department in coming together to agree on a revised design for the renovation of the skate park in Riverside Park.
- Skaters anticipate the construction of a great new design.
- The revised design has now been approved by the Landmarks Preservation Commission, and the Public Design Commission has given its preliminary approval.
- PDC will soon vote on the final construction design drawings, which are expected to conform to the results of the collaboration.

Win Armstrong – Bloomingdale Neighborhood History Group:

- Thanks to CB7 for participating in a forum on the history and impact of CB7 on the community.
- Jessica Mates, the Chief of Staff to Manhattan Borough President Gale Brewer, CB7 Chair Elizabeth Caputo, and CB7 members Andrew Albert, Ethel Sheffer, Page Cowley, Shelly Fine, Mark Diller, and Mel Wymore all presented perspectives and examples of CB7's impact on the community.
- Materials from the meeting will be a part of the collection at the Bloomingdale Branch Library.

Bob Wyman:

- Parts of the American Museum of Natural History have stood for over 100 years; hope that new buildings will have similar longevity.
- Concern for the source of heating and cooling in the new structure – it appears that the new building will use fossil fuels for heating and cooling.
- In the near decades everyone will be forced to abandon fossil fuels.
- Museum should lead instead of follow, and use geothermal heat pumps in the new building rather than traditional energy sources.

Ira Gershenhorn:

- Time to build a 1000 foot-long beach on the west side of the Jacqueline Onassis Reservoir in Central Park.
- This Reservoir has not been an active part of the New York City water system since 1991.
- Q: From whom must approval be obtained?
- A: The New York City Department of Environmental Protection is the agency to which he was referred.
- Invited to present the idea at the CB7 Parks & Environment committee per committee Chair Klari Neuwelt.

Peter Arndtsen – Columbus-Amsterdam BID:

- History Tour – 10/19 in the neighborhood.
- Presentation on how the Bloomingdale neighborhood has been portrayed in the movies at the Youth Hostel on 10/26.

Manhattan Borough President's Report, Diana Howard:

- Ederle Center outdoor playground finally open – many thanks to Penny Ryan, Mel Wymore and Gale Brewer.
- Public comment on the proposed new street fair regulations has been extended to 10/27.
- MBPO training seminars for Board members will convene again in November – new and continuing community board members are encouraged to participate.
- Gale Brewer testified in support of C-M Levine's bill to require tenants facing eviction to be afforded the right to counsel regardless of financial means.

Reports by Elected Officials:

Helen Rosenthal, New York City Council Member (6th District):

- Congratulations to Chair Elizabeth Caputo on three years as Chair of CB7.
- After the revision of the bylaws in 2013, Elizabeth is the first to serve 3 terms as chair, and has done a splendid job.
- Supporting the American Museum of Natural History expansion project. Looking forward to hearing CB7's comments on the Preservation aspects of the proposal.
- Remaining vigilant regarding the various proposals being offered regarding school rezoning and the opportunity to end overcrowding and address diversity – the entire community must stay engaged.
- Carrying a bill to allow foldable bikes in passenger elevators.
- Participatory Budgeting - \$1MM to be spent per community mandates.
- Over 200 ideas have now being submitted by neighbors and business owners. The next step is for community delegates to vet these projects and determine their viability and cost. The community delegates work closely with the relevant City agencies to determine the ideas that are realistic.
- Goal is to develop 15 or so projects to be submitted to vote by the community.

Brad Hoylman, NY State Senator (27th District):

- Honored and privileged of presenting a proclamation recognizing Elizabeth Caputo's service as chair of CB7.
- Elizabeth personifies the Hemmingway phrase "grace under pressure."
- Done splendidly in a difficult job.
- As chair, Elizabeth was an important liaison and connection with elected officials.
- Elizabeth is an individual worthy of our highest esteem and respect.

Reports by Elected Officials' Representatives:

Erik Cuello, Office of Council Member Mark Levine (7th District):

- C-M Levine is grateful for the support for Intro 214-A – guaranteeing the right to counsel in Housing court – at the rally on the steps of City Hall prior to a hearing on the bill.
- Participatory Budgeting – proposals welcomed for submission at: www.ideas.pb.nyc .
- 10/26 – no-cost breast cancer screening at the C-M's District Office.

Sean Coughlin, Office of Council Member Corey Johnson (3rd District):

- Construction in the Lincoln Square bowtie – working on reducing noise from metal plates.

Gus Ipsen, Office of Assembly Member Linda Rosenthal (67th District):

- A-M Rosenthal wrote a letter encouraging State agencies to withhold approval of the use of State tax-exempt bonds to fund the construction of residential units at Riverside Center based on disparate treatment of affordable housing and market rate housing tenants' access to amenities and services in the subject buildings.
- Governor signed into law a bill carried by the A-M that would provide financial credit for the installation of solar panels.

Amanda Roberts, Office of Assembly Member Daniel O'Donnell (69th District):

- The A-M is hosting a no cost mammogram screening at Children's Aid Society on 10/20 from 1-5 pm.
- October is breast cancer awareness month

Brice Peyre, Office of Assembly Member Richard Gottfried (75th District):

- Congregation Shearith Israel – applied for a variance for a 9-story building in the Central Park West/Upper West Side Historic District.
- Thankful that CB7 voted to disapprove the variance several years ago.
- Congregation Shearith Israel seeks the renewal/extension of the previously issued hardship variance and other clauses.
- The Applicant's rationale is that plans have barely changed – but in fact changed 5 floors of classrooms that were part of the original plans have now morphed into 5 floors of luxury residential.
- Tallest mid-block building in an R-8B contextual zone.
- The Board of Standards and Appeals will conduct a hearing on 10/14; also written testimony will be accepted.

- Richard Asche: Land Use Committee will take up these issue once again at its next meeting on 10/19, with the intention of taking a stand on the merits of the application for renewal of the variances, rather than the procedural concerns such as the completeness and contents of documents and information that were requested to be shared prior to a vote on the merits.
- Looking at whether there has been a change in the economics of the project over the intervening 8 years that would warrant BSA in taking a new look at the hardship aspects of the variance application.
- Looking for resolution on the merits at November Full Board.

David Baily, Office of State Senator Adriano Espaillat (31st District):

- Governor Cuomo partnered with Senator Espaillat to expand hours of no co-pay health screenings.

- Congratulations to Marisol Alcantara and Carmen De La Rosa on their victories in their primaries for the Democratic nominations for New York State Senate (31st District) and Assembly (72nd District) respectively.

Tendrine Alexandre, Office of State Senator Jose Serrano (29th District):

- Partnered with the Governor's office for emergency preparedness training, especially to prepare for natural disasters.
- Sponsoring an IDNYC pop up enrollment center on Roosevelt Island in October.
- Flu shots will be available at the District Office – check the website for dates and details.

Mariel de la Cruz, NYC Comptroller's Office:

- Comptroller is sponsoring a Polish Heritage breakfast on 10/7 and an Italian Community Breakfast 10/14.
- Comptroller will submit comments on AMNH.

Laura Atlas, Public Advocate Letitia James' Office:

- The Public Advocate will publish the 2016 edition of her "Worst Landlords List" on 10/13 during a rally in Foley Square.
- Landlords are both added and removed each year. Encouraging to see some landlords work hard to be removed from the list.

Business Session

PRESERVATION COMMITTEE

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

JOINT with PARKS & ENVIRONMENT COMMITTEE, Klari Neuwelt, Chairperson

Resolutions Re:

1. **American Museum of Natural History's** application to the NYC Landmarks Preservation Commission for the construction of the Richard Gilder Center for Science, Education, and Innovation. The application concerns two distinct areas of the proposal:
 - A. Park design
 - B. Building design

Gabrielle Palitz:

- Scope of the project is the redesign of a small portion of Theodore Roosevelt ("TR") Park.
- Standard is the appropriateness of the design of the park renovations and the building to the historic character of the museum (an individual landmark) and the surrounding community (the museum campus is included in and surrounded by the Upper West Side / Central Park West Historic District).

Jay Adolf:

- Process – 10 committee members and 8 non-committee board members participated in the joint committee meeting on 9/20/16.
- CB7 previously submitted extensive comments and testimony on the scope of the Environmental Impact Statement ("EIS") to be prepared in connection with the proposed project. The EIS issues are not a part of the current application to the Landmarks Preservation Commission ("LPC") under consideration.
- Several questions and comments raised at the 9/20 hearing related to issues that are expected to be considered as part of the EIS process, and are not relevant to considerations on the LPC application. The

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EIS, and the questions and comments relating to issues embraced by that process, are anticipated to be undertaken in early 2017.

- CB7 expects to take up issues relating to the EIS, the Draft EIS ("DEIS") is released in early 2017.
- The current application concerns only design aspects of the proposed reconstruction of TR Park and the proposed new building (referred to as the "Gilder Center"). The presentation by the applicant and the comments and testimony to be received from the public will be limited to those issues.
- The City of New York owns TR Park, and owns the museum buildings constructed in the Park.
- Pursuant to an 1876 statute, the buildings on the superblock that includes TR Park (West 77-81 Streets, Columbus Avenue to Central Park West) were leased to AMNH (a not-for-profit).
- The applications relating to the proposed project include the instant application to LPC, as well as an application for approval to proceed from the New York City Department of Parks and Recreation ("DPR") as the agency with jurisdiction over TR Park and the buildings constructed on it. The project also requires approval from the City Department of Cultural Affairs ("DCA").
- This is not a Certificate of Appropriateness application because it concerns City-owned property. The procedure in such instances calls for LPC to issue a "binding report" to the two agencies (DPR and DCA).
- CB7 has received requests that CB7 not take action on the application unless the Museum creates a Master Plan for the future relationship between the built environment of the Museum and TR Park. The reasons CB7 believes it must take up this application at this time include:
 - If CB7 does not take action, the process would proceed without us, and we would forfeit the opportunity for the community to have a direct voice in and any opportunity to affect or refine the project.
 - Master Plans are not immutable – and can change with new needs, so the existence of a master plan is no guarantee that a particular issue will be handled in a certain way in the future.
- Museum has stated that as of the present, the Gilder Center is the only building/project under consideration by AMNH.

Presentation by Ellen V. Futter, President of AMNH:

- AMNH is home to over 200 research scientists; houses over 33 million artifacts; and accommodates robust educational programs. Interplay among these aspects of the Museum is crucial to understanding the need for the building.
- There are three driving needs behind the project:
 - AMNH needs additional space for the primary scientific research and analysis performed every day on site by its resident scholars and explorers.
 - With annual attendance of over 5 million visitors, including 500,000 school and camp visitors, there is a crushing need to connect the disparate buildings on the campus to eliminate dead ends and reduce congestion in hallways.
 - Science education in the United States is in crisis. It is a national priority to enhance understanding of science. AMNH is particularly aware of teachers' needs for high quality science resources and professional development, which is most effectively provided when science education is directly connected to museum resources and educational resources on site.
 - The Gilder Center will integrate research, exhibition, and education resources while solving significant circulation and safety problems that will improve the museum experience for all.
- The design and architecture of the proposed building is intended to inspire curiosity and awe for exploration and learning. The Atrium in the proposed building will readily create opportunities to display in tangible form what the museum offers and how it interrelates with education and the world around us.

- The new space in the proposed building will be allocated approximately as follows: 80% museum exhibition and classrooms; 10% science research facilities; 5% gift shop and café; and 5% administrative back of the house.
- 80% of project will sit within existing footprint of the existing buildings.
- Based on community feedback in the process leading up to the current application, AMNH has revised its proposal to reduce the extent the building will intrude upon TR Park.
- Further revisions to the Park design in collaboration with a working group of neighbors and community members has led to the ability to retain two additional mature trees.

Presentation by Bill Higgins, Higgins Quasebarth, Preservation Consultants:

- The design of the Gilder Center is a contemporary expression of the many functions of the Museum. It does so in a way that is consistent with the characteristics of the existing buildings.
- In the 1890s, a master plan for AMNH was prepared calling for buildings lining the edges of the superblock with crossing east-west and north-south buildings in the interior culminating in a large central tower. That master plan included architectural focal points of the initial design in the mid-points of the long facades lining the circumference of the block, from which the interior crossing buildings would intersect the perimeter. The Gilder Center will occupy one of those focal points.
- The 1890s Master Plan has a rectilinear layout with accents of curved structures and effects.
- Interior courtyards have been infilled with buildings not contemplated by the Master Plan over the years. Several of the dead ends experienced by museum visitors are located in these courtyard infill buildings, since by definition these buildings were not intended to connect to the structures contemplated by the Master Plan. In addition, the space occupied by certain of these infill buildings, and the failure to complete other buildings contemplated by the Master Plan, further adds to the dead ends and circulation challenges currently experienced by the museum and its visitors.
- It has been a tradition that the architecture of newly-added buildings at the Museum express its own time as and when added – so the styles employed reflect the time that the buildings were added, from the historic West 77th Street façade to the Rose Center.
- The proposed addition seeks to respect the materials of the complex. Each of the existing formal facades were designed and built in large part out of granite.
- The Central Park West façade, which includes the TR Memorial, is constructed of pink granite. The TR Memorial is on the axis of the original Master Plan directly opposite the proposed Gilder Center site. Seeking to use the same Milford CT quarry (contract not yet finalized).

A. Presentation on Park Design:

Presentation by Gabrielle Palitz:

- Existing condition includes an allée of trees and benches that continue the vista along the axis of West 79th Street entering TR Park.
- The proposed renovated park will expand the entrance into TR Park, with wider paths leading both toward the Museum entrance and leading north away from the museum entrance via revised paths around an expanded Margaret Mead Green (with the path enclosing the Green situated closer to the existing AMNH “powerhouse” building (known internally at AMNH as Building 17)).
- The proposed new TR Park design separates quiet respite and reflection areas from circulation and more active play. It creates two new culs-de-sac that will be lined with benches off the through-paths to the north and east.
- Curvilinear nature of park paths will remain, although expanded and re-routed.

Jay Adolf:

- Entire superblock site is 17 acres; 10.5 is park land.
- Proposal will appropriate appx ¼ acre of existing park land (2.6% of park space).
- Building is approximately 235,000 SF – 5 stories above grade. Approximately 80% of the proposed new building will be situated within current footprint of the Museum, including through the demolition or partial demolition of three existing buildings and portions of others.
- 7 trees will be removed; 19 new trees will be added (including 6 canopy trees, 13 under-canopy trees).
- 15 benches will be added to the redesigned TR Park area.
- The existing dog run on the West 81st Street side of the Ross Terrace and parking garage will not be affected.

Questions from Board Members for landscape architect:

- Q: Who funds the renovations proposed for TR Park?
- A: (Lisa Guggenheim – AMNH Vice President): Management of TR Park is undertaken through a memo of understanding with DPR – through the MOU, DPR contributes to the upkeep and planting of the Park.
- A: Working through design issues with the Park Working Group (a coalition including neighbors, activists and AMNH personnel) – collaborating on redesign.

- Q: How will service vehicles access the campus after the proposed renovation?
- A: The proposed new building will use the existing service drive off Columbus Avenue, with a minor modification to curve into the lower level of the new building to facilitate garbage collection and other services while enabling DPR to preserve two additional old-growth trees.

- Q: The text of the proposed resolution urges use of renewable energy and zero carbon footprint. Did AMNH and the design team explore Geothermal as an energy source for heating /cooling.
- A: (Jeanne Gang, architect) – Studio Gang did study geothermal heat exchangers for this site. Employed a strong team of engineers, especially concerning the goals for the project of the use of sustainable design elements.
 - Project does not use geothermal because doing so would require drilling a considerable distance through solid rock (including Manhattan Schist). It would also require the design team to re-design existing portions of the campus not currently slated for demolition or expansion.
 - The project will use a variety of other sustainable design practices to achieve an appropriate level of sustainability, including a hoped-for LEED Certification.

- Q: At the Committee hearing, the joint committee members and those present discussed the desire to further separate the circulation pathways in TR Park between those that lead to the Museum from those that lead to TR Park.

B. Presentation on Building Design:

Gabrielle Palitz:

- The proposed project would result in there being four major entry points for the Museum:
 - The original entrance on the castle-like building on West 77th Street;
 - The TR Memorial on Central Park West (at the plaza, ground, and subway levels);
 - Through the Rose Center (the Cube with the sphere inside); and
 - The Proposed Gilder Center.

- The proposed new building would fill the unoccupied space between the existing buildings, using an architectural vocabulary and materials of its own time.
- The proposed building responds to the needs of the museum.
- As a result of the collaboration between AMNH and the Park Working Group, the circulation through TR Park will be improved.
- The new building will also complete the East-West axis in the original Master Plan.
- The motivating intention is to construct a building within a park.
- The design is intended to harmonize with the existing AMNH building, including retaining the existing common 5-story roof line.
- The Gilder Center entrance will open into a 5-story atrium. The Atrium will be crossed by bridges whose irregular, curvilinear forms will echo the curved and undulating arrangement of stone on the proposed façade, and will pay homage to other design elements of prior buildings.
- Provides at-grade ADA-compliant access.
- Atrium – exposes the various functions and offerings of the entire complex so they are readily visually apparent immediately upon entrance. This will merge mission, function and architecture.
- The proposed Columbus Avenue façade will feature undulating stone bands that curve around irregularly-shaped large window openings.
- The proposed Gilder façade sets back from the façade of the buildings to which it will connect. The set-back will create a shadow line between the existing and new structures that will help emphasize the historic character of the existing buildings.
- The rear of the Gilder center will rise above the Ross Terrace to the west of the Rose Center.
- The east and north facing facades will be clad in plaster that will be a consistent pinkish color that relates to existing facades on the campus, especially the stone on the front of the Gilder Center. Copper details on the north and east proposed facades will carry forward the use of copper elements on the buildings comprising and surrounding the Ross Terrace.

Community Comments:

Barbara Sacks – Community United to Protect TR Park (“Community United”):

- Projecting 800,000 more visitors per year – will create a new source of congestion.
- Police, fire and other emergency services will not be able to get through the traffic created by the new visitors.
- Taxpayers should not pay for this disruption.

Claudia DiSalvo – Community United:

- Opposition is not NIMBY (i.e. not-in-my-back-yard).
- The energy and resources needed to oppose this project could have created a positive discussion if AMNH had been transparent and willing to engage.
- Community United members oppose the intrusion into TR Park.
- [Presenting signatures of over 4,000 on a petition to oppose the project]

Don Evans – New Taste of the Upper West Side:

- The restaurants that participate in the New Tastes event employ 4,000 workers.
- The Members enthusiastically support this project. Commend AMNH’s outreach – transparent.

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Barbara Adler – Columbus Avenue BID:

- The Columbus Avenue BID supports the project – “100%.”
- Building is striking, architecturally important.
- Park will be more inviting after the planned renovations, beckoning new visitors to the park.
- Applaud AMNH’s prior efforts to scale back the footprint and intrude less into TR Park, which in turn will save trees.

Raymond Pennotti:

- Museum is a treasure.
- As former Bell Lab scientist – supports science contributions.
- Architecture will add interest to the neighborhood and make park accessible and inviting.

Joseph Brusco – Founding member of Columbus Avenue BID:

- Museum has always been a supportive neighbor - respectful and helpful.

Randy Garutti – CEO of Shake Shack; Columbus Avenue BID Board member:

- As a neighborhood guy who coaches kids’ soccer, endorses this addition to the community.
- Will look out the window from home and see this new building.
- Understands those concerned with the intrusion on the neighborhood of new visitors, and the inconvenience of prolonged and complicated construction.
- But having this museum in the “back yard” changed our life as a family.

Dr. Carey Goodman (with time ceded by Cris Fernandez (Community United), DeAnna Rieber (West 75th Street Block Association), Don Shanley, Regina Karp (Community United), and Arline Stewart):

- Opposes the new building and the intrusion on TR Park.
- President Futter is using the cause of science education as a reason for ripping down trees and adding pollution to our air.
- No renewable or sustainable energy to be used in the proposed building.
- TR Park includes Margaret Mead Green, who was a one-time President of the American Anthropological Society. It is one of a very few parks named for a woman. Museum wants to defile the portion of the Park named for her in the name of its expansion efforts.
- There is no function for the huge atrium – just a desire to make a statement.
- President Futter is a board member at Con Ed. Her conflict of interest is revealed by the refusal to create a sustainable building.
- AMNH has never disclosed the gender and race of its Board members. If like other major museums, they are mostly white men.
- Neighborhood already has enormous rich cultural offerings.
- Should put a building that provides an opportunity for this type of an educational experience in another location where its resources could reach a population truly in need of such an advantage.
- Don’t expect CB7 members to vote no. CB7 members are appointed by elected officials who have already arranged for over \$100 million in funding for the proposed building.

Melissa Schumer – Teacher at the Young Women’s Leadership School (Queens):

- Science teacher, and a member of the first class of a new science curriculum Professional Development program offered at the Museum.

- Brings students every year to the Museum on a Saturday. The power of the Museum and Professional Development can be seen from a student whom the teacher would not have expected to benefit from the experience based on a lack of engagement and failure to do homework, but who took full advantage of Museum offerings and is now studying astrophysics.

Steve Anderson – TR Park Neighborhood Association:

- Representing AMNH’s neighbors on West 81st Street.
- The Association sees merit in many elements of the park and building design.
- Deeply concerned about dangerous congestion from buses and vehicles accessing AMNH via West 81st Street – must be an opportunity to address those concerns.
- But with respect to the plans for TR Park and the new building, the Association strongly favors the redesign.
- DPR should unlock and make accessible the portion of TR Park at the South West quadrant near Columbus Avenue – access to this green space is crucial.

Jack Milligan:

- Opposes the project. If it goes forward – Board should make sure that parking and traffic issues are solved.
- Building is beautiful, but years of construction will cause issues for the community.

Justin Pascone – American Institute of Architects:

- Supports the project, which is an example of forward-thinking architecture that respects its historical context.
- Architect Jeanne Gang did thoughtful work that respects the neighborhood and balances the needs of the Museum and the needs of the Historic District and community.

Thomas Arata:

- Lives on West 82nd Street between CPW-Columbus Avenue
- EIS will deal with congestion, but notes concerns relating to the increasing use of West 82nd Street as a cut-over to the transverse road, creating congestion on a narrow side street. The new plan will exacerbate that trend.
- Hard to believe that two committees nearly unanimously approved.

Stuart Blumin – Defenders of TR Park:

- Worked productively with the Museum to mitigate the expansion into the Park.
- Appreciates the modifications and concessions made by AMNH and its landscape architects.
- But the scale of the building is still too monumental – needs to be reduced to preserve the Park’s character.
- Believes that the scale can be reduced without compromising the mission or purpose of the expansion.
- Urges CB7 to insist upon reduction in scale.

Faith Steinberg – West 75th Street Block Association:

- US Geological Survey reveals that earthquake activity is on the rise.
- Using park space and destroying trees is a very bad precedent – bad example to set for children.

Judith Calamandre – resident of West 79th Street:

- Building is too big – it will be out of context, even if the pink stone matches the other facades.

- This design makes the other entrances to the museum look like tenements.
- If only ¼ acre, why should it take so long to build, and cost so much money?
- Concern that elected officials made up their minds before the first hearing.

Pat Paz – volunteer at AMNH:

- Works with school visitors.
- Being on the inside – sees how important this building will be to all visitors.
- Space is needed for circulation and congestion.

Suellen Estey – West 75th Street Resident:

- CB7 members should respond to the concerns of the neighbors.
- This project will irrevocably damage our community.
- Museum oversteps its boundaries – the real motivation for this program is to create rentable event space.
- CB7 should require AMNH to design a building that sits 100% within its current footprint.

Candace Carell – Community United:

- Trees that will be lost are an integral part of the landscape and the flora and fauna.
- Landscape should be protected and cared-for.

Seth Genhel:

- Loves the Museum.
- The current entrance on Columbus Avenue is a disaster.
- Agrees that building connections and circulation is an important goal, but there is no reason for such a huge entrance.

Bill Raudenbusch (with time ceded by Richard Grausman (Community United), Jey Purushotham (Community United), Laura Miner (Community United) Susan Grausman (Community United)):

- Museum is trying to sneak a university onto the Upper West Side.
- Creating this building will further the goal of rich neighbors.
- The new proposed Atrium alone is the size of the intrusion onto the Park.
- Tiny bit of park that is publicly accessible – that is the part being overtaken.
- Grand façade and atrium is the reason so many trees and public space are consumed.
- The project is good for tourism and visitors, not for the community and neighborhood.

Sidney Goldfischer (with time ceded by Cleo Dana and Olive Freud (Committee for Environmentally Sound Development)):

- Leader at Albert Einstein College of Medicine – helped with medical school expansion.
- This is not a research center – this is a fraud. No laboratories.
- Disputes that this will create a platform for science education.
- No STEM here – just hallways and an atrium. Contrast with Sloan Kettering or Rockefeller University.

Jay: The joint committees' proposed resolution has two parts - - park and building.

Board Discussion:

George Zeppenfeldt-Cestero:

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- Sympathetic to the need for support for large institutions.
- Would not be as difficult a project if the cultural institutions were better engaged with the Community Board and the community and especially the small non-profit community.
- AMNH Board is not diverse – impacts governance and social responsibility.

Paul Fischer:

- There is a new school opening that will use the entire City as a campus – wants to add to those resources.
- Don't like the design of this building.

Marc Glazer

- New visitors should use public transit options.

Jeannette Rausch:

- While bothered by using park land for this private project, this is a unique situation.
- Opponents should speak to State legislators to change the ability of the museum to use more of the parkland.
- Will always have congestion conflicts if one has cultural institutions in a residential neighborhood.
- Should have come to the community before proposing a solution.

Robert Espier:

MOTION: strike the second sentence of the Park portion of the resolution (which reads “The Board strongly urge[s] the applicant to investigate additional ways to separate museum visitor circulation and congregation activities from areas used by park visitors.”)

- Users will naturally separate themselves.
- Open design will provide ample opportunities for each use of the park land.
- Concern about congestion will not be resolved through this limited approach.

Jay:

- Only seeking consideration of alternatives – not conditioning approval on any specific result.

Shelly:

- This clause in the resolution was a direct response to community comments and input.

After deliberation, the proposed amendment to remove the second sentence from the parks portion of the resolution failed.

VOTE: 2-26-6-0

Klari Neuwelt – Chair of Parks and Environment Committee (one of the two committees to conduct the hearing on 9/20):

- Attended 5-6 sessions of the Park Working Group, which participated in a collegial process to mitigate the impact of the proposed building and redesign on TR Park.
- The proposal will open up more lawn area as part of Margaret Mead Green.
- The redesigned TR Park will accommodate new uses and new users looking to the future.
- Given the hodge-podge of styles on the existing museum complex, there is no problem with another design.

- Most difficult question is the loss ¼ of parkland for a building. Not a trivial question, but on balance the advantages of the park design and museum mission outweigh the loss.

Richard Asche:

- Tonight's experience is an example of an overall process that does not work.
- Tonight we are discussing and voting on the design elements of the proposed building and renovated park.
- In several months, we will debate issues such as sustainable energy, traffic congestion and environmental issues that flow from this proposal.
- These various issues should all be considered at once.
- As for the design of the new building – there is not a landmark in any major City that is not improved by a modern addition. Example of adding the Pyramid to the Louvre, or closer to home, the cube at AMNH's Rose Center is a boon to West 81st Street.
- Building will enhance the corridor; Park impact and mitigation will be assessed in the EIS phase.

Tina Branham:

- Responding to concern about including event space in a building that intrudes upon park land. CB7 needs to understand amount of current event space in the campus and what will be added.

Shelly Fine:

- Enjoys a long-standing family connection with the museum.
- The new park design will be an improvement.
- Plan will be particularly good because the Museum has responded to the community's concerns to make a less imposing building.
- Building is consistent with surrounding buildings – roof and window lines are aligned; modern architecture is interesting but still retains a connection to the existing fabric.
- Volume may seem significant, but reason for the Atrium height is to create a space that will inspire.
- Museum created opportunities for students years ago.
- Museum has always been a research and educational institution. Great that our kids have access to this institution.

Audrey Isaacs:

- Commend all involved in review of these astounding plans. Awe-inspiring building and park design.

Page Cowley:

- Use of Canyonlands National Park as inspiration for this project works.
- Disclosing service as a member of the Board of Directors of Landmark West.
- Concern that as one moves from the façade inward as it sets back it transitions from granite to concrete – the interior, especially the interior arches that create the circulation connections, should be entirely stone and not stucco/plaster.
- Interior volume of the atrium should be more cohesive.
- Rear of the proposed building – should use brick instead of stucco.

AMENDMENT proposed:

- Add recommendation to the Building portion of the joint committees' resolution that AMNH reconsider the north and east facades to be reconsidered and a material other than plaster or lathe be used so that the materials are consistent with the adjacent back side of other buildings on the campus;

- And to add a recommendation that AMNH explore the continuation of the façade on the west to use granite on the interior of the atrium on the arches and interior walls of the atrium.

Mel Wymore:

- Materials on the back side that face the Ross Terrace should be made out of something other than stucco.
- Should be brick or other visually appealing material that is consistent with other rear facades.
- Architect should explore alternatives to stucco/plaster.

Gabrielle Palitz: Motion to amend the resolution:

- Add to the end of the Building resolution a further recommendation to:
 - consider materials other than plaster/stucco for the rear/east and north facades, and
 - continue to the interior of the atrium use of stone in lieu of plaster and stucco for arches creating the connectivity sought.

After deliberation, the proposed Amendment was adopted and became part of the resolution under consideration.

VOTE: 28-6-6-0

Peter Samton:

- Not often that the AIA comes to speak in favor of a project. Quite unusual.
- Design is quite outstanding – innovative, picks up the basic character of the museum, with a lot of interesting attributes.
- Amendment makes good sense.
- Issue is not so much architecture. Issue of private use of ¼ acre of park land is of some concern. Many other museums, including AMNH, like Metropolitan Museum of Art, the Whitney downtown, the San Francisco Museum of Art – have rooftop parks above the museum that can be used by museum goers and others.
- Could provide space on the roof – except for the glass atrium – to offset intrusion into the park with park space above – could be a fantastic experience.
- Not a condition, but something it should strongly consider.

After deliberation, both sections A and B of the joint committees' resolution to approve the application as amended as relating to both the new park design and the design of the proposed Gilder Center building was adopted.

VOTE: 37-1-3-0.

BUSINESS & CONSUMER ISSUES COMMITTEE

Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

Resolution Re:

2. Changes to Rules for Street Festivals.

WITHDRAWN

TRANSPORTATION COMMITTEE

Andrew Albert and Dan Zweig, Co-Chairpersons

Community Board 7/ Manhattan

Resolution Re:

3. **211 Central Park West, The Beresford (West 81st – 82nd Street.)** Application to the Department of Transportation by the Beresford Apartments, Inc. for a revocable consent to construct, maintain, use and install four (4) precast concrete planters with planting soil and evergreen shrubs on Central Park West sidewalk in front of the building.

Presentation by Andrew Albert:

- Request by the Beresford for planters that will not interfere with egress from the subway or the bus stop.

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

VOTE: 35-0-1-0.

PRESERVATION COMMITTEE

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

Resolutions Re:

4. **120 West 74th Street** (Columbus Avenue.) Application to the Landmarks Preservation Commission for façade restoration, a front stoop and the rear yard addition.

A. Regarding the front façade restoration work:

Presentation by Gabrielle Palitz:

- Application includes significant restoration on the visible front façade.

*After deliberation, the resolution to **approve the front façade restoration work** was adopted.*

VOTE: 34-0-0-0.

B. Regarding the reconstruction of the front stoop:

Presentation by Gabrielle Palitz:

- The Committee recommends disapproval because the materials were not adequately presented and the application was unclear.

*After deliberation, the resolution to support the reconstruction of the stoop, but **disapprove the proposed stoop design** was adopted.*

VOTE: 33-1-0-0.

C. Regarding the rooftop bulkhead addition:

Presentation by Gabrielle Palitz:

- The bulkhead is not visible and is consistent with others routinely approved.

*After deliberation, the resolution to **approve the design of the new bulkhead** was adopted.*

VOTE: 34-0-0-0.

D. Regarding the rear façade and new rear yard addition:

Presentation by Gabrielle Palitz:

- The Committee recommended disapproval because the stucco cladding on the rear façade is not typical, where brick is the pervasive cladding material; the fourth floor fenestration has no relationship to either the fenestration on the three floors below or to the punched openings on the top floor of the original façade; and the extended parapet wall appears disproportionately tall.

*After deliberation, the resolution to **disapprove the design of the proposed rear façade and new rear yard addition** was adopted.*

VOTE: 34-0-0-0.

5. **50 West 77th Street, dba Scaletta** (Columbus Avenue.) Application to the Landmarks Preservation Commission For a vertical lift; removal of the terra cotta colored tile and addition of cement plaster to match the rest of the building.

Presentation by Gabrielle Palitz:

- The Committee heard this application previously, and recommended approaching the Department of Buildings (“DoB”) and the landlord to seek a different design solution than the incline lift proposed.
- The application returned to CB7 because DoB would not accept the better solutions that the Committee recommended and the applicant preferred. Only recourse is to move forward with the sub-optimal solution.

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

VOTE: 34-0-0-0.

6. **420 Amsterdam Avenue, d/b/a OLMA Caviar Boutique & Lounge** (West 80th Street.) Application to the Landmarks Preservation Commission for store front modification and new sign and exterior lighting.

Presentation by Gabrielle Palitz:

- The Committee recommended approval based on the applicant’s agreement to revise the design to include fixed glazing panels below the operable windows, and the applicant’s agreement to limit the number of lights on the front sign so reveal brick corbelling details and other features.

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

VOTE: 34-0-0-0.

7. **127 West 88th Street** (Amsterdam – Columbus Avenues.) Application #181047 to the Landmarks Preservation Commission for replacement of a metal fence.

Presentation by Gabrielle Palitz:

- The existing metal fence is out of character with its neighbors in terms of its height and design features.

*After deliberation, the resolution to **disapprove** was adopted.*

VOTE: 34-0-0-0.

8. **840 West End Avenue** (West 101st Street.) Application to the Landmarks Preservation Commission for a penthouse addition.

Presentation by Gabrielle Palitz:

- Applicant discovered just a day or two before the September Preservation meeting that the original condition of the cornice included a cantilevered balustrade.
- Considered important because the proposed penthouse would be visible from several perspectives south on West End Avenue, from the east and west on West 101st Street, and from across WEA slightly to the north.
- Rooftop addition will be one story, clad in a dark-colored matte-finished zinc.
- Non-contributing facades and primary facades – visibility affects all.
- Balustrade will partially obscure visibility.
- At a pre-meeting, the design was re-presented and approved after deliberation as minimally appropriate.
- Pre-meeting tonight – approved 4-3-0-0.

Board Discussion:

- Q: Why can't the penthouse be made small enough not to be visible.
- A: Ceiling heights would wreak havoc with other aspects of the design.
- A: Applicant pulled the footprint of the building back on the corner to minimize the visibility.

- Close vote at Committee – would like to hear from dissenter given the minimally appropriate language.

- Concern for visibility.
- Ceiling heights could have been mitigated.

- Research effort commendable to recreate the missing balustrade – very positive.
- Aspect that resonated at committee concerned the difficulties with the experience with the landlord during construction.
- In this instance opposition is not born of visibility per se.
- Rooftop additions that are seen against other aspects of construction – there are 3 vistas where this addition is visible simply against the sky.
- A more responsible and sensitive approach could have been formulated.

- Adding the balustrade frames the top of the building – like a frame on artwork.
- Buildings like this are more important and significant close-up; blends in to surrounding structures as one recedes.
- Balustrade makes a big difference close-up.

- Q: Blocking view?
A: Yes, of a few neighbors to the north, but no impact on required light and air.

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

VOTE: 26-7-2-0

9. **307 West 103rd Street** (Riverside Drive-West End Avenue.) Application to the Landmarks Preservation Commission for restoration of the front façade, rear yard addition, new windows and window replacement, and painted stucco surfacing on the rear façade.

Presentation by Gabrielle Palitz:

- Applicant and the affected neighbor are in productive conversation and discussion.

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

VOTE 33-0-1-0

BUSINESS & CONSUMER ISSUES COMMITTEE

Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

Resolutions Re:

Application to the SLA for a New Two-Year Liquor, Wine, Beer & Cider License:

10. **2170 2178 Broadway aka 212 222 West 77th Street**, NY Broadway Hotel Owner & Highgate Hotels LP, d/b/a NYLO New York City / LOCL Bar.

Presentation by George Zeppenfeldt-Cestero:

- Lobby-area bar inside newly enclosed hotel lobby space.

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

VOTE: 33-0-1-0.

Application to the SLA for a Class Change, from Wine & Beer to Liquor, Wine, Beer & Cider:

11. **435 Amsterdam Avenue (West 81st Street.) 357 Hospitality Inc., d/b/a Spice.**

Presentation by George Zeppenfeldt-Cestero:

- Applicant removed a long-standing and abandoned enclosed sidewalk café.

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

VOTE: 34-0-0-0

Unenclosed Sidewalk Café Renewal:

12. **2418 Broadway (West 89th Street.)** Renewal application #2006949-DCA to the Department of Consumer Affairs by Bukefal, LLC, d/b/a Cibo E Vino, for a four-year consent to operate an unenclosed sidewalk café with 15 tables and 30 seats.

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

VOTE: 34-0-0-0

New Unenclosed Sidewalk Café:

13. **2737 Broadway (West 105th Street.)** New application #9793-2016-ASWC to the Department of Consumer Affairs by The Westside of Broadway Restaurant Group, Inc., d/b/a Toast, for a four-year consent to operate an unenclosed sidewalk café with 15 tables and 30 seats.

Presentation by George Zeppenfeldt-Cestero:

- Applicant failed to appear at the committee hearing.

*After deliberation, the resolution to **disapprove without prejudice** was adopted.*

VOTE: 33-0-0-0.

The meeting was **adjourned** at 10:15 pm.

Present: Elizabeth Caputo, Jay Adolf, Andrew Albert, Linda Alexander, Richard Asche. Isaac, Booker, 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, Sonia Garcia, Rita Genn, Marc Glazer, Meisha Hunter Burkett, Madelyn Innocent, Audrey Isaacs, Genora Johnson, Blanche E. Lawton, Lillian Moore, Klari Neuwelt, Gabrielle Palitz, Jeannette Rausch, Seema Reddy, 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:** Sarina Gupta, Benjamin Howard-Cooper, Brian Jenks, Michele Parker, Nick Prigo and Eric Shuffler.

Land Use Committee Meeting Minutes

RICHARD ASCHE AND PAGE COWLEY, CO-CHAIRPERSONS

OCTOBER 19, 2016

Meeting started at 7:00 pm and was adjourned at approximately 8:50 pm.

Present: Richard Asche, Co-Chair, Page Cowley, Co-Chair, Tine Branham, Louise Craddock, Sheldon J. Fine, Jeannette Rausch, Peter Samton, Roberta Semer, Ethel Sheffer and Howard Yaruss.

The following matters were discussed and actions taken:

1. 205 West 95th Street (Broadway-Amsterdam Avenue) Application #2016-4228BZ to NYC Board of Standards and Appeal for a Special Permit application by SMSA Limited Partnership d/b/a Verizon Wireless proposed modification consisting of expanding the interior equipment room of a public utility wireless communication facility from the current 400 square foot room to include a second 600 square foot room.

Representing the applicant was Edward Teyber Esq. who brought a presentation consisting of photographs and drawings showing the exterior of the building and the existing and proposed plan with an additional room in the basement of 205 West 95th Street. There were a few questions about the technology being installed and if this was likely to expand further. The response was no in that the newer equipment was more efficient than the previous service equipment which is replaced and updated as needed. The additional equipment is to improve service connections among other things.

There were no members of the public commenting on this item. There being no further question a motion for a resolution to approve was called and seconded as follows:

THEREFORE, BE IT RESOLVED THAT the Land Use Committee **approves** of the request for a Special Permit for a modification of the existing interior 400 square foot equipment room used as a public utility wireless communication facility to include a second 600 square foot room under Application #2016-4228BZ to the NYC Board of Standards by SMSA Limited Partnership d/b/a Verizon Wireless.

Committee: 8-0-0-0

2. 1991 Broadway (West 67th -86th Streets) aka the Bel Canto. Application to the Department of City Planning for the renovation of a public plaza.

The project is the redesign of a covered plaza, one of four "Privately Owned Public Spaces" (POPS) within the Special Lincoln Square District, only two provide retail food. The other covered plazas are: 2 Lincoln Square American Folk Art (museum), One Harkness Plaza and David Rubenstein Atrium, formerly the Harmony Atrium (discount tickets, performance space and Chef Tom Colicchio's 'Whichcraft Cafe.

This item first came before the Land Use Committee on February 17, 2016. This is a Department of City Planning Special Permit modification for renovation of the POPS for use as a restaurant, The Sugar Factory with seating throughout the space. The previous proposal included a small carousel for children. This was a preliminary review Pre-Certification by the Ashkenazy Acquisition Corporation.

This evening, revisions to the project, based on the Land Use Committee concerns and those of the City Planning Commission was presented by Barry Lustig, Senior Vice President, Ashkenazy Acquisition Corporation; and Raquel Ramati, President of Raquel Ramati Associates, urban planner / designer for the project.

The project has not been certified by the Department of City Planning, however, the project is scheduled for certification in November. In order to renovate the space for the holiday season, we have been asked to review the project and draft a resolution with the assumption that there will be no changes to the documents presented this evening.

Of the many suggestions and concerns raised earlier this year, the following is a summary of the key elements that have been eliminated or modified. Please note that there was no discussion of the operation or green policies that are to be provided due to the time limit of the meeting. These comments that were previously cited will be asked again of the applicant to assure that every effort is made to provide a sustainable design and public space operation.

1. The Carousel has been eliminated and all components related to the operation of the mechanism and safety measures and signage.
2. All Signage has been revised:
 - Signs announcing the POPS now state that purchase of food or drink is not a requirement for using the space and that the public space is not a “food court.”
 - Directional signs in the space pointing to the publicly available rest rooms will be provided.
 - The exterior vertical blade signs have been redesigned to be more colorful.
 - Signage has been revised that clearly states that the space is open to the public and includes words as well as the “tree” symbol added on the interior walls, the retail sign band, the exterior and etched on the entrance doors as a band across the glass doors and folding glazed panels.
 - The space will be "Pet Friendly," if permissible under food establishment laws.
3. Flooring:
 - A new terrazzo floor has been proposed that will be level with the exterior pavement. This is a polished and variegated natural pattern in predominately grey and white tones.
 - After certification, we would like a small sample of the selected floor material for the CB7 offices records and files.
4. Accessibility:
 - The committee requested again that one of the entrances should contain an ADA pad-type opening device enabling disabled individuals to access the space more easily.
 - Tables and chairs will comply with the height and configuration which allows for use by wheelchair bound individuals.
5. Connectivity:
 - The space will contain sufficient electrical outlets to enable users to plug in laptops and other devices, and will provide free WiFi.
6. Lighting:
 - The lighting has been revised to include predominantly lower level pendant type fixtures with shades and accent lighting to walls provided by spotlights to showcase plantings and other wall mounted pictures displayed on the Western wall.
7. Foliage:
 - Taller plantings in large planters have now been suggested, such as *Ficus* trees and hardy shrubs and vines in troughs on the side walls.
8. Entrance doors:
 - The entrance doors have been revised to include folding glass panels so that the majority of the facade can be open in good weather.
9. Glazing and window placement:
 - Windows mullions at the clerestory and at the sloping glazing now aligns with the door frames below.

There were two issues raised. Mr. Fine asked that a pad system for ADA access be provided, as previously requested, for ease of those in wheel chairs, walkers, mobility scooter and using other aids.

There was a brief discussion of the changes from high wall mounted digital TV screens to still photographs of buildings on the Upper West Side raised by Ms. Rausch citing that there could be more art work or other images.

- Arlene Simon, a resident near this space and a Board Member of Landmark West! said that buildings would be good to educate and feature notable landmarks.
- It was agreed that that whatever subject matter is selected and installed, it needs to be mounted so that it can be easily changed to feature special neighborhood events as well as perhaps even artist's work.

There being no further question a motion for a resolution to approve was called and seconded as follows:

THEREFORE, BE IT RESOLVED THAT the Land Use Committee **conditionally approves** of the proposed design, furnishings, signage plantings and artwork as presented at this meeting. This **conditional approval** is given with the express understanding that the project, once certified by the Department of City Planning conforms to the documentation provided to the Committee on October 19, 2016. A copy of the complete and Certified Application is to be provided to the CB7 Offices as soon as it is available.

Land Use Committee: 9-0-0-0

As a postscript to the meeting, Racquel Ramati has confirmed to the CB7 offices that an ADA electronic access pad will definitely be provided.

3. **8-10 West 70th Street**, Congregation Shearith Israel. Application #74-07-BZ to the Board of Standards and Appeals by Congregation Shearith Israel for an extension of time to complete construction, minor modifications to the project and review by Special Calendar.

This is the fourth meeting held to discuss various revisions to certain documents either required by the Board of Standards & Appeal or previous public testimony and comments from the Land Use Committee in July, August and September. This evening, the attorney for the project, Zachary Bernstein, Esq., provided an updated PowerPoint presentation. The documentation included side-by-side comparison of the 2008 and 2016 plans, sections and elevations, but seemed somewhat out-of-sync with certain parts of the project that had been revised following the last Land Use Meeting in September. Some plans were revised again after our meeting but before the scheduled BSA Hearing in October, 2016.

There were several comments and argument between the attorney and the two Land Use co-chairs regarding the extent of time it is taking to reach a resolution on the proposed requested actions. These have been fully documented in previous Land use Meeting Minutes, but essentially focused on a rolling sequence of documents either delivered with days of the scheduled Land Use meeting or superseded after meetings with more recent material that the CB7 office has not yet received.

Other substantive questions that were raised by Land Use committee members concerned the size of the class rooms, the placement of them, the anticipated enrollment for the Hebrew School, the reason for the increase size in the kitchen, the increase in HVAC equipment and the enlargement of the roof top fan units that have caused the height of the mechanical deck to increase in height. Other concerns focused on the need to increase the multipurpose space adding additional excavation to create a two level basement and sub-basement sidewalk vault not shown on the 2008 plans. Other technical issues and concerns related to the proximity of the HVAC equipment to adjacent apartment buildings and windows, as not all units were covered in the supplemental noise mitigation report relating to sound levels and baffling that will be provided, the need for a kitchen exhaust filtration system and why a filtration system was not included in the 2008 design proposal.

There was also a new series of questions regarding the financial hardship justification as eight-and-a-half years had passed since the original financial data had been prepared. There was a request by Co-Chair Richard Asche to have the data updated, given the strength of the luxury housing market, that perhaps one of the floors could be removed.

Only one public comment was able to be included at the closing of the meeting by David Rosenberg, an attorney representing some of the adjacent apartment buildings and neighbors. His remarks were briefly about the various sets of documents filed over the eight years, the extent of revision and most importantly, reminding the Land Use Committee that previously both the Land use Committee and the Full Board denied the original proposal in 2008. If the changes proposed by the applicant are indeed minor, what improvements have been made that would change this opinion. [Note to reader: this is a paraphrase of the statement made by Mr. Rosenberg, Esq. as people were leaving the meeting just prior to adjournment].

Co-Chair Richard Asche stated that the next Land Use Meeting in November would be dedicated to hearing both public and committee comments and concerns, with the anticipation that a Land Use Committee resolution can be drafted at that time for a vote before the December Full Board.

The meeting was adjourned at approximately 8:50 in time for the third televised presidential debate that started at 9 pm.

These notes reflect the memory of the writer. Respectfully submitted by Page Cowley, Co-Chair.

Parks & Environment Committee Meeting Minutes

KLARI NEUWELT, CHAIRPERSON

OCTOBER 17, 2016

Meeting was called to order at 7:10 p.m.

Present: Klari Neuwelt, Chairperson, Ken Coughlin, Sarina Gupta, Meisha Hunter Burkett, and Susan Schwartz.

Non-committee board members: Eric Shuffler.

Item 1. Presentation by the Department of Parks & Recreation on the implementation of Participatory Budget request to create a designated bike path from West 72nd Street to West 83rd Street in Riverside Park. The project is in response to community concerns about bicycles and pedestrian conflicts on the existing waterfront Greenway.

- Margaret Bracken, Landscape Architect for Riverside Park, presented on the topic.
 - o Manhattan Greenway Improvements, funded with \$200,000 from CM Helen Rosenthal's Participatory Budget, was the second most popular of fourteen concepts voted on last year, receiving over 800 votes.
 - o The Marina and Boat Basin, originally constructed in 1936, has a rich history in the neighborhood and is very well used by pedestrians, cyclists, and tourists of all age groups.
 - o Scope Meeting completed several months ago was well-attended, largely by cyclists.
 - o \$2 Million would be needed for a full redesign, but this project is intended to address the issues raised with considerably less money.
 - o North of Riverside Park South, the first parts of which were completed in 2001, Riverside Park has a single, 17-foot wide path, shared by pedestrians, bicyclists and runners (from 59th to 72nd Streets, in Riverside Park South, there is a designated bike path).
 - o The Greenway currently has a dangerous bottleneck with a confluence of cyclists and pedestrians, which will be modified to prevent and reduce accidents. Unfortunately, the current shared path is not wide enough to permit designated lanes and there is no opportunity to widen it. Marina gates open into the current bike path, there is no handicapped access to the Rotunda or Marina walk, and there is pedestrian and cyclist confusion on how to navigate through the Rotunda area.
 - o In the future, if sufficient financing is obtained, but not as part of this project, new dedicated bicycle lanes would run under the steel arches near 72nd Street to avoid the congestion on the promenade. The stairs near 72nd Street would be extended and bikes would go through an archway, and dedicated bicycle lanes would go through the wooded area behind the track and softball fields heading north.
 - o For this project, which will divert cycle traffic inland between 72nd Street and 83rd Street, new signage, possible flexible bollards and thermoplastic pavement markings will be used to indicate the new usage for the Esplanade, which would be used by pedestrians only.
 - o Other improvements – wider entrance to the northbound cycle path at 72nd Street, softer transitions to steep portions of the new dedicated bike path, smoothing the paving at the West 79th Street entrance near the Rotunda, changing to LED lights (brighter than current lighting) to improve visibility and pruning to improve visibility and address standing water issues.
 - o The change will be non-seasonal and is expected to be implemented in 2017.
- Committee comments, questions and discussion
 - o Ken believes this is the most used bike path in the US. He voiced concern that while DOT was consulted about this proposal, the Department of City Planning was not. He was also concerned about enforcement. John Herrold, Riverside Park Administrator, responded that enforcement is handled by PEP officers, who are tasked with keeping the park safe, although funding is limited

and PEP enforcement of this designated cycle path would necessarily be very limited. He said that successful enforcement is a concern of many residents and committee members.

- Meisha wanted to know what the reaction to the proposal was by Charles McKinney, former Principal Urban Designer for Parks. This concept of separating the bikers and pedestrians was included in his master plan recently presented to the committee. Meisha also asked if pedestrians were involved in the Scoping meetings. Marisa Maack, Chief of Staff for CM Rosenthal, replied that this proposal originated during Participatory Budgeting and was also discussed in well-publicized Scoping meetings. Meisha voiced support for separation of the bikes and pedestrians for pedestrian safety reasons and Susan agreed.
- Susan asked for clarification of the statement that the full \$200,000 would not be available for the project. Margaret Bracken responded that about \$160,000 will be used for construction, while the remaining \$40,000 will go toward design and other soft costs, which is a typical ratio. Parks will be bundling bidding for this project with the Crab Apple Grove redesign and a project at the Grant's Tomb area to achieve maximum cost efficiency.
- Sarina wanted to know if slower bikers could continue to use the path along the water with the pedestrians, but Margaret Bracken replied this is not recommended and is not part of this proposal. Sarina also questioned what role volunteers might be able to play in enforcement, but Margaret replied this is not realistic and would be difficult to implement.
- Klari noted that there is limited real estate in NYC and limited funding to go with it.
- Lengthy discussion about the merits of seasonal versus non-seasonal implementation. Ken is strongly in favor of a seasonal change on the grounds that Esplanade usage is significantly lower in the off-season and the separate paths would not be needed year round. Meisha was concerned that if seasonal, the usage would be hard to change, not to mention concern about what the "season" would be, given how much of the year is warm in NYC. Susan and Eric agreed with Meisha. Klari verified with Margaret Bracken that this renovation is reversible and suggested adding a provision to the resolution to review the seasonal issue in two years. Susan disagreed and voiced concern that this provision was unnecessary and would undermine the strong support this project received during the Participatory Budget voting.
- Non-Committee comments, questions and discussion
 - Eric said that his kids use the softball field near the 72nd Street entrance and he has concerns about the safety of kids watching siblings play on the field. Eric feels there is an immediate need to protect young kids on the grass behind home plate from speeding cyclists. Response: that location is not part of this project area.
- Community Comments
 - Michael O'Neal, West 79th Street Boat Basin Cafe – concern about bikes on the path coming over the Rotunda interfacing with trucks accessing the Boat Basin
 - Reed Rubey – the ramp is too steep for some cyclists and will be unsafe in its isolation, particularly amidst the heavy vegetation (the vegetation will be pruned back as part of this renovation)
 - Lee Uehara, Safety Director, West Side Soccer League – in favor of the proposal and also concerned about addressing the safety issue near the track, wonders if there is an immediate, temporary solution. (John Herrold will look into traffic cones.)
 - Chris Henry – Riverside Park is critical for biking commuters and is more than just a park.
 - Beth Oram – opposes the plan, since she underwent cancer surgery 16 months ago and can no longer manage an inclined bike path, would like a "low-tech" approach to separate the bikers and pedestrians
 - Ira Gershenhorn – questions how crowded the Esplanade is before 9 a.m. and is also concerned about whether a child with a kick scooter could still use the Esplanade or would be required to use the bike path

- Jacqueline Gikow – a strong cyclist, but she has been hit by cars twice and is concerned about the lack of traffic on the proposed bike path making it dangerously isolated
- Marty Becker – strongly in favor, he was running along the Esplanade 14 months ago and was hit by a bicycle and underwent five months of physical therapy
- Elena Levine – a physical therapist, she is strongly in favor, but is concerned about enforcement, seasonal only would be asking for trouble
- Ron Millican – a former CB7 member, strongly in favor. He has worked with West Side Federation for Senior and Supportive Housing and reports that many seniors avoid the park because of safety concerns related to the pedestrian/bike conflict.
- Jeremy Davis – volunteers with Central Park Conservancy and supports the plan and would be interested in having the costs broken out, if possible, so community members could better understand how much such projects cost; has submitted a similar item to Participatory Budgeting again this year
- Debbie Kling, President/Commissioner, West Side Little League – questioned why there is no bike lane on Riverside Drive to help reduce the biking commuter congestion in Riverside Park. (Response from Klari: CB7's Transportation Committee has had numerous meetings where a dedicated bike lane on Riverside Drive was discussed; decision with DOT was to install bike lanes on Columbus and Amsterdam Avenues, not Riverside Drive.)
- CM Helen Rosenthal: If the proposal takes advantage of Participatory Budgeting to address a longstanding community concern with relatively limited funds.

The Committee members then discussed the proposal, considering approval without qualification, approval only on a seasonal basis, or some compromise or other wording, with various members taking different positions.

- Resolution:

Resolution in support of the proposal, which would be implemented on a year-round basis, but with a re-evaluation after two years of implementation with regard to the seasonal versus year-round issue.

Parks & Environment Committee: 4-1-0-0

Non-Committee Members: 1-0-0-0

Item 2. Presentation by the Department of Parks & Recreation on reconstruction of the existing park paths and landscape in the interior of Riverside Park from West 91st Street to West 95th Street (Crabapple Grove landscape).

- Margaret Bracken, Landscape Architect for Riverside Park, presented on the topic.
 - Crabapple Grove Paths reconstruction will be funded with \$500,000 from CM Helen Rosenthal and \$100,000 from an anonymous donor.
 - This lovely section of historic Riverside Park, with construction dating back as early as 1910, has a rich history in the neighborhood and is very well used by all age groups, however is in need of some improvements and reconstruction to address signage, paving, drainage and landscaping issues.
 - Scoping meetings resulted in these goals: 1) reconstruct existing drainage structures; 2) add granite block curbing to address runoff; 3) improve fencing; 4) repave existing asphalt paths; 5) install new benches on appropriate foundation; 6) install Riverside Park luminaires on existing light poles; 7) reconstruct existing landscape
 - The proposal addresses erosion near existing benches and the fence line, cluttered existing drainage structures, hazardous paving conditions, a stranded existing monument, and the remains of a drainage swale.
 - Sidewalk renovations from 91st Street to 95th Street along Riverside Drive, close to this site, will begin on Monday October 24, 2016.

- Benches (“hoof benches”), plantings, fences and other materials will all be chosen from the existing Riverside Park “palette”, designed to reinforce the impression of one united park rather than many separate park sections, each with distinct design elements.
- Committee comments, questions and discussion
 - Meisha suggested rain water harvesting for irrigation.
 - Sarina is concerned about having trash cans too close to the benches.
 - Susan asked if any fragrant plantings could be considered, referencing the use of genestra, a highly fragrant planting along the waterfront in Battery Park City. She also wondered about the possibility of using lily of the valley in shaded areas to add fragrance and provide cost effective ground cover in barren areas, since it spreads easily and is relatively hardy. Margaret Bracken replied that lily of the valley is not appropriate for this area of landscaping, but is used in perimeter plantings.
 - Klari requested a second gate and lower fencing around the lawn areas (3’, not 4’, both of which were still under consideration in the plan), and Margaret agreed to make these changes. Klari also asked about the possibility of adding another water fountain, but this would be difficult.
- Resolution:

Resolution in support of the proposal, with the commitment to a second gate, and 3’ fencing, and DPR agreement to consider rain harvesting, was approved.

Parks & Environment Committee: 5-0-0-0

Item 3. Presentation by the Central Park Conservancy on the reconstruction of the West 86th Street – West 90th Street landscape and perimeter.

- Lane Addonizio, Associate VP for Planning, Central Park Conservancy, presented on the topic.
 - This project coincides with an ongoing parkwide effort to restore deteriorated stretches of the park perimeter (sidewalk area). Sections of the perimeter adjacent to this historic park are uneven, deteriorating and buckling, prone to drainage and pooling of rainwater or have been patched with inconsistent pavement materials.
 - Last addressed in 1989, this area within Central Park is in need of reconstruction. Intensified use and the lack of adequate infrastructure to maintain turf has contributed to a landscape that is severely eroded and compacted. Existing plantings are limited along the perimeter wall and lacking composition along the edge of the 86th Street Transverse at the south end of the site.
 - The condition of the paths through the landscape is inconsistent and the site furnishings do not reflect the established palette of details for restored landscapes in the park. Additionally, the park path from the 86th Street entrance (constructed prior to the Americans with Disabilities Act and the standards it established for accessible routes) slopes steeply as it approaches the West Drive in what is a key location for access to a number of park destinations, including the Reservoir and the Great Lawn.
 - The proposal is mostly “in kind” work, but involves renovation of existing paths in the historic park and so is being presented for approval. The work involves restoring the essential quality of this area of the park, improving infrastructure, making the pathways ADA-compliant, restoring the park’s adjacent perimeter, restoring the meadow, replacing missing edge plantings, realigning and regarding paths for accessibility, and reconstructing the paths.
 - Total cost of this project is \$5 million and will be a combination of public and private funds.
 - Timing: ten to twelve months to complete, in two phases, with work commencing at the end of 2016 and expected to be completed early in 2017.
- Committee comments, questions and discussion
 - Unanimous support for this project.

- Resolution:
Resolution in support of the proposal was approved.
Parks & Environment Committee: 5-0-0-0

New business presentation from Sy Adler, community member, to propose consideration of a chess and checker center north of 96th Street in the Broadway Mall with eight tables. Klari suggested he contact Penny Ryan, District Manager to discuss with whom at the Broadway Malls Association and DPR he could discuss the idea, prior to any consideration of it at CB7.

The meeting was called to conclusion at 10:30 p.m.
Respectfully submitted by Susan Schwartz.

Preservation Committee Meeting Minutes

JAY ADOLF AND GABRIELLE PALITZ, CO-CHAIRPERSONS

October 13, 2016 at 6:30 PM

Present: Jay Adolf, Gabrielle Palitz, Louisa Craddock, Mark Diller, Meisha Hunter Burkett and Peter Samton. **Chair:** Elizabeth Caputo.

1. 221 West 79th Street d/b/a Viola Chocolate Broadway-Amsterdam Castagnello Storefront. Application for Window Replacement on the 2nd floor

Allen Berman, Architect.

Owner wants to do two double hung windows flanking a fixed pane in lieu of three fixed panes showed at an earlier meeting. Vertical upper and lower mullions would now align. The Committee seemed sympathetic.

Resolution of the Committee to approve passed 5-0-0-0.

The following facts and concerns were taken into account in arriving at our conclusion:

- Committee previously reviewed and approved 2-story storefront renovation work, subsequently approved at LPC.
- Most of the renovation work is now complete.
- An alternative design for the replacement windows at the second story is now proposed.
- Existing windows consist of a pair of single double-hung windows flanking a double-hung window pair, all within a single large central window opening.
- The previously approved window design consisted of two operable single-panel casement windows flanking a large central fixed picture window. Width of large central window was set to align with width of large central fixed window in first floor storefront below
- New proposal consists of two narrower double-hung windows flanking a larger central fixed picture window. Widths of double-hung windows set to align with widths of two doors at first floor below.
- Same dark bronze anodized aluminum window materials proposed as in previously approved application.

The Preservation Committee of Community Board 7/ Manhattan believes that the revised design of the second floor windows is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the window replacement on the second floor.

Committee: 5-0-0-0.

2. 144 West 88th Street (Columbus - Amsterdam Avenues.) Application to the Landmarks Preservation Commission for a front façade renovation.

Allen Berman, Architect.

The architect wants to change lower area of a townhouse where stoop once existed. Would eliminate the tan paint color and bring brownstone back to conform with rest of the façade above. New raised planter is proposed much higher, (2 ft 4 inches above sidewalk), and new doorway as well. It was noted that this raised planter would create an area somewhat hidden from view. The Committee discussed lowering the planter to align with the bottom of the newel post of the stair, reducing it in height so the top aligns with the top of the first step on the adjacent stoop wall. The applicant agreed to this modification. A new doorway was proposed that needed some refinement as to proportion and the height of the pilaster base in the frame around. The Committee suggested

that the glass in the door be larger and the solid part below be smaller. The door frame needs to have a shorter pilaster base proportion. These modifications were accepted by the applicant.

With these changes, the Committee voted 5-0-0-0 to approve as modified.

The following facts and concerns were taken into account in arriving at our conclusion:

- The stoop from the existing brownstone was removed long ago, and there is no possibility of recreating it as the space originally occupied by the parlor floor entry vestibule has been incorporated into an occupied apartment unit.
- Entry to the rowhouse apartments is through the street level entry court and a narrow door, whose width is limited by the narrow hallway space within.
- Proposed restoration work to the façade includes:
 - i. At the street level, removing the paint from the existing rusticated facade cladding, removing the brick cladding surrounding the entry doorway, and resurfacing the entire street level façade with brownstone colored material.
 - ii. Replacing the existing metal storefront style glass entry door with a new wood and glass entry door, stained brown. The new door would have a fixed lower panel and a glazed window panel above.
 - iii. Adding framing detail around the entry door to create a grander sense of entry. New frame to consist of fluted pilasters on an elongated flat stepped base, with a simple two-part entablature detail above the door head. Door surround to be created from stucco, same brownstone color.
 - iv. The brownstone on the façade's upper floors will be cleaned.
- Proposed renovation work to the entry court includes:
 - i. Shifting front court entry steps from the center to the west, to align with entry door.
 - ii. New steps and entry court paving to be bluestone.
 - iii. New planter and trash can enclosure to be created of limestone-colored concrete, with recessed panel details and small pilasters. Proposed height of planter above sidewalk to be 2'-4", which would partially conceal the detail at the bottom of the newel post at the existing adjacent stoop to the west.
 - iv. New simple black metal handrails to be added at both sides of new entry steps.

The Preservation Committee had a number of concerns, proposed several design modifications, all of which were accepted by the applicant:

1. Modify the design of the new wood entry door, elongating the upper glazed panel, shifting the middle rail down approx. 12" and reducing the height of the lower wood panel to add verticality. Door stain color to match dark brown of existing entry door pair at 142 West 88 Street next door.
2. Modify the design of the door framing detail to more closely approximate traditional pilaster proportions, reducing the height of the stepped base to be slightly taller than the bottom rail of the front door, and elongating the fluted pilaster portion.
3. Reducing the height of the planter/ trash can enclosure to align with the top of the newel post base and the top of the lowest step of the adjacent stoop side wall at 142 West 88 Street, in order to retain the full visibility of the newel post's decorative detail.

The Preservation Committee of Community Board 7/ Manhattan believes that the front facade restoration work as modified is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the façade restoration work **as modified**.

Community Board 7/ Manhattan

Preservation Committee: 5-0-0-0.

3. **513 Columbus Avenue, d/b/a Osteria Cotta Restaurant** (West 85th Street.) Application to the Landmarks Preservation Commission for legalization of the store front.

Legalization of changes to doors existing at the time of Historic district designation are requested. Awnings are retractable and different from before. New doors no longer have individual small panes differing significantly from original, and from original multi-paned transoms above. Since awnings and doors are now different, owner is requesting approval of these changes.

Committee agreed to approve changes to the awnings 5-0-0-0.

Regarding the awnings;

- Previously, there were six separate retractable awnings above the six separate door pairs.
- Two wider terra-cotta colored retractable awnings, each extending the full width of the masonry opening to cover one door and window pair grouping.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the two wider retractable awnings is reasonably appropriate to the historic character of the building and of the Historic District.

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

Preservation Committee: 5-0-0-0.

The Committee felt that the current doors and windows as requested to be approved are quite different from the original doors. The Committee prefers the multi-panes in the transoms above the doors which were present at the time of designation, finds the existing replacement doors and windows unsympathetic to the remaining transoms.

The Committee made a resolution to disapprove the legalization of the changes to door as was presented.
5-0-0-0

Regarding the storefront:

- The existing storefront has two large masonry openings.
- At the time of designation, the existing storefront consisted of six multi-paned fixed transom units above six pairs of multi-paned French doors, all dark stained wood. Three door/transom units were contained within each large masonry opening.
- Currently, the six existing fixed multi-paned transoms still exist, but the six multi-paned French doors have been replaced by two central pairs of wood doors, each flanked by two pairs of side-hinged windows with fixed panels below. The dark wood stain was stripped off, so now the wood is a natural color finish.

The Committee expressed concern that the replacement doors and fixed window units have no relationship to the pre-existing multipaned transoms or to the proportions of the previously existing French doors which these doors and windows.

The Preservation Committee of Community Board 7/ Manhattan believes the revised storefront design is inappropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan disapproves the existing storefront design.

4. **44 West 95th Street (Columbus Avenue – Central Park West.) Application to the Landmarks Preservation Commission for a rear yard addition on three floors, rooftop addition, façade restoration, and new windows.**

Community Board 7/ Manhattan

Eric Safyan Architect.

Rear yard new addition, rooftop addition, as well as front facade restoration and new windows are being proposed. Note: Existing front façade was altered over the years.

The townhouse is at the western edges of the donut created by the brown stones on 95th and 94th streets. The proposed rooftop addition has a sloped roof to avert the need for a required railing. It is rather high as a result. Rear façade has significant changes from original with a new full-width four story addition projecting into the donut. New windows and doors are proposed in a new façade. The proposed rear addition is projected to go 9 ft. 10 inches into the rear yard. The rear yard addition is higher than all other additions in the donut by one floor.

Public Commentary:

Loss of greenery in the donut, was commented on. Several neighbors protested to the loss of sunlight and view of the green from the taller building to the west. There were very negative comments by neighbors regarding cutting off views to the windows along the east wall of the 9-story apartment building directly to the west, across an 8 foot wide side courtyard. A handicapped woman neighbor was quite distraught by the prospect of cutting off light and views from her apartment just to the west.

Committee comments:

Penthouse is too high, and front may be visible from the public way , rear addition is also too high by one floor. Perhaps make both lower. Windows on top floor in the rear should relate to windows of townhouses to east. (Can't see that right now because other neighboring buildings were not shown.) The Committee suggested lowering rear addition by one floor, retaining the two original punched windows in the top floor of the original rear façade. This would relate to the adjacent row houses. The Committee also suggested showing other facades and how the proposed design relates. Stair into rear yard obstructs and goes out too far. Suggest the use of a spiral stair instead, or shifting the stair to the east side of the lot. It was noted that the front façade might have had stained glass in the transoms at the parlour floor. Suggest following up to see if it were possible to bring that back.

Resolution:

Recommendation to approve the front with possibility of re-introducing stained glass.

Approved: Preservation Committee: 6-0-0-0, Non-Committee Full Board: 1-0-0-0.

Recommendation to disapprove the proposed penthouse and rear yard addition as it is now presented.

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

Regarding the front façade restoration work, the following facts and concerns were taken into account in arriving at our conclusion:

- The existing three-story plus basement rowhouse is the western end of a tri-partite grouping, the only one of the three retaining most of its original architectural detail.
- Front facade work includes:
 - i. Restoration of the entire front façade and stoop, including repairing and refinishing the sandstone cladding at the two lower floors, the brick cladding on the two upper floors, the sandstone window surrounds and other decorative details, and the metal cornice. Sandstone at the street level, the window surrounds and other architectural details to be refinished in dark brow. Sandstone at the parlor floor to be refinished in a light tan color. The metal cornice to be repainted black

- ii. Restoration of the existing entry doors.
- iii. Replacement of all existing double-hung aluminum windows with new double-hung wood windows by Marvin, painted black.

The Committee noted that the tax photo seems to indicate that the transoms at the parlor floor contained stained glass.

The Preservation Committee of Community Board 7/ Manhattan believes that the front facade restoration work is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the façade restoration work. The Committee recommends that the applicant explore the possibility of reintroducing stained glass at the parlor floor transom windows.

Committee: 5-0-0-0. Non-Committee Full Board member: 1-0-0-0.

Regarding the rear yard and rooftop additions, the following facts and concerns were taken into account in arriving at our conclusion:

- This three-unit three-story plus basement rowhouse grouping was not designed with any partial width rear-yard additions, as were many of the neighboring rowhouses within the block of this 94th-95th Street donut.
- The existing nine story mid-block apartment building to the west has many apartment windows along its east-facing façade, 8 feet away from the western edge of this rowhouse and proposed addition, separated by a side courtyard which is actively used by the building's resident's as communal outdoor space.
- A full-width, full-height rear yard addition is proposed, extending 9'-10" feet back into the rear yard to the 30 foot setback line.
- A new rooftop addition is proposed, setback 8'-11" from the front façade, and 11"-10" from the rear yard addition (2'-0" from the original rear façade.) Its front and rear facades would be 11'-2" tall. The roof would slope (to avoid installing rooftop access for a flat roof), rising up an additional 4'-6" at its peak.
- The rooftop addition could be somewhat visible from the public way.
- New HVAC condenser units to be installed on the rear portion of the sloping roof surface.
- Both rear yard addition and rooftop additions to be clad in dark red brick.
- Brick at the rear façade of the rear yard addition to be installed with shallow planar variation (3"-4)" , creating visual interest and shadow-play.
- The side facades of the rear yard addition to be solid similarly colored dark red brick-clad walls.
- The side facades of the rooftop addition to be solid stucco, colored to match the brick cladding of the front and rear facades.
- All fenestration to aluminum-clad wood casement windows and full-height glazed doors, all black finish.
- Work in the rear yard garden includes:
 - i. New parlor level deck, projecting 8 feet into the rear yard. Deck to be constructed of black metal with wooden decking, black metal railings and black metal garden access stair at its western end.
 - ii. Perimeter planting beds surrounding a bluestone paved center.

The Preservation Committee of Community Board 7/ Manhattan believes that while many of the design details of the proposed rear yard and rooftop addition could be appropriate to the historic character of the building and of the Historic District, cumulatively the two additions add too much bulk to the existing rowhouse and overall are inappropriate to the historic character of the building and of the Historic District.

The Committee strongly urges the applicant to consider the following modifications:

- Reduce the height of the rear yard addition one story, retaining the original rear façade at the top floor with its two existing punched openings visible, continuing the plane and the fenestration pattern of its two neighboring partner units to the east.
- Reduce the height of the rooftop addition by 1 foot (or more) as necessary to eliminate all visibility of the front facade from the public way, and to reduce the overall bulk.
- Pull back the rear façade of the rooftop addition several feet from the face of the top floor rear façade, further reducing the bulk of the rooftop addition and its prominence at the rear.
- Consider installing a flat roof, with a minimally-sized and massed bulkhead, in lieu of a sloping roof.
 - Employ HVAC condensers that incorporate sound attenuation, and install the units within sound reduction enclosures.
- Relocate the metal garden access stair to the eastern edge of the property, either as a straight run or redesigned as a spiral, to eliminate the visual and physical obstruction it would create for the apartment building courtyard to the west.
- Consider increasing the amount of planting area and consider employing permeable pavers in the garden to retain more greenery in the rear yard.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **disapproves** the rear yard and rooftop additions **as designed**.

Committee: 5-0-0-0. Non-Committee Full Board member: 1-0-0-0.

5. **212 West 93rd Street, Shaare Zedek Synagogue.** Proposed demolition of the Synagogue and construction of a new building that will include a new Synagogue. (Note: This was a meeting for informational purposes only)

Comments by West Nineties Neighborhood Coalition: WNNCgroup@gmail.com

Rona Blaser made presentation. Luxury high rise building is being proposed. Neighborhood organization is formed specifically for this project. She said Shaare Zedek deserves Landmark status. A dozen stained glass windows are at risk. Developer to build a high rise and demolish Synagogue. They are asking that the Committee or CB #7 write a letter to the LPC urging it to consider Landmark status for the building. The Congregation president made a statement disagreeing with the group that wants to save the building. There are very poor conditions in the building....they want to change and find a new life for the Congregation. They tried every way possible to save the building, but couldn't do it. There is no new solution to saving the building. Shaare Zedek wants to meet with the Coalition so they can see that there is no solution to saving the building.

A Cynthia Wachtel mentioned that there may be another Synagogue that would be interested in the building. Selling the air-rights doesn't seem to be possible.

There was substantial discussion on finding a resolution to the issue. The two sides seem not to have a compromise.

New business:

Finally the issue of building in the rear yards of historic districts when no other visible construction was proposed in the front or on the roofs, was brought up by Peter Samton for discussion. He showed letters to and from Sarah Carroll, the Executive Director of LPC reviewing their policy of not informing neighbors of proposed construction in the rear yards of Historic Districts. Currently staff reviews this proposed work with owners and their architects, without informing neighbors.

It was decided that Sarah Carroll would be contacted to ask that the current procedure allow that neighbors in an historic district be informed in advance about proposed work in rear yards.

STEERING COMMITTEE MEETING MINUTES

ELIZABETH CAPUTO, CHAIR

OCTOBER 24, 2016

The meeting was called to order at 7:11 pm by Chair Elizabeth Caputo.

Committee Members Present: Andrew Albert, Blanche E. Lawton, Christian Cordova, Dan Zweig, Elizabeth Caputo, George Zeppenfeldt-Cestero, Jay Adolf, Klari Neuwelt, Linda Alexander, Madge Rosenberg, Mel Wymore, Michele Parker, Page Cowley, Polly Spain and Suzanne Robotti. **Non-Committee Members Present:** Kenneth Coughlin, Meisha Hunter Burkett and Roberta Semer.

The following matters were discussed:

1. Budget Priorities

Mel Wymore:

- Only the Parks & Environment Committee submitted budget priorities.
- District Needs Statement is done except for budget priorities.
- George Zeppenfeldt-Cestero: submitted budget for American Museum of Natural History Kiosk.
- Encourage all members to engage in BP process more fully and earlier next time. NYC agencies look to us for budget priorities; we need to provide input to get projects funded (e.g. Riverside Park). Committee chairs should make BP a priority.
- Don't wait until the fall to think about BP. We can start providing input around February to city government. Pay attention as to where the money is going.

CB7 Comments:

- Delegate to committee members to keep track of BP.
- Appoint a committee member to discuss BP with Mel Wymore.
- Q: which city agencies are more likely to approve our budget priorities?
-- A: agencies that have a relationship with the committee chair.
- Every committee chair should make contact with their counterpart city agencies.
- Klari Neuwelt has been successful in getting projects approved because she takes the initiative to propose new projects.
- Q: have we tracked which projects get funded?
-- A: small capital projects tend to be funded.
- Capital projects only get added to the budget when they are funded.
- Riverside Recreation center took 20 years to be funded.
- Penny Ryan: we get budget register 3 times a year with a list of budget priorities.
- Manner in which city agencies answer budget priorities will change to provide more information on response.
- Need Committee Chairs to be more involved with counterpart city agencies.

Review of Capital BP:

- The following are the Top Capital Budget Priorities:
 1. (DPR) Cherry Walk, Riverside Park, 100th to 129th Streets, at the Hudson River. Path illumination only.

2. (DPR) Kayak Dock, 72nd Street at Hudson River.
3. (DOT) Fund street0scape safety improvements.
4. (DPR) Cherry Walk, Riverside Park, 100th to 129th Streets, at the Hudson River.
5. (DFTA) Frederick Douglass Houses Senior Center.
6. (DPR) Equipment for Districts #7 and #14 (Riverside Park).
7. (DPR) Reconstruct basketball courts, active recreation and ramped stairs at West 102nd Street in Riverside Park.
8. (DOT) Increase funding for street and curb lane resurfacing.
9. (DPR) Soldiers and Sailors Monument, West 89th Street on Riverside Drive.
10. (DPR) Renovation of Anibal Aviles Playground, West 108th Street and Amsterdam Avenue.
11. (DOT) Visually Handicapped – Accessibility.

*After deliberation the **Top Capital Budget Priorities** were **approved**:*

COMMITTEE MEMBERS VOTE: 15-0-0-0. NON-COMMITTEE MEMBERS VOTE: 3-0-0-0

- Polly Spain: need \$10 million for plumbing repairs on Wise towers; water leaks may affect electrical systems.
- Mel Wymore: NYCHA is not part of the capital budget. We can include it as a budget priority to make a statement about an emergency situation in our community. We can include it after the *(DoT) Fund speed cameras throughout MCD7* budget priority.

Review of Expense BP:

- The following are the Top Expense Budget Priorities:
 1. (OMB) Increase Community Board budgets.
 2. (DPR) Solar trash compactors for Verdi Park, 72nd – 73rd Streets at Broadway/Amsterdam Avenue.
 3. (DSNY) Funding for a dedicated collection truck to service the street recycling cans.
 4. (NYPD) Restoration of the number of police officers in precincts and PSAs.
 5. (NYCHA) Additional funds for skilled trades personnel and resident skilled trades training at Amsterdam Houses, Frederick Douglass Houses, Wise Towers Consolidated and DeHostos.
 6. (DPR) Pest control personnel.
 7. (DYCD) Maintain and increase baseline funding for after-school and OST programs in school and in neighborhood CBOs in MCD7.
 8. (HRA) Funding for hunger – food insecurity outreach.
 9. (DEP) Dedicated enforcement staff for anti-idling law.
 10. (ACS) Maintain funding for Baseline Early Learn Programs, including UPK and Head Start.
 11. (DPR) Park Enforcement Personnel for Riverside Park and District 7.
 12. (DFTA) Increase staffing baseline funding.
 13. (DPR) Permanent staffing for Districts #7 and #14 (Riverside Park).
 14. (DOT) Painting of faded street markings.

*After deliberation the **Top Expense Budget Priorities** were **approved**:*

COMMITTEE MEMBERS VOTE: 15-0-0-0. NON-COMMITTEE MEMBERS VOTE: 3-0-0-0

2. Finalizing November 1 Full Board Agenda

Elizabeth Caputo:

- Transportation Committee meeting changed to Thursday November 3 from November 8 (election date).
- Members make sure you check your emails for date changes.
- Steering Committee meeting on Tuesday November 15 at 6:30 pm.
- Parks & Environment Committee meeting on Tuesday November 29.
- P&E Committee’s Riverside Park Bike Path resolution may be controversial. Expect a moderate crowd.

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- Meisha Hunter Burkett: pedestrian concern about collisions with bicycles on the Greenway.
- Kenneth Coughlin: cyclists concern about winter and steep ramp.
- Michele Parker:
 - Comments to be submitted about the new proposed rules for street fairs will be voted as resolution at the November 1st Full Board meeting.
 - Street Vendor Modernization Act hearing on Wednesday October 26th
 - we are against it;
 - there is not enough time to consider new proposed laws before the hearing;
 - there was no notification to the Community Boards;
 - need better enforcement of current regulations.

3. New Business.

Elizabeth Caputo:

- Members should think about how they behave at full board meetings to reflect community leadership.
- Thank you for everyone's cooperation.

Roberta Semer:

- We have not yet revised the By-Laws as agreed at last Steering Committee meeting because the Manhattan Borough President Office's By-Laws template is not yet ready.
- We will wait until the new template is ready to compare it with our by-laws.
- MBPO expects the template to be ready in 2 – 3 months.
- At the Borough Board meeting there was a complaint about needing to go to a different website (datatogo.nyc) to look at the budget priorities.

The meeting ended at 8:23 pm.

Transportation Committee Meeting Minutes

ANDREW ALBERT AND DAN ZWEIG, CO-CHAIRPERSONS

OCTOBER 6, 2016, 7:00 PM

Meeting called to order at 7:07 pm

Present: Andrew Albert,

Dan Zweig, Ken Coughlin, Richard Robbins and Roberta Semer.

Re: Presentation by the Lincoln Square BID on locations for curb lane, sidewalk and street closures for Winter's Eve at Lincoln Square on Monday, November 28, 2016.

Phil Gordon of the Lincoln Square BID said that the event will run from 5:30 pm to 9:30 pm, as it did last year. The only changes from last year's event are that it will take a 100-foot curb lane on the south side of W. 67th Street west of Broadway (next to the Raymour and Flanagan store), as well as the entire curb lane on the west side of Broadway, adjacent to Dante Park, from 3 pm until 9:30. As a result of this change, the M10's stop will be moved one block south to between 62nd and 63rd streets during this six-and-a-half-hour period.

Resolution to approve the request to close curb lanes, sidewalks and streets for Winter's Eve: 5-0-0-0

Re: Success of M86 Select Bus Service (SBS) and a presentation on the M79 SBS.

Select Bus Service (SBS) is New York City's brand name for Bus Rapid Transit, which employs features such as dedicated bus lanes, off-board fare collection and all-door boarding to speed bus service and improve reliability. Rob Thompson of New York City Transit reported on results since implementation of SBS on the M86 line, and Julie Schiff of the NYC Department of Transportation described plans for a similar service on the M79 line.

Thompson said that the M86 carries the most people per mile of any New York City bus route, and thanks to SBS improvements the route is operating 8-11 percent faster than prior to SBS. He said that most of the credit goes to queue jump bus lanes and off-board fare collection, and he highlighted the eastbound dedicated lane at 86th and Central Park West as a "huge improvement." Meanwhile, after declining in recent years, ridership on the M86 rebounded 7 percent in the first 11 months of SBS service.

Schiff said that the request for SBS on the M79 route came from East Side Council Member Ben Kallos. She said the change to SBS will reduce long lines waiting to board, a particular problem on this line. The changeover may involve the discontinuance of the stop at 81st and Amsterdam, which Schiff said is underutilized. Committee co-chair Andrew Albert noted that the stop had been out of commission for a time recently due to construction, so officials may want to take another look at usage statistics.

Schiff said that work on the M79 SBS is slated to start this fall with the finalization of traffic analysis and beginning of construction for off-board fare equipment. A draft plan will be presented to community boards 7 and 8 in early 2017, with a launch scheduled for spring 2017.

Asked whether off-board fare collection has resulted in greater fare evasion, Thompson said that there has actually been a drop in the number of passengers not paying. There is a good chance they'll run into a fare inspector.

Committee member Ken Coughlin asked whether the MTA/DOT will be seizing the opportunity to take a holistic look at the entire corridor to go beyond paint and create physical improvements that further speed buses and enhance pedestrian safety. Schiff said yes, where possible. Initially, five intersections along 79th -- but only one on the West Side, at Broadway -- will be the focus of Vision Zero treatments.

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A community member named Jason asked why there was no uptown-downtown SBS on the west side. Thompson said the west side is better served by subways, among other reasons.

Sean Fitzpatrick, Council Member Helen Rosenthal's community liaison, noted that countdown clocks had been funded in last year's Participatory Budgeting process for this Council district. He asked whether the funds could be used for something else now that both the M86 and M79 lines will have the clocks. DOT will check.

Debbie Bottle of the 81st Street block association (between Columbus and Central Park West) said that the block already has great traffic challenges and asked that officials pay careful attention to whether the SBS plan will worsen the situation.

Re: 326 West 77th Street (Riverside Drive – West End Avenue.) Application to the Department of Transportation by Lloyd Realty, LLC for a revocable consent to construct, maintain and use a new stoop and fenced-in area.

Architect Wayne Tourette presented the building's proposed plan. At the narrowest point, the usable sidewalk will be 6 feet, four inches.

Resolution to approve: 5-0-0-0

Re: 322 Central Park West (West 92nd Street.) Application to the Department of Transportation by 322 Realty Corp. for a revocable consent to construct, maintain and use a fenced-in planted area on the northwest corner of intersection of West 92nd Street and Central Park West and to maintain and use two existing planters on the north sidewalk of West 92nd Street, west of Central Park West.

Christina Redmond of Midtown Preservation Architecture & Engineering, P.C., presented the plan. The planters will project out three feet from the building line. The planters will be bordered by a granite curb and an 18-inch-high iron fence. It will begin on Central Park West and wrap around the corner and go up 92nd Street for 27.5 feet. The building will maintain the planted area. Redmond noted that other buildings on Central Park West have a similar feature.

Resolution to approve: 5-0-0-0

Re: N/W/C Broadway and West 94th Street. New application #12659-2016-ANWS to the Department of Consumer Affairs by Mohammad Islam to construct and operate a newsstand on the northwest corner of Broadway and West 94th Street.

Devang Shali (sp?), architect, presented the plan. It would be a 12-foot by 5-foot newsstand and would replace a mobile food cart currently occupying the space during the day. Co-chair Andrew Albert raised the concern that the newsstand would block the view of an ATM vestibule from the street, noting that it is CB7 policy not to approve anything that would so obscure an ATM vestibule and that the local precincts appreciate this policy. Shali said he did not think the stand would block an ATM area but that they would be willing to move the stand a few feet north if necessary. Committee members will inspect the site.

Committee co-chair Dan Zweig reminded the committee of an earlier pledge it made to the community that we would not approve sidewalk obstructions further narrowing the sidewalk in this area of Broadway. Ken Coughlin said that the projected 15 feet from the stand to the building line seemed adequate.

New Business:

Drew Cady of 585 W. 88th Street complained that "no one on her block knew about" the installation of a Citi Bike station there. Colleen Chattergoon, CB7's DOT representative, said that the management of Cady's building had been notified and noted that the station will be there for about two years before it is slated to return to W. 87th Street. Cady said that with all the townhouse construction on the block, the bike share station only adds to the problems, making it impossible for construction and other vehicles to reach the curb. As a "feeder route off Riverside Drive," she said the block has become "a horn-blaring nightmare."

Committee member Rich Robbins asked Chattergoon to look into the disappearance of daylighting at the corner of 97th Street and West End Avenue. “No Standing” signs have vanished. Chattergoon said the best way to alert her of such issues between meetings is to send the request to CB7 District Manager Penny Ryan, who will forward it on to her.