

## BUSINESS & CONSUMER ISSUES COMMITTEE MEETING MINUTES

Linda Alexander and Christian Cordova, Co-Chairpersons

June 8, 2022 at 6:30 p.m. via ZOOM

The Meeting can be viewed in its entirety on YouTube, <https://www.youtube.com/watch?v=ee9sWDY6QC8&t=824s>

Business & Consumer Issues Committee of Community Board 7/Manhattan met via the Videoconferencing Application Zoom. The meeting was called to order at 6:33 pm by Co-Chairperson Christian Cordova.

**Present:** Linda Alexander and Christian Cordova, co-chairs; Joshua T. Cohen, Madelyn Innocent, Doug Kleiman, Erana Stennett and Anthony Thomas. **Non-Committee Board Members:** Seema Reddy. **Absent:** Andrew Rigie.

### ***New and Temporary Retail Permit Applications:***

1. **200 West 60<sup>th</sup> Street** (Amsterdam Avenue.) **New and Temporary Retail Permit application to the SLA for a two-year liquor license by ESQ 60<sup>th</sup>, LLC d/b/a Emmy Squared Pizza.**

Presenting for the Applicant: Maston Sansom (attorney for the applicant), [Maston.Sansom@srcLawOffices.com](mailto:Maston.Sansom@srcLawOffices.com); Raul Adorno (Director of Operations) [RAdorno@EmmySquaredPizza.com](mailto:RAdorno@EmmySquaredPizza.com); Andrew Castano (General Counsel), [Andrew@EmmySquaredPizza.com](mailto:Andrew@EmmySquaredPizza.com).

#### Comments:

- Applicant plans to open a Detroit style pizza restaurant serving a variety of other items including salads, burgers etc.
- The Applicant assured the committee that they will be responsible operators and great neighbors.

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

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

2. **590 Amsterdam Avenue** (West 88<sup>th</sup> – 89<sup>th</sup> Streets.) **New and Temporary Retail Permit application to the SLA for a two-year Beer and Wine license by PST Amsterdam, LLC d/b/a Poulet Sans Tete.**

Presenting for the Applicant: Micheline Gaulin (owner), [Micheline@LeftBankNewYork.com](mailto:Micheline@LeftBankNewYork.com); Laurence Edelman (owner).

#### Comments:

- Applicants intend to open a neighborhood focused restaurant with an emphasis on take-out, and limited indoor dining.

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

Committee: 7-0-0-0. Non-Committee Board Member: 1-0-0-0.

### ***Method of Operation:***

3. **984-986 Amsterdam Avenue** (West 108<sup>th</sup> – 109<sup>th</sup> Streets.) **Method of Operation application to the SLA for a two-year liquor license by Amity Hall Uptown, Inc. d/b/a Amity Hall.**

Presenting for the Applicant: Randy Adams, [Randy@AmityHallUptown.com](mailto:Randy@AmityHallUptown.com).

#### Comments:

- Peter Arndsten of the Amsterdam-Columbus BID offered his support for the applicant.

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

Committee: 7-0-0-0. Non-Committee Board Member: 1-0-0-0.

4. **222 West 79<sup>th</sup> Street** (between Broadway and Amsterdam Avenues, former Kefi space). **New and Temporary Retail Permit application to the SLA for a two-year liquor license for: Harlem ADR, LLC, dba, Molchi Dolchi**

Presenting for Applicant: Leonardo Cutone (owner), [LeoCutone@Cutone.org](mailto:LeoCutone@Cutone.org).

Committee: 7-0-0-0. Non-Committee Board Member: 1-0-0-0.

5. **New Business.**

#### Comments:

- Peter Arndsten of Amsterdam/Columbus BID announced June dates for Open streets within the BID. Also expressed concern about the spread of Covid at larger restaurants and at the Open Streets.
- Owners of Friend of a Farmer restaurant attended the meeting to introduce themselves in advance of the July BCI meeting (for an application for a new restaurant located at: 70 West 71<sup>st</sup> Street).

The meeting ended at 7:12 p.m.

# FULL BOARD MEETING MINUTES

June 7, 2022 at 6:30pm via ZOOM

Steven Brown, Chairperson

The Meeting can be viewed in its entirety on YouTube at: <https://www.youtube.com/watch?v=xNBIGSH8hRs>

**Present:** Barbara Adler, Jay Adolf, Andrew Albert, Linda Alexander, Richard Asche, Kristen Berger, Steven Brown, Elizabeth Caputo, Courtney Clark Metakis, Joshua Cohen, Christian Cordova, Kevin Corte, Ken Coughlin, Page Cowley, Louisa Craddock, Mark Diller, Beverly Donohue, Robert Espier, Sheldon Fine, Sonia Garcia, Miranda Goodwin-Raab, Madelyn Innocent, Audrey Isaacs, K Karpen, Natasha Kazmi, Doug Kleiman, Blanche Lawton, Sara Lind, Ira Mitchneck, Klari Neuwelt, William Ortiz, Michele Parker, Seema Reddy, Andrew Rigie, Madge Rosenberg, Melissa Rosenberg, Peter Samton, Susan Schwartz, Roberta Semer, Ethel Sheffer, Polly Spain, Erana Stennett, Anthony Thomas, Kristina Villarini, Benjamin Wu, and Howard Yaruss. **Absent:** Daniela Alvarado, Rosa Arenas and Catherine DeLazzerro. **Board Office:** Max Vandervliet, District Manager and Jessie Nieves, Associate Director of Community Affairs.

The full Board of Community Board 7/Manhattan met on Tuesday, June 7, 2022, on the Zoom online platform. Chair Steven Brown called the meeting to order at 6:34 pm after the Secretary confirmed a quorum was present. The following discussions were had and actions taken.

## Business Session

Preservation Committee, K Karpen and Michele Parker, Co-Chairpersons

Resolution Re:

**1. 257 Central Park West (West 85th - 86th Streets). Application to the Landmarks Preservation Commission for a Certificate of Appropriateness for the installation of a roof deck and greenhouse structure and an increase in the height of an existing elevator overrun.**

Michele Parker: Our resolution is considering an elevator overrun to add ADA accessibility. The application was approved unanimously at LPC this afternoon, and approved by Landmark West! There is some minimal visibility of this extension. The other two items were already approved by LPC at the staff level.

Vote: 42-0-0-0

**2. 6 West 95th Street (Central Park West - Columbus Avenue). Application to the Landmarks Preservation Commission for a Certificate of Appropriateness to (a) build a one-story rooftop addition, (b) expand the basement and first floor rear addition and add window openings to the west facade of the addition, and (c) to convert a top floor rear facade window to into a door.**

Michele Parker: The home already has a full width rear extension. They now want to build a 1-story rooftop addition and convert a window to a door at the top floor. This will be heard at LPC next week. We voted to approve this in committee.

Vote: 43-0-0-0

**3. 225 West 99th Street, St. Michael's Church (Amsterdam Avenue.) Application to the Landmarks Preservation Commission for a Certificate of Appropriateness for barrier-free access.**

Michele Parker: This was heard at LPC today and was approved unanimously. Everything proposed (lowering doors at Amsterdam Ave; addition of ramps and removal of stairs; replace doors; salvage leaded glass windows for reuse later; etc.) is geared toward accessibility: for seniors, ADA, strollers, wheelchairs, etc. It is a graceful, exquisite, and timely renovation that will not change the look of the church.

Vote: 44-0-0-0

**4. 165 West 86th Street, West-Park Presbyterian Church (Amsterdam Avenue) Application to the Landmarks Preservation Commission to demolish the existing structure, an individual landmark designated in 2010, on the grounds of hardship pursuant to NYC Administrative Code § 25-309.**

A. Preservation Committee Chairs' Presentation (5min)

K Karpen: Thanks to everyone who attended the public hearing last month and for all of the thoughtful written testimony that was submitted. This resolution is about the Hardship section of the NYC Landmarks Law. The West Park Presbyterian Church is submitting an application to demolish the church on the grounds of hardship based on the claim that the present condition of the church is profoundly deteriorated and unsafe. The cost to restore the church is beyond the means of the church. Pursuant to a contract with Alchemy Partners a new building would be built on the site with 10,000sf of space available to the church, community and arts groups going forward, and residential apartments above. The committee felt there were options not

- Transfer of ownership to a non-profit entity to ease fundraising
- Concerns about rate of return presented
- Potential of architectural alternatives to demolishing this stunning building
- The finality of demolition of the church building

- Our belief in other unexplored options

We felt the applicant did not meet the heavy burden of proof required. We voted 8-1-1-0 (non=committee 8-2-2-0) to not support the application.

**B. Applicants Presentation (10min)**

Roger Leaf, Chair of West Park Administration. The congregation has owned this building for more than 100 years and is solely responsible for its upkeep. The sidewalk shed has been there for 20 years. The building is not in compliance with fire codes, ADA, etc. To make the sandstone façade and interiors safe would require approx. \$50 million. In 2010, the building was landmarked over the objection of the congregation. The building was landmarked at the time without a boiler and a leaking roof. City moneys were promised but not forthcoming. The Presbytery has a staff of 3 people and annual budget of \$1m. The Presbytery doesn't own the church or have the means to restore the property. In 2017, the church entered into a lease agreement with an Arts Group, but the funds were not enough for the upkeep of the church. The church made the difficult decision to sell the church. The Administrative Commission Panel concluded there was no feasible option to save the current building, only to raze the existing building and erect a new building. The new building will revitalize a congregation, fund community outreach programs across NYC, provide an arts and community space. An agreement with Alchemy was reached in March of this year. On April 5, we submitted an application for hardship along with Alchemy.

Valery Campbell, Kramer Levin: The application is unusual. The Board must determine whether the church has satisfied the rigorous standards of hardship and therefore be allowed to demolish the church. It is not to determine whether the new building is appropriate. Only 19 hardship applications have been considered by LPC in all the years. We believe the church has met the applicable standards. We have provided all of our reports and studies about the costs of restoration and renovation of the church. All assertions that the work can be done cheaper have not been supported with facts or reports.

Reasons for

1. Exempt from Real Estate taxation and has entered into a contract
2. Property is not capable of earning a reasonable return of 6% annually
3. The nonprofit must no longer be suitable for its purpose and mission
4. The for-profit purchaser must pursue the new building expeditiously.

**C. Community Groups:**

- a. Michael Hiller, Arts Center at West Park: I specialize in Landmarks Preservation Law. To permit demolition for hardship is very rare. In order to obtain relief, there are extremely rigorous standards to be met. They do not achieve this because:
  - i. 1. West Park is one of the most important buildings on UWS
  - ii. 2. Based in large measure on construction estimates that are difficult to explain – especially the
  - iii. The ROI analysis is exaggerated because of the inflated construction costs
  - iv. The application cannot meet the showing that the owner attempted to maintain the building and was not the reason for the current state of disrepair
  - v. Is there evidence that the church tried to sell the existing air rights? There are potentially 4 buildings that could receive those air rights.
  - vi. The building still serves the purpose for which it was conceived.

In summary, this is an economic opportunity being seized by Alchemy at the expense of the UWS and an important Landmark. I trust the board will follow the Preservation Committee's leadership on this.

**D. Board Members (2min limit each)**

Steven Brown: I am going to vote for the resolution. I don't believe the hardship standard has been met. All options must be looked at, and it felt like that hasn't yet been done.

Kevin Corte: I will be voting against the resolution, to approve the hardship application. I believe the application does meet all the requirements. I am concerned that by not allowing this, the status quo will prevail. And that status quo is a crumbling building. I do think this is an exciting opportunity for new housing and new community space. We are in a housing crisis and the solution seems to be additional housing. I would love to hear from the application about green demolition practices, and how historic elements can be incorporated into a new development.

Kristen Berger: In the 10-12 years since the Landmarks designation, how much money was raised to help restore the

building. What gives us confidence that moneys will be available to restore the building?

Roger Leaf: Almost no money has been raised for the building since 2010. The congregation sold the Manse for \$1M, and those moneys went into maintaining the church. From City Council, \$35,000 was raised.

Anthony Thomas: I am leaning towards supporting the resolution. I am concerned by the issues raised by Mr. Hiller. I look forward to hearing more.

Benjamin Wu: I want to understand the safety issues. The ROI calculations have received a lot of focus. How much capital is needed to achieve the bare minimum of safety and who will pay for this? This is a key topic to discuss.

Valerie Campbell: There are safety violations that have been issued by DOB that need to be responded to – regarding the façade especially. Those repairs would cost \$14-18M. The church has no resources to pay for that. In addition, there are structural issues within the building as well.

Michael Hiller: We have engaged an engineering firm. The numbers you are hearing are not accurate. The roof has been partially repaired already. What is the minimum work to make it safe was the question and it hasn't been answered.

Miranda Goodwin-Raab: The building has been landmarked in 2010. And we are already discussing hardship. Why and why so soon?

Valerie Campbell: When the building was landmarked, the congregation opposed landmarking. The sidewalk bridge was already up and the church was then short of resources for repairs. The landmarking was approved in City Council because city funds were expected. But that never materialized.

Sara Lind: I live across the street from West Park. My view is West Park is beautiful and the thought of losing it is heartbreaking to me. But I don't see a plan to get this building the money that it needs. The money has been promised for decades and there is no plan for going forward. Decades of wishful thinking has not solved the problem. I think at some point the building becomes a danger. I think it is appealing that the proposed plan would include a modern arts center within the building, and the congregation can now continue to do some of their worthy work in NYC. We cannot keep our neighborhood the same forever. I will be voting against the resolution.

Christian Cordova: I agree with Kevin and Sara. I hate to lose this building. But I haven't seen any feasible plan to support this building going forward. I believe the applicant has met the hardship requirements.

Natasha Kazmi: I spoke at the committee meeting. I agree with everything Sara Lind said. To clarify, to vote in favor of the resolution is to disapprove the application.

Roberta Semer: I agree with what Steven said. I support the resolution. The housing being planned is 100% market rate housing, not affordable housing. Gale Brewer and Jerry Nadler spoke regarding this. If a nonprofit owns the building, the electeds could raise money for the building – something that cannot be done for a church/religious entity.

Louisa Craddock: Is the church not able to get the 6% ROI for the building? How do churches estimate the value of their real estate holdings? I am supporting the resolution because of the unfortunate precedent it would set.

Roger Leaf: The analysis was done assuming adaptive reuse of the space. Based on that, it was not able to generate a positive return at all.

Valerie Campbell: The purpose of the ROI test is whether the purchaser could or could not make a reasonable return if they kept the building.

Doug Kleiman: There is no affordable housing being proposed here. The developer is not committing to the community – they would be selling out. I cannot support this. Why hasn't an independent study been done? I cannot support this without that. The applicant can return at some point in the future. If the building comes down, it cannot come back.

Klari Neuwelt: I find this very difficult. I voted in favor of the landmarking back in 2010. I think we are putting our heads in the sand now as we did then. We will see the scaffolding remain for many years to come. I would love to see the building stay because of its history and its architecture. Alternatives have been explored. One may not accept the alternatives, but they have been explored. I hate the idea of more luxury housing on the site. The 10,000sf of community/arts/church space is not enough space to come out of this deal as compensation for the building. But that is not something we can affect. I am going to listen carefully to everyone. I may change my mind. But I am inclined to

vote not.

Ken Coughlin: I voted in favor of this in committee and probably tonight. If the building is demolished, it is irrevocable. I believe we should exhaust every plausible option first. Could a new hardship application be submitted in the future? Is there a waiting period for that?

Roger Leaf: If the application is denied. The church will have to move forward with some other sale. The church is out of money and can no longer afford to assume the liability of the church.

Valerie Campbell: Any future owner could file a hardship application in the future.

MHiller: Yes, application can be refiled.

Robert Espier: I support the resolution. To me, the state has a responsibility to protect its patrimony. I want to empower the likes of Gale Brewer to do what she says she can do. There is money out there and our electeds have the clout to access it to save West Park and other buildings in similar circumstances. We have to pour our energy into protecting this building.

Mark Diller: I have empathy for what I've heard about a parish that almost ran out of money. I continue to support the resolution. Demolition is final! This is not a level playing field. The applicant has had a year and the resources to hire a talented team. The respondent doesn't have the same resources. There was testimony at the public hearing about moneys invested beyond the lease. I believe more money has been raised than has been said here tonight. Is there legitimacy to the argument that it is easier to raise money for a nonprofit than a church. I believe it is.

Peter Samton: I began early in my career to deal with a major issue of trying to save Penn Station from demolition 60 years ago! We failed. In this case, it is an easier issue. The building is falling apart partially because of sandstone that can be easily repaired. It is not that difficult. \$50million is outrageous. Exterior repairs should cost less than \$10million. The community house next door is another opportunity – either to demolish part of it or build on that parcel. It would save the church itself and provide funds.

Shelley Fine: This is a church, not a community center, with a long history. The church wanted to build a building on site 10years ago. Many people said they would help but none came forward in 12 years. There is no reason to think it would happen now. The applicant meets the standards. Public safety issues abound. I will vote against the resolution.

Erana Stennett: Like Robert, I am a member of a congregation. Most Sundays, half the seats are empty. This is happening across the city. Many churches are losing parishioners, struggling to stay open and maintain its facilities. At some point, communities need to figure out how to manage these institutions. We need a master plan because this will not be the last time an application like this comes before us. I am in philanthropy, and it is very hard to raise money for these arts centers.

Audrey Isaacs: I agree with Shelley. I am voting against the resolution. There have been many years during which the church could have been saved. It is always sad to lose historic buildings! The building is already lost and there is no way to save it.

Michele Parker: I am going to vote against the resolution. No one wants to see the building gets demolished. But there is no reasonable plan to save the building either. The applicant has met the hardship standards. The Presbytery has stated the building can no longer serve its purpose and mission.

Melissa Rosenberg: I want to echo some of the recent comments. The site has scaffolding for years. There is no viable plan for restoration. We are choosing a hypothetical, and against new housing. We need to be listening to all voices, especially those most affected.

Elizabeth Caputo: What is the new space? The congregation will not be pushed out of the neighborhood.

Susan Schwartz: My undergraduate degree is in historic preservation. I am voting in favor of the resolution. It seems like every effort should be made to preserve this gracious building. Perhaps demolition by neglect is appropriate here to describe what has happened?

Madge Rosenberg: The question of affordable housing – couldn't this be economically viable?

Roger Leaf: The building will be dedicated to a community center and arts space. There is no ability to increase the height because of the contextual zoning. The small size of the building makes affordable housing not viable – esp with the sunset of 421a. The amount of money to be raised will allow the Presbytery to support and explore affordable housing throughout the city.

Page Cowley: I see a new future for this building. I was cleared by the COI Board to speak tonight. A few other facts: historic structures are large, colorful, full of details, etc. but this building has two remarkable Victorian architects in one. Adaptive reuse is good for old buildings. Much better than stuffing all of the building materials into landfill. Quality materials can be repaired again and again. We are losing our monuments. I will support the resolution, and will put my faith in Gale and others to make a new plan for this building going forward.

Jay Adolf: My decision-making is based on 2 facts: without extensive repair and restoration, this building will continue to become less safe and the sidewalk shed will remain indefinitely. The other side is that demolition is permanent. But it is not immediate. There is a 180 period after LPC's decision to find an alternative buyer. The LPC can ask the mayor to purchase the property. Without that, the LPC only issues a preliminary determination. There is at least a reasonable possibility that this will occur. I think the government has an obligation to step in as these buildings are threatened.

Councilperson Gale Brewer: I support the resolution. I hope the hardship will not be granted. And that a nonprofit entity shall be created to purchase and facilitate its future fundraising. We need an arts center on the UWS and a place to go to church. We have lots of pledges to purchase the building. Once it is purchased, I, along with Congressperson Nadler, will commit to raising money to purchase and renovate the building. We do need to have the application for hardship rejected.

E. General Public (30sec-1min each)

Connie Clarke

Caroline Ellen: I heard a few of you say that the building is lost already. The building is far from lost. It is being used. Vital productions are going on. Please deny the hardship and know our neighborhood is just getting energized. The clock hasn't run out yet.

Nina Musinsky

Simeon Bankoff: I urge you to reject the hardship application. It would be a terrible precedent if this is allowed to be demolished. It would have a killing effect on the LPC designations going forward.

Valerie Campbell

Susan E Sullivan: We at West Park have invested funds into the building for programmatic and building needs. We can do this. Release us from the Presbytery. The community is by our side!

Julie Gupta

Frampton Tolbert, Historic Districts Council: We oppose the application. Alternatives have not been fully explored and the repairs can perhaps be phased. If all these parties are still using the building, how can it not be viable.

Olive Freud: We are fortunate to have this building in our neighborhood. We can preserve our quality of life and appropriate priorities. We must not allow the church to remove the landmarks designation.

Russ Jennings: I am a member of West Park Church. No one has thought about what this means to the congregants. We have spent all of our time trying to figure out how to apportion the income we do have to fix the building. This is ruining our congregation. All we talk about is real estate and construction. Let us go back to our mission.

Austin Celestin

Robert Foltz-Morrison  
Donna Eleanor Schaper

Marsha Flowers: I am a member of the church. I also am on the board of the Center. West Park, in an effort to do what CP Brewer said, was created as a nonprofit to keep the building going. But it hasn't worked. No money is available.

Jen Mack: I sent in a letter. I am in favor of denying the application.

Mitchell Schamroth

Carmen Cacere: I am a dance artist and educator. I am an UWS resident. I speak in favor of preserving the building. I found a home for my dance company at West Park. The developer's proposal only offers a very small arts space that would be difficult to use by all of the artists currently using the building.

Thomas Collins: I don't support the application. This is quite a historically significant building architecturally. The application doesn't achieve the hardship hurdles.

Finley Hunt  
Felice Rosser

Don Frantz: I hate to see the building torn down. But the congregation has come to this point sadly. The church's own money has been invested and it's not enough.

Ellen Kessler: I am VP, West 80s Neighborhood Association. I urge you to let the building stand. West Park is socially and historically significant. We will lose our heart and soul if we lose the building.

George Bianco: I live on W85th Street, restoring a brownstone. I vote against demolishing the building. Clearly a congregation of 12 cannot support the building, and the same is true for a small arts organization. I believe Gale Brewer can muster the resources to preserve this building for the next 100 years.

Richard Temerian: I urge the CB to vote in favor of the resolution. This is just a money play for the church.

Noel Ellison: I am an elder at the church on 127<sup>th</sup> St in Harlem. I believe the church has done all it can to get the building in order. We had to tear down our church. We are in the people business, not in the architecture business. I support the hardship application.

Nathaniel Christian: I am chair of the Board of Trustees of the Presbytery. I am in favor of the hardship application. This is not a money grab. The net proceeds will go into a trust that will benefit churches throughout the city, supporting the marginalized and the food insecure.

Michael Hiller  
Jason Zakai  
Sheryl Kasak

Ted Berger: Board Member of Center at West Park. 12 years ago this was an abandoned building. Now the arts organization has enlivened the building. All community assets must help us reimagine the city and a creative future for all of us.

Zachary Tomlinson: Artistic Director of West Park. Please oppose demolition. It has been home to artists and activist for over 100 years. We have engaged community and given back to the artistic community of NY. The proposed space is not enough for us or the community.

Beryl Abrams  
Keith Hutson

Jody Sperling: 25-year resident, and artist/choreographer. This is an invaluable cultural landmark for the city providing a home and venue for artists and the community. Please reject the hardship application. The church has vast cultural significance.

Nina Norwood  
Di Zhu  
Finley Hunt  
Ilene Farkas Weiss  
Laura Jervis  
Theodore Grunewald

Jennifer Rogers: Please deny the demolition. There is a plan to save the building. There are many ways to save the building. We are a small organization working as hard and as fast as we can. There is no affordable housing because they cannot make a bigger profit on this. The congregation has been ignored. The Presbytery has ignored the congregation.

Natasha Katerinopoulos

Josh Pinkerton: Please support the hardship application. The congregation and the church are both about to disappear. The congregation wants to get back to their core mission. Denying this application will not allow the church to thrive. Put the people above the building.

David Finehirsh: I am a neighbor and RE developer. I have a plan to finance the renovation. The hardship claim is flawed. The most profitable uses were never explored by the developer. The assessments were the most expensive possible. Please delay any attempt to allow the claim to go forward.

Hope DeRogatis: I was a member of West Park for 30 years. I would like to see the landmark removed, so we can return to working for justice and peace.

Brad Taylor: Please support the resolution and deny the application. I am an architect. This is an irreplaceable building to lose. Gale is right. The church needs to be removed from the equation. A nonprofit partnership needs to be there.

Melinda Thaler: I support the hardship application. It has been many years of unsuccessful fundraising. It is time to move on. This is not a viable plan.

Larry Brownridge: I live across from the church and support the resolution. The hardship is what the community will endure as a result of the church's demolition by neglect. It is not responsible.

Michael Misner

Alison Greenberg: I live on W89th Street. I support the resolution. I love churches. The space's unique beauty will inspire the future. What efforts were taken to market the church? What due diligence?

Carmen Caceres

Mikhal Kaplan: I am an UWS resident. The church is important architecturally and culturally. It cannot be replaced. There are many people who are willing to explore alternatives to raise money. The church doesn't need to walk away emptyhanded.

**K Karpen:** Thanks to everyone who came to share their thoughts and testimony. This is very, very difficult to know what the "right" thing is ultimately. Perhaps only time will tell. My vote will be to not yet vote the hardship. But perhaps that changes over time. It is a stunning building, but may degrade further.

*Vote: 24-13-7-1*

**Bylaws Task Force, Susan Schwartz, Chair**

**Resolution Re:**

5. Revised Bylaws



Susan Schwartz: We have had 4 more task force meetings since our last board meeting. We have been in touch with a record number of board members and in regular contact with Adele Harris from MBPO's. Susan discussed recent changes relative to our current by-laws for the following two topics: (a) Contact with the media and government agencies; and (b) Conflicts of interest. This has all been thoroughly vetted and approved by the MBPO.

Linda Alexander: Each iteration of the by-laws gets better and better. Susan's Task Force has done a fantastic job. Thank you for your hard work! I will support the by-laws revision.

K Karpen: I echo what Linda says, and offer deep thanks.

Andrew Riggie: Thanks to all. This deserves a vote. The 2 sections Susan mentioned are important to me professionally. While not totally thrilled with some of the changes, I have worked through them and am comfortable now with the revisions. I will vote in favor.

Howard Yaruss: I will vote against this. There are a lot of changes. Some of the more recent changes go too far for my comfort. I would like more time to look at the new changes.

Christian Cordova: This was a lot of work on our behalf, and I will support the resolution.

Kristen Berger: Regarding 2a and 5a, I would like to clarify the language. The Chair is the sole spokesperson for the board – in previous by laws too.

Benjamin Wu: I am supportive of the language. I think the COI (Conflict of Interest) section should be more clean so that it doesn't become an issue. The same logic applies to the media contacts for me as well.

Ken Coughlin: I appreciate that a lot of hard work has gone into this. But, the results are still not good. Do you know what is in these by-laws, before you vote? Does it change how we do business? There is a massive change of power from the Steering Committee to the Executive Committee, a new body. There is no check against that power. The Executive Committee is mentioned 26x, and Steering is mentioned 8x. There is potential conflict with the City Charter as well. There are other problematic provisions as well: No more July meetings. No minority reports on resolution votes. No ethics committee. Etc. We need more thorough discussion than we are able to have here.

Robert Espier: The tone of this version of the by-laws feels autocratic. This feels hasty and unnecessarily fast. This should take more discussion before we vote. I oppose this version of the by-laws.

Klari Neuwelt: I agree with people who said we shouldn't vote on this tonight. There is no urgency on this. We have so many new board members. None of those people have seen the dynamic of how CB7 has historically operated – in person and with our community. It feels premature to force people to vote tonight. So many radical changes have been made since May. I will reluctantly vote no tonight. I largely agree with Ken's points. I also agree with the general comment Robert made about the tone of the by-laws. Specifically, the conduct of the full board meetings would change – the committee chairs are the ones to usually lead the discussion. I do not like the time limits people can speak; the limitation on committee chairs participation in meetings; and the limitation on number of times to speak at a meeting.

Melissa Rosenberg: I appreciate the hard work. But, I am not comfortable approving the by-laws at this point. Re, COI, I think we should abide by the COIB rules. I raise concerns about the media policy, attendance sign-out policy, and the pace of the revisions made. I will vote against this and urge others to do so.

Elizabeth Caputo: I largely support the great work that the Task Force has done. I worry about the centralization of power. I would like to make sure we continue to empower the committee chairs to do their jobs. I also think it is important that all board members have a voice. I worry about ratifying this without input from some new board members.

Ethel Sheffer: I tried to participate in the committee meeting late in the game. I found many changes to be

enormously questionable: the extreme weight given to the Executive Team, the changes to the COI policy, should not do away with the July meeting, etc. In sum, I commend the committee, but I agree that we shouldn't rush this.

Sara Lind: I am not sure what the problem we are trying to solve with these changes. I appreciate the edits to certain sections. But there are others that I still find questionable. I encourage you to take the time to think about this, and abstain if you don't want to vote no. I will vote no.

Roberta Semer: We worked hard to ensure that Minority reports were made clear to the board in advance of voting. This can be added as a friendly amendment. I would like to add a minor point about when co-chairs dissent on a resolution and should find another to present.

Ira Mitchneck: I share a lot of the reluctance of a lot of people here. Our organization is still basically the same. Why are we changing the by-laws? We also have complicated COI rules to abide by in our professional lives as well – making it hard to thread the needle.

Susan Schwartz: This is not a separate set of rules. This is all in the City Charter.

Mark Diller: I am grateful for Susan's careful review of my comments and those of others. As a former chair, I was lucky to have an Executive Committee as a sounding board and leadership board. The service I was able to give was better for that. But, the changes that have been made that highlight the Exec Committee over the Steering Committee is a problem for us. I think the Exec Cmt works best when it is an advisory kitchen cabinet rather than a formal body, especially with respect to what happens during meeting hiatuses. It is potentially in conflict with other parts of the by-laws. I don't think the July meeting should be abolished.

Shelley Fine: The Task Force addressed many of my concerns. I expected the by-laws to pass tonight. If this would fail tonight, it would be horrible. It would be a terrible, undeserved slap in the face for this to fail tonight. It is better to delay this than to vote it down. I think it would be the wisest thing to do. The better of the choices now available to us.

Erana Stennett: I want to thank the task force for the work and for reaching out to me for my input. I appreciate the outreach – consideration and deliberation. This conversation has been going on for quite some time now. It concerns me that so many people have such differing views of the draft. I wonder whether we just need a bit more time so that everyone understands what we are voting on.

Blanche Lawton: My concern is the process. Either people have not responded or it is just too cumbersome for the Task Force to understand and synthesize everything that is being fed to them. Susan has been a delight. But 40+ people feeding their comments seems to have not worked. If people have suggestions as to improvements to the process, perhaps that would be helpful.

Doug Kleiman: I am relieved that Adele Bartlett. has given her nod on the bylaws! Regarding the July meetings, that doesn't remove the ability to meet in July. It only removes the requirement to meet. I like the fact that we have the option to meet. I'm happy to hear that minority reports can be added back in. I had certain concerns, but I feel much better now.

Natasha Kazmi: I am also on the By Laws Task Force. This was a work of compromise. Many of us gave up certain things important to us. That is what we did, and what we are asking you to do tonight. No one will be perfectly happy even if we work on this for 5 years. I have not heard a convincing argument about tabling this. Life will always get in the way. Regarding the Steering Committee vs. the Executive Committee, the Exec Committee are people who are all voted in their positions. The Steering Committee are all appointees by the chair. In my mind, it is the opposite of the centralization of power. I do not see the Chair as usurping our roles as Committee Chairs. Please do not let the perfect get in the way of the very, very good. The process was quite transparent with many opportunities for input.

Jay Adolf: I am also a member of the Task Force. We started this with a template from the MBPO. The language is in conformance with the Charter and Rules of the City's operations. We would have to comply with it regardless.

Page Cowley: These bylaws are meant to be malleable and adjustable over time. Can I suggest that we take these

on face value? Can we accept them, live with them, and see where the problems are, and then adjust them over time. It is unfair to the effort of all the people on the task force to not give it a try.

Steven Brown: I am disappointed at the movement to not vote on this. We speak by putting resolutions before us and then we vote on them. That is what we are supposed to do. Everyone should get an opportunity to vote. There has never been more time or opportunity to discuss an issue. There have never been more meetings than this task force. If you wanted to engage on this, you had plenty of opportunity. If you chose not to engage, you should take responsibility for that. I don't think it is good for the community to delay this further. I think we should have an up or down vote. If this doesn't pass, another task force must be formed to revise the bylaws.

Richard Asche: In an ordinary course of events, various board members would make motions to change various parts of the by-laws. It would take a long time. The alternative to me is to table this until July. To me you don't want to pass bylaws in a divided board. There have been enough expressions of doubt and concern, that it would behoove us to see if we can reach common ground and then vote in July. I make a motion to table this. Ken Coughlin seconded the motion.

Susan Schwartz: It's frustrating to hear that there have been too many changes and not enough changes. I feel that everyone has had a chance to participate if they wanted to. As Natasha said, not everyone will like this or everything. We made a lot of concessions. First, July meetings, we are one of only 2 boards with a July meeting. We can have one if we want but are not required to.

The Exec Committee is an elected group. Now, during meeting hiatus, more than the chair helps to do the CB business. New members are entitled to vote. They should be allowed to vote. I spoke to every new member who wanted to speak to me. It feels cruel and unusual to table this.

*Procedural Vote to table this to July does not pass*

*Vote: 30-8-7-0*

#### **Parks & Environment Committee, Barbara Adler and Natasha Kazmi, Co-Chairpersons**

##### **Resolution Re:**

##### **6. Proposed Design for the Reconstruction of the Drainage System in Riverside Park, from West 108th Street to West 116th Street.**

Barbara Adler: The goal of the project is to restore the infrastructure to fix the drainage system which is now causing damage to the area. It will add bioswales, raingardens and wood fiber mats. It is funded by the mayor and private philanthropy. The vote was unanimous with 1 abstention for cause.

*Vote: 36-0-0-0*

##### **7. Central Park Conservancy to Renovate the North Meadow Center in Central Park, which includes the park operations facility for the north end.**

Natasha Kazmi: The CPC said this will cost \$20M, They will repair all basketball, handball courts and will put in pickleball courts, adding EV storage, new plantings, new restrooms, etc. No charge for any public programming in this area. The Resolution was unanimous with 1 abstention.

*Vote: 38-0-0-0*

#### **Transportation Committee, Andrew Albert and Howard Yaruss, Co-Chairpersons**

##### **8. West 94th Street (Central Park West – Amsterdam Avenue.)** Request by DOT Roadway Division and Sidewalks Division to remove red bricks in crosswalks and mid-block crossings.

Andrew Albert: These crosswalks slow traffic down and give pedestrians a defined place to cross the street. DOT is proposing to remove this and put in asphalt. We had long time and new residents speak in opposition to this. We are asking DOT to maintain the red brick crosswalks and restore them in kind.

- Shelley Fine: Some of us offered to pay for the bricks. About 15 people will supply the bricks, and maybe more!
- Polly Spain: The crosswalk is outside my building. There were previously accidents with speeding cars and pedestrians in this area. It would be regressive to remove this crosswalk. I urge everyone to support this resolution.
- Courtney Clark Metakis: There are lots of kids on this block for preschools and daycares. As a pedestrian, it always

make me feel safer. And they are beautiful.

- Richard Ashe: I live on that block too. The bricks are not in such bad shape. It gives a nice old-world feeling. It serves an aesthetic and safety purpose. It is insane for DOT to remove this amenity.
- Jay Adolf: Fix the bricks!!!
- Joseph Rosalie: I strongly say we must retain this part of the city.
- Michael Grossman: The notice that they posted said they were removing the park block as well. I hope that will not happen. Not a single posting of the notice on the Columbus block ever appeared on our street. We would like to be included in the rejection of the DOT proposal.
- Brad Taylor: I am on Columbus and 94<sup>th</sup>. I echo everything that has been said already. But this should be an example for other blocks. It's a model that can be replicated elsewhere for traffic calming effects.

Vote: 39-0-0-0

#### **Business & Consumer Issues Committee, Linda Alexander and Christian Cordova, Co-Chairpersons**

##### **Resolution Re:**

##### **9. 105 West 72nd Street (Columbus Avenue) New application to the SLA for two-year liquor license Jazz Genius Corporation d/b/a To Be Determined.**

Linda Alexander: This is an application for a below-grade jazz club. It is the basement level of a residential condo building. The residents have been vocal about their concern regarding noise. We voted for this contingent upon the applicant providing us with proposals for sound attenuation and air filtration. 28 letters were received from residents with concerns, and asking the vote be tabled until next month. The applicant did address the concerns with materials submitted.

- Marc Rabinowitz: I am the applicant. We hired a contractor who has 20 years of experience with this kind of work. We are investing \$50,000 in soundproofing the music room so we do not disturb the tenants upstairs. Regarding air quality, we are buying special ovens that do not require outdoor venting. I believe this should solve the issues. I hope the residents will be future friends and customers of mine. It will be a restaurant and music venue.
- The club closes at midnight, with 2 evening sets (7-8pm, 10-11pm).
- Gregory Williams: I am a resident and represent the building's board. We are here to request CB7 not approve the application because of the following concerns: inadequate noise mitigation, safety and mobility concerns with shared use of residential lobby, hours limits on various spaces. The applicant is inexperienced. I hope you can understand our trepidation. We would like to work with the applicant to create a better proposal.
- Doug Kleiman: Having been on this committee, I believe Mr. Rabinowitz has answered our questions. As long as Mr. Rabinowitz is willing to cooperate with the tenants going forward, I am comfortable with this application. The backyard is not part of the applicant's space.
- Erana Stennett: I recall at the committee meeting that the garden wouldn't be available to the applicant. But I remember us saying that approval was contingent on a sound mitigation plan and a kitchen exhaust plan. What is the plan?
  - Mr Rabinowitz: We are going to drop the ceiling by 4". That void will be stuffed with sound absorbing materials. The walls will also be built out 3" to include more soundproofing, along with carpeting.
- Josh Cohen: The plan looks like it will be sufficient to mitigate the sound. I think it is something we should approve.

Vote: 32-0-4-0

##### **10. New and Temporary Retail Permit, Class Change and Expansion onto Municipal Property applications to the SLA for two-year liquor licenses:**

- **476 Amsterdam Avenue a/k/a 200 West 83rd Street.** New and Temporary Retail Permit application to the SLA for two-year liquor license by 476 Amsterdam, LLC d/b/a Fred's.
- **2799 Broadway (West 108th Street.)** New and Temporary Retail Permit application to the SLA for a two-year liquor license by Leticia Young or Entity to be formed d/b/a Lolo's Chicken Shack.
- **489 Columbus Avenue (West 83rd – 84th Street).** Class Change application to the SLA for a two-year liquor license by Shivhari, Inc. d/b/a Ashoka.
- **665 Amsterdam Avenue (West 92nd – 93rd Streets.)** Expansion onto Municipal Property application to the SLA for a two-year liquor license by Gennaro, Inc. d/b/a Gennaro Restaurant.

Linda Alexander: These 4 applications will be bundled. They are straightforward and not controversial. The applicants are all well established and longtime restaurant owners in our community. All were unanimous votes.

Vote: 34-0-0-0

#### **Health & Human Services Committee, Catherine DeLazero and Sheldon Fine, Co-Chairpersons**

### 11. Food Insecurity Budget Request

Shelley Fine: We had an expansive discussion and resolution about food insecurity. But nothing would change without budgetary changes! The City Council is voting on money now. The money requested would be for WSCAH who expanded to a city-wide presence. Now they want to focus more on people who need it and also on making healthy choices. There has been a reduction in food insecurity at this point in the pandemic, but there is still severe food insecurity among adults and children. WSCAH facilitates a round table with other organizations in other communities. We want the mayor's unit to be expanded to facilitate more help in this area. I urge you to approve.

Vote: 33-0-1-0

### Chair's Report, Steven Brown

- Regarding the office, we have an incredible staff! Jessie was promoted to Associate Director of Community Affairs. She took over and grew in a tough, transitional time. Congratulations to her! We have hired a new Social Media Communications Coordinator, Antonia Lopez. She will be starting soon. She will be helpful at expanding our outreach and modernizing us further. And Max is a wonderful, young addition as our District Manager. They will do great things and lead us forward.
- As a CB, we have to challenge ourselves to evolve. Kristina Villarini will be our co-chair of Housing. She is new but she will partner with Louisa. Put together, they will make a great team. We need to allow new and younger members to lead. Over the last year and a half, we have been seeing this in our committee and task force co-chairs.
- Elections: Josh Cohen will be the head of the Election Committee again.
- I would love to figure out a mentor program with senior CB members mentoring newer members. Roberta always helped me whenever I had a question – she made herself available whenever I needed help. I would like to see that moving forward.
- I will not be running for CB7 Chair again. I would like to make way for someone new to take the lead going forward. I would love to see several people throw their hats in. I also want new members to consider throwing their hats in as well. I encourage everyone to reach out and encourage others to run. Experience can be overrated. New ideas can be helpful. I would like to see candidates speak for themselves rather than lobbying for others. Then let's vote.
- It's been a tough year for all of us. Zoom has been really helpful but also challenging. I look forward to a time when we start to meet in person, and hopefully it will return some cordiality and collegiality to our meetings with each other. We need to be a little kinder to each other.
- We will do an event at Ellington Park on June 20<sup>th</sup>. Hopefully that will be a nice new leaf for us all to turn.

**Approval** of minutes from previous full board meeting

Vote: Unanimous

### Community Session

#### MBPO Mark Levine

- I commend you on a robust discussion of the bylaws. We are here to support your efforts.
- Welcome to the new members of the board. We are thrilled to have new leaders step up! More than 900 applicants. 70% people of color, majority women appointed. Thrilled about the caliber of new leaders
- The on boarding process is meant to support new and returning board members. We will have many support trainings available to you all: conflict of interest, anti-bias. We want to have robust, intense debate but with standards of conduct in place. We want everyone to feel respected and a modicum of decorum.
- I know you are concerned about the OML. The extension expires in mid-June. We will allow hybrid meetings, and are working on getting you clarifications on the rules. Boards can require masking, but not sure about requiring vaccinations. It takes a lot of resources to run a hybrid meeting well because of equipment and staffing requirements.

#### NYS Senator Brad Hoylman

- We finished the legislative session – strengthening abortion rights, reducing chopper noise, strengthening gun control laws, protecting LGBTQ equality, etc. Hopefully all will go to the governor for her approval.
- Tevin Williams did a great job getting me here tonight.
- Thanks for your patience and deliberation on all of the issues tonight.

**Ankeith Prince, AM Danny O'Donnell's office**

- I am getting up to speed on community concerns.
- The legislative session concluded. Danny is proud of accomplishments.
- He was a leading sponsor of the gun control package, reproductive health care and birth control access, parks/tourism accessibility, John Lewis voting rights act, consumer protections on ticketing, mandates insurance for PEP and PREP, etc. A lot was accomplished but we are not done yet.
- We are ready to get back to work. Please spread the word on a shred event this Saturday June 11 at Amsterdam and 109<sup>th</sup> Street.
- I will attend board meetings going forward. Please reach out to me if you need anything.

**Community Members**

**Jerome Dewald:** I am here to ask the CB7 to ask DOT to designate a school speed zone at the crosswalks to CP at 63<sup>rd</sup> street. You can find our petition on google. Over 359 people have signed the petition in a week or so. There are so many kids at Ethical Culture Fieldston School and YMCA that are in this area and at risk from speeding cars.

**Winifred Armstrong:** The Assembly bill 5541A sponsored by AM Englebright and Danny O'Donnell passed the assembly. Senator Cleare's companion bill 8050A also passed unanimously. They establish new standards for ambient lead and lead in soil. We wait for the Governor to sign the legislation.

1. This is an example of a local situation (Park West Village at W97th Street) resulting in legislation that will benefit the state and maybe the nation.
2. We have to get the governor to sign the legislation.
3. We have an opportunity to put forward the standards that we want to see from DEC, and get a public commitment from the head of DEC.

This is a thank you note and to say that we are going on and persevering!

**Roslyn from The Public Theater:** We appreciated all of your feedback on the redesign for the Delacorte Theater and just received approval from LPC. We expect to start construction after the summer ends. We will wrap up in Spring 2023 in time for the summer season, and then begin the 2<sup>nd</sup> phase of construction later. We hope you will join us for Shakespeare in the Park this summer! [www.publictheater.org](http://www.publictheater.org)

**Gregory Williams:** I am concerned that 20 out of 35 members of a building were ignored in the previous application. This feels like choosing a business interest over a residential interest.

**Q&A Transcript**

*The meeting was adjourned at 11:23 pm.*

# SENIOR TASK FORCE MEETING MINUTES

Roberta Semer, Chair

June 9, 2022 at 10 am via ZOOM

**Present:** Roberta Semer, Chair; Louisa Craddock, Madge Rosenberg, Jennifer Cinclair (JCC), Hillary Forest (DOROT), Lisa Beth Miller (Lighthouse Guild), Aaron Rooney (Goddard Riverside), Robin Strashun (Search and Care), Eddie Amador (Council Member Brewer), Erik Cuello (BP Levine), Grant Dennis (State Senator Jackson), Tiffany Prior (District Attorney Bragg) and Hannah Weinerman (Congressman Nadler.) **CB7/M Staff:** Max Vandervliet.

1. Roberta Semer reported on the July forums. Mark Jennings has been doing an awesome job. the title is Housing 101 Tips: Obtaining, Maintaining, and Thriving in Affordable Housing. Maggie Walters from Lighthouse Guild is helping with the flyer. All three sessions will be on ZOOM.

**Session 1.** Obtaining, Wednesday, July 13, 2 -3:30 pm

**Session 2.** Maintaining, Wednesday, July 20, 2 -3:30 pm

**Session 3.** Thriving, Wednesday, July 27, 2 -3:30 pm.

The mock-up of the flyer will be sent in a separate email. We plan to have the final draft reached by the week of the 20th. We are still collecting logos etc.

Roberta also reported that DOT was finally able to install a traffic light and crosswalk mid-block of 106th street between Red Oaks and Jewish Home and Life Care. Seniors now can cross safely. A win-win for all after 6 years of advocacy.

2. Aaron Rooney said that all their senior centers are open. They are serving meals, trips area popular. The Westside NORC and Lincoln Square NORCs are active. The NORC at the Bernie Wohl Center can accommodate more seniors from the building. He added that each site is hiring.

3. Robin Strashun spoke about two workshops in June. One is about wild birds. The second is on Fair Pay for Home Care Workers. There is a shortage of workers which results in some people not being able to get the care they need to stay in their homes.

4. Lisa Miller spoke about openings in Guild Care. Guild Care provides adult day care for people with vision impairments and people who have medical needs requiring supervision. Most of the people are on Medicaid

5. Hillary Forest spoke about the inter-generational program which connects teens with seniors. DOROT has also restarted the Door-to-Door program which helps seniors get to doctors and other appointments. Their zoom programming is ongoing

6. Jennifer Cinclair said the programs at the JCC are half in person and half on zoom. Their outdoor programming is quite popular. She also asked if anyone is doing hybrid programming and how that is working.

7. Tiffany Pryor said the DA has programs for seniors which they can do in person or on zoom to help keep seniors safe from scams, etc. They are doing a program on the Art of Healing with Thrive. They also are holding gun-buyback programs in June. Tiffany can be reached at [PryorT@dany.gov](mailto:PryorT@dany.gov)

8. Eddie Amador [eamador@council.NYC.gov](mailto:eamador@council.NYC.gov) said that their office is in the midst of budget negotiations. They are pushing for more money for DFTA. They are also working hard to save West Park Church on the corner of 86th and Amsterdam Avenue. Other concerns, reducing helicopters over Manhattan, store front vacancies, zero waste and universal curbside pickup of organics, not closing Veterans Hospitals, and the July 6 Housing clinic.

9. Louisa Craddock invited people to attend the CB7 Housing Committee meeting on Monday, June 13 which will be a discussion about rent laws and evictions.

10. 8. Grant Dennis 212-544-0173 said that Senator Jackson is working on the emergency rental assistance program. They are also distributing Covid tests and arranging for vaccinations

11. 9. Erik Cuello [ecuello@manhattanbp.NYC.gov](mailto:ecuello@manhattanbp.NYC.gov) said they are working with the Office of Civil Justice to ask judges to pause or re-calendar eviction hearings if a person doesn't have access to counsel. They are distributing Covid care packages. They are also working with HPD on SCRIE and DRIE.

12. 10. Hannah Weinerman commented on the success of the traffic light. She suggested that anyone who plans to travel abroad this summer should check the status of their passports. The Congressman is working on a robust gun control package in Washington and working with Council Member Brewer to save the West Park Church.

***The next meeting is Thursday, August 11<sup>th</sup> at 10 am.***



# HOUSING COMMITTEE MEETING MINUTES

Louisa Craddock and Kristina Villarini, Co-Chairperson

June 13, 2022 at 6:30PM

*The Meeting can be viewed in its entirety on YouTube, [https://www.youtube.com/watch?v=E5iREm76W\\_A](https://www.youtube.com/watch?v=E5iREm76W_A)*

**Present:** Louisa Craddock and Kristina Villarini, Co-chairs; Kristen Berger, Miranda Goodwin-Raab, Ira Mitchneck, Melissa Rosenberg and Ethel Sheffer. **Non-Committee Board Members:** Mark Diller, Doug Kleiman and Roberta Semer. **Staff:** Max Vandervliet, District Manager. **Absent:** Robert Espier, Madelyn Innocent and Polly Spain.

Louisa Craddock introduced Ellen Davidson from the Legal Aid Society of New York to discuss the current state of housing in Manhattan, including: rising rates of evictions, dealing with your landlord, how to negotiate and the increase of tenant issues. One of the most startling facts from the most recent [NYC Housing and Vacancy Survey](#) was that the “median asked for rent” in 2017 was \$1,875; in 2021, it was \$2,750 -- even before the massive increases in current housing prices. That equates to a tenant having an annual income of over 100,000. However, the median income for rent stabilized apartments is currently 47,000/year. There is an obvious mismatch between available units and their pricing and the incomes of tenants. There is also a concern about the decrease of units priced affordably. Over 50% of renters are rent-burdened; 30% are severely rent-burdened.

Ms. Davidson also discussed how some of the perception of rent regulation may be shifting, as some of the members of the rent guidelines board are not believers in rent regulation as a whole. The COVID Eviction Moratorium ended Jan. 15<sup>th</sup>. Tenants still have some protections, like the New York State Emergency Rental Assistance Program (ERAP). NYS put more money in the Landlords Rental Assistance Program (LRAP) for tenants who have left allowed landlords to apply, and the state is prioritizing landlords with under 20 units of housing and is processing applications through November. There are two million rental units in NYC but only half are subject to any form of regulation. we have over 2 million units, and a little over half have some kind of regulation. But over a million households have no regulations. Although there is a “right to counsel” law in NYS, a lot of attorneys in the legal service program in the city have resigned because of workloads and lack of proper pay. There are some city regulations that require new buildings to go into rent stabilization. But NYC cannot pass laws that are more favorable to tenants than NYS. It is legal for a landlord to keep an apt off the market,

There was a brief conversation about the District Needs Statement. Many items remain unfulfilled but supporting hotels conversions into SROs or other styles of affordable housing should be a priority and we should obtain letters of support on housing issues of concern in CB7. We should also support the right to counsel and make sure tenants are aware of this.

*The meeting adjourned at 7:37PM.*

# TRANSPORTATION COMMITTEE MEETING MINUTES

Andrew Albert and Howard Yaruss, Co-Chairpersons

June 14, 2022 at 6:30 PM

## TRANSPORTATION COMMITTEE DISTRICT NEED STATEMENT

Discussion of Transportation Committee District Needs Statement (DNS) - Roberta Seemer reviewed the Transportation Committee DNS Budget Priorities. She explained items can be recommended that do not have budgets. However, she suggested linking recommendations to capital projects. It is preferable to relate requests to existing government agency budgets, including locations.

*Broadway left turn signals - observed more traffic lights and median, not sure if that is a result of the Board DNS recommendations.*

Roberta asked if the Transportation Committee's priorities have changed.

Andrew listed current priorities that included street safety improvements, increasing ADA accessible subways, enforcement of vehicles, and funding work required on Riverside Drive.

Barbara asked for enforcement of e-vehicles in the park, and Andrew suggested including subway stations.

It was suggested to add streets and parks to traffic enforcement to cover e-bikes in park and subway stations.

Jay suggested we send a letter to Assemblywoman Rosenthal reminding her of the Community Board 7 resolution requesting licensing of all vehicle classifications.

*Jay also stated that signage is needed to remind motorists to stop at all intersections where there is a left turn involved, especially on Broadway.*

Roberta suggested where possible to include streets up to 110th Street. Andrew suggested just including Northbound and Southbound.

*After discussion, Howard suggested confirming a left turn is permitted if the light is not with the motorist.*

Andrew asked now that NYCDOT is talking about new protections for new bike lanes, should CB7 request an evaluation of existing lanes to determine if they qualify for safety improvements.

Ken asked if this is the last time for comments on the Transportation Committee's DNS. Roberta explained since there are no meetings in July and August, votes on the DNS will be taken by July, including any additions for a Steering Committee vote in September, and the Full Board in October. Members have several more weeks to add items and submit them to Howard or Andrew. Roberta commended the committee.

## RENEWAL FOR FAST D/B/A CARMEL CAR SERVICE BASE

Renewal application for their for hire base, located at 100<sup>th</sup> -101<sup>st</sup> Streets - longstanding car service on the Upper West Side with no complaints.

John Robert representing Carmel Car Service - Covid cut the drivers by half. The operation is the same, no complaint of record. Carmel discontinued roving advertisements ten years ago.

Resolution to renew Carmel Car Service Base Station, *Committee: 9-0-0-0. Non-Committee Board Members: 3-0-0-0.*

## OPEN SPACE PLAN FOR WEST 103RD STREET BETWEEN RIVERSIDE DRIVE AND AMSTERDAM

Colleen Chattergoon, Kimberly Rancour, Jessica Cronstein - NYCDOT - Presentation for Enhancing the Open Street on West 103rd Street - consist of public realm planning, programming, maintenance. Program started in May 2020. The West 103rd Open Street was one of the first on the Westside in response to the pandemic. Three streets running from RSD- Amsterdam Avenue, working with 103rd Street Open Space Community Coalition to maintain and program the street, and conduct outreach to the BIDS, restaurants, NYCHA, other residential buildings and community organizations.

**PROPOSAL** seeking to make improvements to West 103rd to bolster the efforts of the Coalition in response to feedback from users. The block from Amsterdam to Broadway is viewed as a gateway. NYCDOT is looking at that stretch as a shared street. Slowing down traffic, creating public spaces in partnership with the Hostel, making the stretch safe with asphalt, shortening crossings, reviewing the turn at 103rd Street to clarify where traffic and bikes meet to make it safer for drivers/cyclists/pedestrians. Looking to calm traffic by focusing on the hubs, and shortening crossings near subway stations to make safety improvements near Broadway. The offset crossings gain spots, but in total there will be a net loss of 13 parking spaces. Plan is to break-up the wall of cars, add amenities, traffic calming, and shortening crosswalks in partnership with DSNY and FDNY. Planters, bike parking, removable furniture, asphalt art, changes in pavement.

## COMMITTEE QUESTIONS

Is this a year-round? Yes, geometrical changes, not operational. Permanent changes delineated by markings.

Will there be signage? Shared street signage will be on the street. NYC DOT does typically add "trailblazer" signage to notify motorists they are nearing an open street but will look into it.

NYC DOT is looking to work with the Hostel and Purple Circle for furniture and programming. Changing the geometry of the street will result in the removal of the barriers.

What would indicate to the driver to slow down when they are near an open street? Share the Road and 5 MPH signs will be installed 15-20 feet near the block.

Space, depth and FDNY regulations reduce the ability to make a major reduction in the turn. NYC DOT must design turns that FDNY can make.

Are any of the examples shown similar to streets near parks like Riverside Park and Central Park? Yes, there are plazas near Prospect Park and Madison Square Park. Right of ways remain open.

What is the rationale for open streets near parks and bike lanes? Open street was a response to the emergency pandemic? Due to the success of the program, residents recognize how streets could be used differently to foster community and socialization.

How does formalizing open streets impact noise in a residential community? Yes, people live outside much more in warmer weather. Noise complaints would go to 311. However, NYC DOT has not received an uptick in noise complaints near plazas and other open streets.

CB7 Member Shelly (WSFSH) spoke in support on behalf of the residents in The Marseille, a largely senior residential community, who can now participate in the programming along with Purple Circle childcare that adds an intergenerational component. The traffic calming will benefit wheelchair bound residents. The block has come a long way from the days in the past when it was dangerous. The neighbors seem to welcome it and the project will connect it to NYCHA neighbors, Riverside Park and Central Park.

Does NYC DOT analyze traffic on adjacent blocks when an open street is formalized? Yes, post-implementation analysis and user surveys.

Many committee members welcomed the plan and complemented the broad base outreach.

Epoxy gravel will be used in certain sections and will be more reflective.

Will there be extra lighting at night? NYC DOT can consider it as part of a capital project. The materials used for open streets are in house materials.

## COMMUNITY REACTION:

Residents from Frederick Douglass Houses are thrilled and excited. The community is more family and child friendly, opening and welcoming.

Peter Arndsten is also excited. He mentioned concerns expressed by the 24th Pct. Peter also stated the Hostel did not want to lose the area where their buses pull in. According to Jessica, this issue has been addressed with the Hostel.

According to Peter, there was a shooting incident on West 103rd & Amsterdam, gang violence and people throwing things from their apartment windows. NYCDOT will consult with the NYPD every step of the way. Peter encouraged flexibility to adjust the plan in response to traffic, public safety, use and other issues that surface. Jessica explained flexibility will be maintained, no granite blocks will be added, just planters.

Ana Purmarol, Manager of Marseilles, spoke in favor. While Riverside Park is close, it is a bit too far for senior tenants to walk. Open Streets will benefit tenants and neighbors.

*Concerns expressed about one of the bump-out, asking that it not be in front of the building front door, concerned about people sitting and congregating, and obstructing the car pick-up location.*

Peter Frishauf, Head of the West 103rd Street Open Street Coalition - Spoke in support of the plan. There is low traffic volume because 103rd Street is not a through block.

Mary Beth Kelly, Co-Founder of Family with Safe Streets - lost her husband to a traffic accident. Her biggest concern is pedestrian safety. Spoke in support of Open Streets on West 103rd Street. Believes the plan will cut down on speeding.

Residents like the idea of breaking up the line of cars, which makes it safer for children.

Several young residents and students spoke in support.

Residents raised objections about the loss of collectively 15 parking spaces (Jessica said it will be a net loss of 13 spaces) that are used by trades people, the disabled and the elderly. The resident asks if the loss of parking spaces can be reduced.

Carmen Quinones, President of Douglass Houses Tenants Association, spoke in support of the Open Streets plan. The block is receiving more garbage pick-up which is reducing the rodent problem. More residents are out reporting problems to her, and residents are getting to know their neighbors. June 25th from 3pm-8pm Douglass Houses will host a community event and all are welcomed.

Mark Schneiderman, President of 878 West End Avenue, spoke in support of the Open Street plan.

Questions raised as to why NYCDOT is not pedestrianizing the street. Jessica explained it's all a balancing act. Seniors, the disabled and families with children need to drop off close to their homes.

When narrowing the street will sidewalks be raised? Perhaps at a later date. Will sidewalks be widened? Currently NYC DOT is only working on the streets with inhouse materials. Street widening would fall under a capital project.

A resident from the UES spoke in support.

Resolution to support the NYC DOT Open Streets Plan for West 103rd Street, with monitoring and adjustments as needed, Committee: 8-1-0-0. Non-Committee Board Members: 3-0-0-0.

## NEW ITEM INTRODUCED BY KEN

Proposal to replicate the traffic calming treatment on West 94th Street to other single lane cross streets in the district including, mid-block {buildouts,} neck downs at the corners that will make the street safer.

- Erana suggested adding this request to the Transportation Committee's District Need Statement
- Barbara remarked the district has other more pressing transportation priorities.
- Colleen from NYCDOT stated the agency is having maintenance and safety issues with the bricks used on West 94th, and replacing them on West 94th Street could take 5-10 years.
- Polly who lives on West 94th Street recommended the traffic calming measures be expanded.
- Mark Diller recommended a number of streets where permanent traffic calming measures could be implemented.
- Jay suggested being more specific about materials as was used on West 94th Street.

**PROPOSED RESOLUTION:** To ask NYCDOT to explore the feasibility of implementing similar traffic calming measures currently used on West 94<sup>th</sup> Street, including, but not limited to neck downs, buildouts, brick or other textured materials, in areas with a high incentive to speed, near schools, and other traffic accident prone areas.

*Committee: 8-0-1-0. Non-Committee Board Members: 3-0-0-0.*

#### **UPDATE ON THE 79TH STREET ROTUNDA PROJECT**

Colleen gave an update on the re-routing of traffic and bus layover during the 79th Street Rotunda Reconstruction Project.

#### **OPEN STREETS**

- Elizabeth reported Open Streets on Columbus Avenue south of West 77<sup>th</sup> Street is going well. More people are frequenting businesses adversely impacted by the pandemic.
- Andrew said the closure of so many streets is a hindrance for the elderly who have to walk longer distances to catch a bus.
- Erana said when there are street fairs on Broadway along with Open Streets it is difficult to know where buses are stopping.
- Andrew questioned why the Open Street program was implemented year-round on Columbus Avenue between 77<sup>th</sup> -66<sup>th</sup> Streets did not come before the Board. Elizabeth suggested we take it up in the fall.

# LAND USE COMMITTEE MEETING MINUTES

**Richard Asche and Benjamin Wu, Co-Chairperson**

**June 15, 2022 at 6:30 PM**

*The Meeting can be viewed in its entirety on YouTube, [https://www.youtube.com/watch?v=HTmBv8\\_PVEo](https://www.youtube.com/watch?v=HTmBv8_PVEo)*

**Present:** Benjamin Wu and Richard Asche, Co-Chairs; Louis Craddock, Klari Neuwelt, Ethel Sheffer, Seema Reddy, Miranda Goodwin-Raab, Melissa Rosenberg, Sheldon Fine, Daniela Alvarado and Barbara Adler.

**Non-Committee Board Member:** Roberta Semer. **Staff:** Max Vandervliet.

*The chairs called the meeting to order at 6:30.*

Introduction of Benjamin Wu: Richard Asche introduced Benjamin Wu as the new co-chair of the committee. The members of the committee introduced themselves, providing a thumb-nail sketch of their history with and role on the Board, and their outside activities.

The ABC site: Richard reported that an application, co-sponsored by CB7 and Landmark West, to rezone the ABC site at 67<sup>th</sup> Street and Columbus Avenue to include the site in the Lincoln Square Special District, would shortly be filed with the City Planning Department. The consultant on the project, George Janes, has advised the Board that he is working on completing an environmental impact study, focusing on shadows, and should be able to provide a draft of the application to the Committee within two weeks. Richard explained that the purpose of the application was to change the permissible massing of any new structure on the site to avoid a super-tall tower. The proposed amendment would not change the overall permissible FAR for the site.

The Fetner project, 96<sup>th</sup> Street, between West End Avenue and Broadway: Richard reported that Hal Fetner had advised that excavation of the site was nearly complete (except for the area under the current temporary ramp), that the site had been inspected several times by DEC for contaminants, and that testing samples had come back negative for contaminants. The project will require a final sign-off by DEC before the grade level slab could be poured. Mr. Fetner advised that he had received complaints from neighbors concerning dust, and, as a result, had increased watering the excavation to reduce the dust. He had also received complaints concerning noise caused by excavation. He believes that the noise level will be significantly reduced once excavation is completed, and construction of the infrastructure begins. Completion is tentatively January 2024.

Affordable housing: The committee discussed generally ways in which affordable housing can be increased in the district. A working group was formed consisting of the Chairs, Melissa Rosenberg, Roberta Semer, Louisa Craddock and Ethel Sheffer. The working group was tasked with developing an outline of practical ways in which the Board can influence the development of more affordable housing. It was noted that there is a dearth of publicly available material, detailing affordable housing projects, the number of tenants, the required minimum income levels, and the trade-offs for additional FAR. It was suggested that the Board submit a FOIL request to the Department of Housing Preservation and Development. The meeting was adjourned at 7:30.

# STEERING COMMITTEE MEETING MINUTES

Steven Brown, Chair

June 21, 2022 at 6:30pm via Zoom

The Meeting can be viewed in its entirety on YouTube, <https://www.youtube.com/watch?v=E7cZXhFXHWw>

**Steering Committee Members Present:** Barbara Adler, Andrew Albert, Linda Alexander, Richard Asche, Steven Brown, Elizabeth Caputo, Courtney Clark Metakis, Christian Cordova, Louisa Craddock, Beverly Donohue, Sheldon Fine, K Karpen, Natasha Kazmi, Doug Kleiman, Blanche Lawton, Seema Reddy, Andrew Rigie, Susan Schwartz, Roberta Semer, Kristina Villarini and Howard Yaruss. **Absent:** Catherine DeLazzero, William Ortiz, Michele Parker, Polly Spain and Benjamin Wu

The meeting was called to order at 6:32. Max Vandervliet reported that Ashley Lopez, the newly hired Social Media Coordinator for the CB7 office, started work today.

## Committee Chair Reports

Christian Cordoba, Co-Chair for the Business and Consumer Issues committee: The Committee will be holding a July meeting to deal with a few items.

Shelly Fine, Co-Chair of the Health and Human Services Committee: The committee meeting next Tuesday will have some big surprises. The agenda will be posted by the end of the week and will contain something wonderful. We will be incorporating the resolutions that are approved into the District Needs Statement. A few years ago, CB7 was involved in the W107th Street shelter. Several years ago, the City changed it from a women's shelter to a men's shelter. The community embraced the change, and now something else profound has happened. Our second topic is that Valley Lodge is moving to a new home on W108th St.

Louisa Craddock, Co-Chair of the Housing Committee: The committee had a good meeting with Ellen Davidson, a staff attorney at the Law Reform Unit of the Legal Aid Society. For the September meeting, we are planning on inviting a guest to address the Hunter Act.

Richard Asche, Co-Chair of the Land Use Committee: The committee expects to receive the draft designation on the ABC site soon. There is very little that requires a vote. We are looking at ways to get involved in affordable housing. Ben Wu is the newly appointed Co-Chair.

Natasha Kazmi, Co-Chair of the Parks and Environment Committee: There are three issues on the agenda this month. First, the District Needs Statement and budget priorities; Second, Caroline Bragdon, Director of Neighborhood Interventions, DoHMH, is coming to give an update on the rat problem; and third, the introduction of David Saltonstall and the new team at the Central Park Conservancy that is specifically working on community outreach other than on capital projects. We have never had a team like that before.

K Karpen, Co-Chair of the Preservation Committee: The June meeting was canceled as there are no applications. We will have a July meeting on Bastille Day for new items that have come in. On the Park West Presbyterian Church application, the Landmarks Preservation Commission held a 5 ½ hour meeting on the matter. They will hold a July meeting to further consider their decision.

Howard Yaruss, Co-Chair of the Transportation Committee: We had 3 resolutions this month. We voted for the renewal of Carmel, approved the W103rd Street Open Streets proposal, and passed a resolution on traffic calming.

Steve Brown: Our new Bylaws make July meetings optional. For the month of July, our meetings can continue to be fully remote. There is the option of hybrid meetings in August. If there are Committee items with timing issues, we can send a letter stating that the resolution was passed at the committee level and that the full Board will vote in September. We do this every August. Now, we are extending the practice to July as we are not planning a July full board meeting.

- Jessie Nieves: As in the past, Preservation can go forward with a simple letter from the Board.
- Barbara Adler: How is a quorum determined in July? Steve Brown: The same way we do now.
- Andrew Albert: Have we ever sent such a letter to DOT? Steve Brown: DOT does not have a timing issue. We will send a letter saying the resolution passed at the committee level.

- Richard Asche: City Planning knows that community boards don't meet in the summer.

Courtney Clark Metakis, Co-Chair of the Youth, Education and Libraries Committee: Christine Lawton, the retiring Superintendent of CSD 3, appeared at our recent meeting. We then circled back to the question of scaffolding on schools for multiple years and how to prevent such delays happening again. We will have a resolution on this issue for September.

Roberta Semer, Chair of the Budget and Strategy Committee: This month, we are meeting with every committee that has budget requests and a District Needs Statement section. We are scheduling a Budget meeting in July to draft the text for budget items developed by the committees.

Roberta Semer, Chair of the Senior Task Force: Thanks to Mark Jennings from Project Find and Margaret Walters from the Lighthouse Guild, we will be sponsoring 3 forums on housing in July: Obtaining Affordable Housing (July 13), Staying in Affordable Housing (July 20) and Thriving in Affordable Housing (July 27). The flyers will be ready in a few days and will be sent to all Board members and posted. The forums will be on Zoom and may have senior center viewing options for those who need them. The task force will be meeting in August at the request of the members.

Richard Ashe, member of the Public Safety Task Force (in the absence of the co-chairs): The task force has not met in the last several weeks. A meeting is scheduled for June 29th.

Susan Schwartz, Chair of the Bylaws Task Force: The revision of the Bylaws passed by a 2:1 margin (30-15).

- Steve Brown: I want to thank Susan for her work. A lot of people had different opinions, but Susan put in a huge amount of work and that should be recognized. It took an emotional toll on her. She was passionate about the work. The new Bylaws are in effect now
- Blanche Lawton: In addition to her diligence, Susan acted with great grace.
- Susan Schwartz: I want to thank the members of the task force. They are still speaking to me.

### Chair update

Steve Brown: An email went out to the Board members about the revisions to the open meeting law. As a result of those revisions, every community board has to confirm that they elect to do hybrid meetings. That is a gating factor. That is step 1. Step 2 would be to determine what those hybrid meetings will look like and the nuances of that. That is the ongoing conversation that Elizabeth Caputo is leading and she will speak about. There is an In-Person and Remote Meeting Task Force scheduled for next week. Tonight, we are trying to do the minimum by voting on the first step only to adopt the law and have the ability, but not be required, to have hybrid meetings. The resolution we circulated will achieve that.

- Howard Yaruss: What is the consequence of not approving the resolution?
- Steve Brown: We would not be able to do hybrid meetings and starting in August we could hold only in-person meetings.

The resolution was called:

BE IT RESOLVED THAT Manhattan Community Board 7 will institute Open Meeting amended procedures provided by New York State Open Meeting Law Chapter 56 of the Laws of 2022.

Steve Brown suggested a friendly amendment to add the phrase "and have the option to conduct hybrid meetings." The amendment was to clarify that we are not under any obligation to hold hybrid meetings.

Max Vandervliet: Nine out of the 11 other Manhattan Boards have already passed this and the rest are about to.

### **The resolution passed 20-0-0-0**

- Andrew Albert: Are we going to adopt the procedure that the MTA is now using that you must have a quorum in person? Steve Brown: There are two requirements of the law. Then there are a series of things that can be adopted that Elizabeth and her task force will decide. The two gating factors are: 1. that you must have a quorum in person; and 2., if you are remote, you must send in a predetermined letter in an email and get approval to vote. There are recommendations coming from the Borough President on what should be approved and what should not be approved for remote attendance. Those details will be worked through by Elizabeth's task force. But



according to the law, if you do not attend in person, you must have a letter approving your remote attendance request to vote.

- Linda Alexander: At committee level, do we need in-person quorum in order to vote? Steve Brown: Yes. Attendance will become even more important and it is something we need to talk about. I know that the last 3 to 6 months attendance has been a challenge.
- Elizabeth Caputo: Next Tuesday at 5:30 please join the task force meeting for more questions. We have a requirement starting very soon that 50% of the members at a Full Board meeting or a Committee must be present in person. Without an in-person quorum, we cannot vote. One of the issues we are trying to resolve is what constitutes an absence. Under the new Bylaws, we meet 10 times a year, not 11. If you are running a meeting but you are sick, can you dial in? I would love to hear from you as Chairs and Co-Chairs what constitutes an excused absence when you really need members in person to make quorum. I am grateful for the help from Max and Jessie and Steven over the summer as we work to figure this out. We have to get it settled by September.
- Seema Reddy: Will your task force come up with the criteria for virtual attendance and absences? Also, who will be the decision-maker to approve these requests? Elizabeth Caputo: We have not heard a lot from the Borough President about that. I am sure we will get their guidance. I see this as an opportunity for us to be at the forefront. We may meet again in July. The Borough President's office has been very receptive to our presenting some ideas that have worked. Steve Brown: there has been choppy guidance from the BP's office. I will ask Max to circulate it to Steering Committee members so they can see what has been laid out, but we will still have to make some decisions.
- K Karpen: For the Preservation Committee, we have 3-5 presentations with multiple presenters. Are they required to be in person? Steve Brown: Presenters are not required to appear in person. The only standards are that you must have a quorum in person, and you have to let members of the public attend in person. Elizabeth Caputo: Committee meetings will be in the Board office and 50% plus one of committee members will need to attend in person.
- Doug Kleiman: Until the end of July, all meetings are remote. I believe that if committees want to meet in August, they will have to abide by the new rules. Steve Brown: Yes, in August we would need to go to hybrid meetings.
- Linda Alexander: Can we ask members of the public who attend to wear masks? Elizabeth Caputo: All meetings have to be livestreamed. Anyone from the public can join a meeting virtually. It will be harder to do that at full board meetings when we are not in the Board Office. I don't know what the City rules are regarding masks. Steve Brown: When we checked previously, we could not require rules that were more restrictive than the City standards. At that time, we could not require proof of vaccination. I don't know the most up-to-date standard.
- Elizabeth Caputo: We have had conversations about absences. The new Bylaws say you can have unexcused absences and other excused absences based on medical and other reasons. How do we balance that with the new quorum requirements? Those are the issues.
- Barbara Adler: Last night's event was the first I have been to with a crowd in over two years. I have to look out for my health. Covid is not going away anytime soon. CB7 should stick our necks out a little bit on requiring masks.

## **New Business**

Steve Brown: I did want to bring up one piece of new business that I have been talking about with Bev Donohue. At the last meeting, I raised the question about how we bring in new members, how we get them comfortable and in leadership. We were thinking of a more traditional mentoring program, but Beverly came forth with another idea based on her background in leadership development. When I spoke to the new members, almost all said that they felt uncomfortable talking at Zoom meetings. They felt a combination of intimidated and not welcome. Whether you realize it or not, we are not doing a good job of embracing them. And these are people who are in big jobs like VP's of very big companies. We also want to help them become leaders quickly because under our new Bylaws we will be transitioning to 4 or 5 new Chairs at the end of the year. So how do we get new members in a position of leadership? We have talked about creating a leadership task force.

Beverly Donohue: I had suggested this to Steve some time back because when I came on board 2 years ago it took some real time to figure out how things worked. I felt there was a better way to bring people in and prepare them. When I was

working at New Visions for Public Schools, I ran a Leadership Preparation Program for about 10 years which was for teachers who wanted to become school supervisors. I learned a lot from that. Having a forum where relatively new people coming in have a chance to express their concerns, help shape what a leadership program should look like and generally think together about their experiences is a great way to do things. I hope to meet with those from the last 2 cohorts of new members over the summer and understand what they see as a program model that would be supportive and then try to produce the details of that program by fall to present to the Board at that time, The focus is on the last two cohorts who have been the victims of the Zoom era and have had much more difficulty integrating into the way the Board works. I think the details should come from them and be designed with them.

Steve Brown: The plan is to involve Max and Jessie to involve the office. We will have to be making leadership decisions in the fall and it is the right time to empower our newer members.

Linda Alexander: I had the best mentor when I joined the Board – Barbara Adler. She walked me through everything. At different times we have had a mentorship program. I am available if you need some other participants.

Roberta Semer: We had a mentorship program and when I was Chair, I brought it back. The mentors would sit with the new member and fill them in on stuff. We are in the process of revising the members' handbook; You should look at that and see if you want to make some major changes.

Steve Brown: It was a pleasure to see many of you at yesterday's event. I saw the photo we took and everyone was smiling.

Kristina Villarini: It was a pleasure to meet so many of you yesterday. Thanks to Max and Jessie and the team that put that together. It was very special. I am happy to be the new member who looks at the handbook.

*The meeting was adjourned at 7:45.*

# PARKS & ENVIRONMENT COMMITTEE MEETING MINUTES

June 27, 2022 at 6:30PM via Zoom

The Meeting can be viewed in its entirety on YouTube, <https://www.youtube.com/watch?v=EjJEUsKhbGE>

**Present:** Barbara Adler and Natasha Kazmi, Co-Chairpersons; Daniela Alvarado, Elizabeth Caputo, Ken Coughlin, Susan Schwartz and Polly Spain. **Non-Committee Board Members:** Courtney Clark Metakis, Beverly Donahue, Doug Kleiman, Seema Reddy and Roberta Semer. **Absent:** William Ortiz.

*A meeting on Zoom was called to order at 6:30P.*

## **Item 1. Presentation by Budget and Strategy Committee regarding the District Needs Statement**

**Presenter: Roberta Semer, CB7**

Discussion about District Needs Statement. The Co-Chairs will send out the current draft of the DNS; comments and suggestions are welcome in writing to the Co-Chairs, and then a revised list will be circulated.

## **Item 2. Update on rat mitigation efforts on the Upper West Side.**

**Presenter: Caroline Bragdon, Director of Neighborhood Interventions, DoHMH**

Presentation by Caroline Bragdon, Director of Neighborhood Interventions, DoHMH, about rat mitigation on the Upper West Side. Following a shutdown during Covid, the rat mitigation program resumed in November 2021. DoHMH is tasked with inspecting for rats, conducting a rat index for each tax lot reflecting if the property passed or failed the inspection. Properties that fail are given abatement orders and are then re-assessed and if still not compliant are fined. Our district has a fairly high failure rate at 20%. DOT is tasked with handling outdoor dining – not DoHMH. The rat portal [https://a816-dohbsp.nyc.gov/IndicatorPublic/Rats/?applicationName=DOH\\_RIP](https://a816-dohbsp.nyc.gov/IndicatorPublic/Rats/?applicationName=DOH_RIP) is an excellent resource for checking on rat activity in NYC.

## **Item 3. Introduction of Central Park Conservancy's new team of community outreach**

**Presenters: David Saltonsall VP for Gov't Relations, Policy and Community Affairs; and Erica Sopha VP for Park Use & Stewardship**

Introduction of David Saltonsall, VP for Government Relations, Policy and Community Affairs, and Erica Sopha, VP for Park Use and Stewardship, for the Central Park Conservancy, and a Department Parks and Recreation Ranger. Erica presented the new Tighten the Leash program intended to increase awareness about Parks rules for dogs in Central Park and to reduce conflict among competing park users.

There was additional discussion about other topics of interest in Central Park including the need for bike enforcement and private use of public spaces in the park, including the glass tower at Tavern on the Green. There was discussion about the new traffic lights which were installed in January but are still covered with garbage bags and are not yet operational. The Conservancy is planning to take a "wholistic" look at the pedestrian/bike safety issue involving the roads in Central Park, which is of specific concern related to young children and those with handicaps or senior citizens trying to cross the drives with heavy, fast bike traffic. This might take some time.

*The meeting was adjourned at 8:30PM.*

# HEALTH & HUMAN SERVICES COMMITTEE MEETING MINUTES

June 28, 2022 at 7:00 PM via ZOOM

**Sheldon Fine and Catherine DeLazzero, Co-chairpersons**

*The Meeting can be viewed in its entirety on YouTube, <https://www.youtube.com/watch?v=uiE1MsnfSXQ>*

**Present:** Sheldon Fine, Co-chair; Robert Espier, Madge Rosenberg and Sarah Lind. **Non-Committee Board members:** Beverly Donohue, Doug Kleiman and Seema Reddy. **Elected Official's Representative:** Ankeith Prince (Danny O'Donnell's office.)

## FOCUS | *Changes in Homeless Shelters in our Community*

*Shelly Fine, introduced all the Panelists.*

### **Panelist Presenters:**

- Ebony Webb, Executive Director of HELP 107<sup>th</sup>
- WSFSSH: Paul Freitag, Executive Director, WSFSSH
  - Karen Jorgensen, Director of Valley Lodge

### **1. District Needs and Budget Priorities**

Shelly introduced Beverly Donohue, from the Budget Committee. Beverly explained that due to the fact that we will not be conducting July meetings, we will have to conduct our District Needs Statement work through emails. She requested that the committee needs to see our budget priorities by the end of July. To the extent possible the Budget Priorities should be specific as to location and data backing up the items.

### **2. Update on the HELP 107<sup>th</sup> Street Shelter**

- Shelly gave the background of the Shelter, first as a women's shelter and then as a Men's Shelter.
- Shelly introduced Ebony Webb, the Executive Director of HELP 107<sup>th</sup>, with whom he worked on the Community Advisory Board (C.A.B.) where he represented CB7.
- Ebony shared with us that HELP 107<sup>th</sup> learned two months ago that the building lease at their location at 237 West 107th Street will not be renewed.
- HELP USA has gotten emergency vouchers for all the shelter's residents in the building. They are finding them placements at various other homeless shelters. The moving company came over the weekend and moved most of the furniture from the building. The last day they will be occupying the building at 237 West 107<sup>th</sup> Street will be Thursday, June 30<sup>th</sup>. The move of people and furniture was quiet.
- Ebony expressed that she enjoyed being a part of the CAB. The CAB was made up of the Block Association, Tenants Associations, Ascension Church, the Columbus- Amsterdam BID, elected officials from the area and CB7.
- HELP USA will be establishing a new employment shelter in the neighborhood. However, they are not sure of the location yet.

### **3. Valley Lodge Transitional Shelter -**

Next, Shelly introduced Karen Jorgensen, Director of Valley lodge and Paul Freitag, the director of the West side Federation for Senior and Supportive Housing (WSFSSH), to tell the story of Valley Lodge, a model transitional shelter for the homeless in the community for the past 35 years.

First, Paul Freitag presented a slide show showing Valley Lodge as it existed on 108th Street between Amsterdam and Columbus Avenues and the brand new WSFSSH at 108th that has been built on half of the north side of the street. WSFSSH at 108th Street is a combination of permanent affordable housing for families, supportive housing for seniors and Valley Lodge, a shelter for formerly homeless people.

This unique combination is a model for Integrating Supportive Housing with a Transitional Shelter. WSFSSH wanted one entrance. However, the City insisted on two separate entrances. Nevertheless, both entrances enter into the

same lobby. There is a community dining facility with home-cooked meal and a backyard that stretches the full length of the building for both populations.

Karen Jorgensen explained that Valley Lodge was opened in May, 1988, as the first building in the city shelter system run by a not-for profit to address the plight of older homeless people (50 and older). The new Valley lodge has a capacity of 110 for 63 men and 47 women. #5 of the former valley Lodge shelter clients received permanent housing in the supportive housing senior apartment building.

Valley Lodge is one of four city shelters that can screen people before they come to live there. There is an interview and then they have lunch. The staff determines whether or not they would fit in. They are particularly looking for the oldest and the frailest. There are six supervisors, medication managers, a medical team from The Institute for Family Health. (Two times a week), a podiatrist (Two times a month), three psychiatrists -that come at different times in the week- and five social work staff (including a clinical coordinator). There is case management services, especially getting people their benefits and documentation, so that they can qualify for the best supportive housing.

Karen said that the staff aims to get them "healthier, wealthier and wiser". This is accomplished through work of their Med Team, guiding them to save money and if necessary, by getting them into alcohol and substance abuse treatment programs. There is an extensive series of programs, including a seasonal and holiday celebrations. (e.g., MLK Day, Earth Day,

Women's History Month, etc.), concerts by the Julliard School and trips to Mets and Yankee games.

The Valley Lodge Choir has performed at Carnegie Hall.

Currently, 235 Valley Lodge alumni are permanently housed in WSFSSH Senior Housing buildings. Sara Lind asked about the relationship of Valley Lodge with Booker T. Washington Middle School. During construction, WSFSSH met with the parents and staff about issues. An example was that on major testing days, construction stopped.

Paul Freitag has conducted sessions with the students on topics, such as:

What is affordable housing? Why do we need affordable housing? How does the city support people who need housing? Also, the construction manager met with students.

As a part of the project, WSFSSH built bathrooms for the Aviles Playground and a parking garage for the Volunteer

Central Park Medical Ambulance Corps.

#### **4. HHS Recommendations for Budget Priorities for FY2024**

All committee members have received the HHS District needs and Budget priorities from last year. Shelly requested that anyone having the time and availability to work on this year's recommendations, to please contact him.

# YOUTH, EDUCATION AND LIBRARY COMMITTEE MEETING MINUTES

**Blanche Lawton and Courtney Clark Metakis, Co-Chairpersons**

**June 16, 2022 at 6:30pm via ZOOM**

*The Meeting can be viewed in its entirety on YouTube, <https://www.youtube.com/watch?v=wWuE-Xb3SV0>*

**Present:** Blanche Lawton and Courtney Clark Metakis, Co-chairs; Kristen Berger, Mark Diller, Beverly Donohue, Ira Mitchneck and Seema Reddy. **Staff:** Maxwell Vandervliet, District Manager and Jessie Nieves, Associate Director of Community Affairs. **Absent:** Catherine DeLazzero and Audrey Issacs.

## **Guest Speaker: D3 Christine Loughlin**

CL: Diverse needs across our district. Have lost almost 2,000 students since 2019, now we have over 11k. Enrollment patterns: we do know the downtown area, from 72-89<sup>th</sup>, schools in that catchment area have experienced a lot of attrition. This year: schools were held harmless re: the budget. Didn't have to excess teachers, cut programs. However, this year while we're grateful that all schools are being funded 100% or more, when it comes to the stabilization of FSF, we are experiencing budget deficits related to enrollment, but quite a bit of shuffling and excessing across our schools. Working with principals to ensure that foundational pieces stay.

This year we have had the opportunity to experience small class sizes – 13,14,15 students. That's been wonderful esp. coming back from the pandemic.

Summer rising: PS 75, 76, 145, 191 and O'Shea. Working with families who missed enrollment date, working with other districts.

HS offers: last week based on new lottery process. Spoke with parents who are happy, and those who are not. Families who didn't get one of their selections. On Myschools portal: students who did not get selection, should put themselves on WL on schools where there are better opportunities. WL will stay intact until 2<sup>nd</sup> week of September – that's new. Hearing that more got 1 of top 3, but may be due to attrition.

## **DNS/Budget Needs**

So many various and diverse needs in D3 – couldn't do in past 3 years is investment in professional development. Had some funds and aligned that with remote learning and remote professional learning. It was underwhelming. Couldn't tell teachers to turn on cams.

Acceleration of learning: in thinking about the acceleration of learning, focus has been on ensuring every students had opportunity to take regents in algebra. A lot of planning that goes into that. Curriculum auditing. Assessments. Students need to experience algebra, need to develop those structures so not cramming/spending money on tutors at 11<sup>th</sup> hour bc not prepared. That's an equity issue. Daughter- at LaGuardia, they didn't finish the units of chemistry, so not prepared for regents, had to get a tutor. That's an equity issue.

The more accelerated credit our kids go into HS with, the more opportunities for accelerated in HS.

Talk about K-5, that's G&T. doesn't exist in middle school. Every middle school has the capacity. Right now we have 4 middles that give American history in regents. To really look at things in a way that is holistic and provides access for all and still provides learning that allows students to

Special education: more referrals this year, coming from youngest learners, especially speech. Interrupted learning, esp. those fully remote. Need to continue with afterschool programs – opportunity for enrichment/remediation.

This is the first year, universal screeners, schools have been amazing, 97% in terms of completion rate, and principals how they're using data to make decisions, and how teachers are using data to differentiate teaching in the classroom. What we're seeing: schools that have experienced academic challenges, those challenges are still there, and in some places exacerbated.

Seeing disparities with students of color and students with disabilities. Not as hopeful that we're going to see a difference in that as we look at data from state exams.

KB: AP for all umbrella: should we be looking at/asking for more support for?

CL: Because superintendents will control own budget, CBs will have much more influence. Right now, my budget is 11k, so any type of initiative had to come from central. If I were superintendent in September – full on algebra for all, professional learning series over the summer. Clearly can't start this summer. Because I believe professional learning has

to be during a time when teachers have time to reflect, can collaborate. That's the beauty of algebra for all, phenomenal professional development. Invest in teachers in a thoughtful way. Haven't had the opportunities. We have an integration grant, will be able to get some more money this year on top of money allotted by central.

KB: Still an ASD NEST program at West Prep?

CL: yes, 1<sup>st</sup> class graduated this year.

IM: Anything we can do about funding? Anything from new mayoral control legislation that will impact us that we need to know about? New chancellor seemed to flip flop a lot on HS enrollment, issue of great stress for many people.

CL: In terms of Mayoral control, looks like it's going to be a 2 year and then re-visited, and then more members on PEP. I think right now that parent voice is really something they're listening to. In terms of HS, change was because of the pandemic, didn't have metrics we could say. Is a possibility this will change again. My daughter is at LGA and she hasn't taken a standardized test since 7<sup>th</sup> grade. One thing we're seeing is the social emotional impact of the pandemic on our children. Many universities are rethinking the SATs and SAT optional and possibilities to get into. How we're defining success is something we want to think about, not related to performance on a few exams. This pandemic has accelerated this conversation. Do more focus on social/emotional in our schools. Have seen more suicidal ideation/suicides in our district than ever before. And also train – not just social workers, because one social worker in a school isn't going to cut it. Have to ensure our teachers know the students and its embedded in the classroom. Programs for expansion? Sometimes when you're giving individual schools funding, it doesn't level the playing field.

BD: Want to drill down in your concept of accelerated learning. What beyond algebra do you want to see teachers trained in/students take regents in. Feeling of staff there is that American history regents required linking/content was tough for an 8<sup>th</sup> grader, much more high school level of thinking, writing.

CL: High schools don't like it when students come with accelerated credit, because they have to figure it out. I was an 8<sup>th</sup> grade social studies teacher at a K-8 school, had opportunities to sit and collaborate with HS teachers. I absolutely know for a fact that students can handle the document-based questions, essays, in 8<sup>th</sup> grade. I taught heterogeneous classes, 90% passed, 80% scored above 80-85. But it takes planning. I had the kids in 7<sup>th</sup> and 8<sup>th</sup>, and I knew my kids. Its called looping. It's not easy but getting back to what I said about the High schools, when you show up with 6 credits, then the HS principals have to figure it out. It's about challenging the system. I'm going get AP history, -- only think I can take. Also science, earth science. Foreign language. Students can go to HS with 6-8 credits, that should be the conversation about acceleration. That's about planning, supporting students. What we give students is an equity contract.

BD: Talked about the tension with HSs around their expectations of what students come in with, tend to design programs currently based on those expectations. Something you might suggest that we might put forward in district needs that would better articulate the coordination between Middle/HS.

CL: Our collaboration was tight around covid. Having the conversations. Inviting the superintendent to CB7 and high schools and talking about this. That is a way for there to be better accountability.

MD: Teacher development/ professional. social emotional development – also teacher development. Is there a budget need around school security? Housing insecure kids, probably not as big an issue in D3?

RS: Mental health of teachers and administrators –

CL: Cannot support kids social emotional health if we are not well. In terms of school safety, we want to believe that.. and do think NYC does a phenomenal job vs. other places in world, but also, we have a massive population. Relative risk ratio, everyone. Have to be vigilant as possible with response principles. Recommend getting in touch with Frank Jordan

MD: Frank Jordan is the Boro director of school safety.

KB: School safety agents paid out of NYPD budget

KB: Want to ask for something very specific. School budget is big, but specific

RS: We have underfunded underperforming schools. Schools without wealthier PTAs can provide money for aides, TAs, etc.

BD: Need specifics for DNS. In capital space, room for additional items include work on scaffolding. And on expense side, asked for 100% of FSF, now have ceased

CM: We need the state to fund its class size cap.

BD/RS: Yes, appropriate for DNS.

BD: shortages of nursing, safety angles.

MD: Not enough teachers and classrooms to split up... and get that class size. What you can do is have more than one licensed teacher.

BD: Need to pull apart some of previous needs. I'm intrigued by return to pre-Bloomberg of Superintendents having own budgets. There's an opportunity if that's the strategy to talk about school-based spending, will be spending out of offices. Maybe mental health piece could talk about spending at the district level, also accelerated learning that could be driven at the district level. Also feel we need to talk to high schools.

RS: Capital expense should be more specific. District needs can be more general.

BD: should be aware of when that occurs. Do have a contact at SCA – can Josh help us connect with someone to talk to re: planning side? Pull together a list, circulate. Take what we did last year, what's salvageable. And add things that are much more crucial right now.

BL: you said we should consider city response. Roberta will re-send.

CCM: Scaffolding presentation re: Joan of Arc and M 165

IM: Contractor defaulted. In the late 1990s, DOE ran 2 programs for roofs, ran on these prolonged schedules. Another said we have school for 3 months every summer, so June was spent loading up trailer, unfortunately if you lived next to the schools subject to 2-3 shifts. Upside you didn't have it the rest of the year. That program really did work. Used variation of procurement process, did a lot of schools successfully and quickly.

Discussion of resolution on scaffolding:

*Resolution Passes: 7-0-0-0.*

BL: Discussion of Bloomingdale Library flood

CCM: Impact on cooling centers

BL: Discussion of flyers

MD: Food pantry, flyers should go up.

*Meeting ends: 8:43pm*